



NUTFIELD GREEN PARK

STATEMENT OF COMMUNITY INVOLVEMENT

OCTOBER 2023



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1. Executive Summary

This Statement of Community Involvement (SCI) has been prepared by Lexington, on behalf of Nutfield Park Developments Limited (Ltd) (the Applicant), in support of an outline planning application for Nutfield Green Park.

The applicant is bringing forward 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).

Key features include:

- Approximately 166 residential homes, including market and affordable homes and self-build plots.
- Increased accessibility and connectivity via enhanced public rights of way including new footpaths and cycleways.
- Flexible non-residential floorspace (Class E(e), F2)
- New publicly accessible green spaces, including a park for the community.
- Integrated Retirement Community providing both a 70-bed care home and a 41-bed extra care facility.

NPDL has been committed to delivering a thorough program of consultation to ensure that the community is fully informed of the plans and presented with an opportunity to help shape the final proposals. To that end, Lexington, a specialist communications consultancy, was instructed to undertake a robust pre-application consultation and engagement program.

Lexington has carried out a robust program of pre-application consultation in accordance with national and local guidelines (outlined in Section 2.0), that spanned a two week period - Wednesday 17 May and Wednesday 31 May 2023 inclusive. To ensure that as broad an audience as possible was engaged, the consultation incorporated both physical and digital elements, which are further detailed in Section 3.0. The result was a comprehensive and inclusive consultation that fully adhered to all statutory requirements as outlined in Section 2.0.

This report outlines the methods used to engage with the community and local stakeholders. It summarises the feedback received from respondents and provides the Applicant's response to pertinent issues raised during the consultation.

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

A full breakdown of the feedback gathered during the consultation is outlined in Section 4.0 of this document and Section 5.0 provides a response to the comments raised. The Applicant is confident that the feedback received has been addressed in this report that will be submitted alongside the outline planning application to Tandridge District Council.

2. Planning and Guidance: Role of Community Involvement

Planning guidance, as outlined in this section, states that pre-application consultation with communities, local authorities and statutory consultees can bring several benefits to the process of determining planning applications. Against this background, the Applicant has sought to consult with interested parties following local and national policy and guidance concerning community involvement in the planning system, as well as industry best practice.

2.1. Government Planning Policy

2.1.1. The Localism Act 2011

The Localism Act 2011 seeks to provide the local community with a voice throughout the planning process, highlighted in the former Department for Communities & Local Government's paper, Decentralisation and Localism Bill: an essential guide, which outlines one of its principles as:

*"Empowering communities to do things their way – by creating rights for people to get involved with, and direct the development of, their community."*¹

The Act outlines best practise for applicants in notifying the local community about their proposals and *"bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land."* It goes on to state that the publicity must explain how the applicant can be contacted by those *"wishing to comment on, or collaborate...on the design of, the proposed development"* and that applicants must consider the feedback received by having *"regard to any responses to the consultation."*

2.1.2 National Planning Policy Framework 2023

In September 2023, the Department for Levelling Up, Housing and Communities released its updated National Planning Policy Framework (NPPF).

The NPPF sets out guidance in relation to pre-application engagement and front-loading. The guidance emphasises early engagement and suggests that *"The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits."*, adding that the production of plans *"shaped by early, proportionate and effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees"*.

2.1.2 National Planning Practice Guidance

The National Planning Practice Guidance (NPPG) is intended to make planning guidance more accessible and easier to keep up to date. With regard to consultation and community engagement, the NPPG notes:

*"Early and timely engagement between developers, statutory consultees and local authorities at the pre-application phase is important in helping to address issues and opportunities early on and avoid delays occurring at the formal application stage."*²

¹

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/5951/1793908.pdf

² <https://www.gov.uk/guidance/consultation-and-pre-decision-matters>



The guidance states that this can be achieved by consulting the local planning authority, statutory and non-statutory consultees, elected members and local people, with the level of engagement proportionate to the nature and scale of the proposed development.

2.2 Tandridge District Council Statement of Community Involvement (2020)

Tandridge Borough Council adopted its Statement of Community Involvement (SCI) in October 2020. The SCI encourages developers *“to inform Councillors and members of the public of any major applications before a formal planning application is submitted”*, emphasising that when planning applications are being prepared, *“early engagement between applicants, the planning authority and local community about the emerging scheme is encouraged”* (5.8).

3. Consultation and Engagement Programme

The Applicant has sought to ensure that the engagement with the local community on the proposals has adhered to the national and local guidance as outlined in the Localism Act 2011, the NPPF, the NPPG and Tandridge Borough Council’s SCI, as well as industry best practice.

This document confirms to Tandridge District Council that the above requirements have been met for the proposed development at Nutfield Green Park. The Applicant recognises the value of effective consultation prior to submission and engagement will continue in the post-submission phase.

NPDL is committed to working closely with the local community to deliver plans that align with the community’s needs and ambitions.

3.1. Understanding community needs

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

Broadly, the feedback received was aligned with the proposals in draft stage that were to be consulted on during the pre-application process. All feedback can be viewed in Appendix A.

3.2. Stakeholder Engagement

NPDL is committed to working closely with stakeholders to ensure that the scheme reflects the needs of the community. As such, the development team consulted with Tandridge District Council Planning Officers and undertook an extensive stakeholder mapping exercise to identify key local representatives.

In September 2022, a pre-application meeting was held with the Interim Chief Planning Officer, whilst an additional meeting was held with the Interim Head of Planning and Housing Officer in July 2023. Furthermore, various consultant from across the project team, including the highways consultant, drainage consultant, and contamination consultant, have held separate pre-application meetings.

3.2.1. Engagement with local political representatives

Prior to the consultation launch, emails were sent to local political stakeholders to notify them of the proposals, advise them of the public consultation timeframe, and invite them to a pre-meeting at a time convenient to them as well as during the hour before the consultation event opened to the public, to discuss the proposals in more detail. The emails were issued on 9th May 2023 and the recipients included:

- Nutfield Parish Council (to Clerk for distribution)
- Cllrs Hammond, Pinard and Windsor (ward councillors) – Tandridge District Council
- Cllr Sayer (Leader) – Tandridge District Council
- Cllr Farr – Surrey County Council

Following the consultation event, further engagement invitations were sent to all the above named recipients on 1st June 2023 again offering to meet with them to go through the proposals at a convenient time/day.

A copy of correspondence sent to stakeholders is provided in **Appendix B**.

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

3.3. Publicising the Consultation

To achieve this aim, a robust and thorough programme of pre-application public consultation was undertaken from Wednesday 17 May to Wednesday 31 May 2023, for a total of two weeks. To ensure the consultation process was accessible to all interested parties and groups in the area, several methodologies were employed, as detailed below:

3.3.1. Letters to Residents, Businesses and Community Groups

Residents, community groups and businesses in close vicinity to the site were notified of the public consultation via a letter delivered on Tuesday 9 May. A total 783 letters were delivered across a distribution area that had been carefully selected to target those who would be most interested in the proposals, namely those who live or operate closest to the site. The purpose of this letter was to announce and promote the launch of the public consultation, as well as to generate awareness about the upcoming community exhibition. The leaflet distribution area and details of the Community Groups contacted can be found in **Appendix C** and the letter in **Appendix D**.

3.3.2. Social Media

A series of social media adverts were issued to residents living within 15km of the site, directing people towards the consultation website and ensuring the widest possible conversation on the proposals could take place. The Facebook adverts informed residents of the consultation and directed users to the consultation website www.FutureofTandridge.co.uk.

These adverts were viewed by 27,134 people. Of these, 294 people clicked through to the consultation website.

For reference, copies of these social media adverts can be found in **Appendix E**.

3.4. Feedback Channels

3.4.1. Website

The bespoke project website (www.futureoftandridge.co.uk) acted as the main hub of the consultation and was updated to include information about plans. It also offered details on how to provide feedback using digital and traditional methods, including a dedicated feedback form.

A breakdown of the responses received via the feedback form can be found in Section 4 of this report.

During the two-week consultation period, the website received 1,037 visitors.

The website included the following information:

- Background information on the site's allocation.
- An overview of the applicant's proposals and the benefits thereof.
- A link to download digital copies of the exhibition banners (see below).
- Background information on the project team.
- An online questionnaire for residents to provide their feedback on the scheme.

Images of the website can be viewed in **Appendix F**.

3.4.2. Community Information Line

A Community Information Line (03333 580 502) was provided throughout the course of the consultation, to enable people to speak with members of the development team directly. Residents were able to ask questions, leave their feedback verbally, or request for paper copies of the consultation be posted to them. The telephone line was available at the start of the consultation and was staffed from 9.00am to 5.30pm, Monday to Friday. An answerphone facility was available outside of office hours.

The Community Information Line was promoted in all correspondence with residents and stakeholders and included on the consultation website. There were no calls to the information line.

3.4.3. Consultation email

To submit feedback and questions regarding the plans, members of the public were encouraged to email futureoftandridge@havingyoursay.co.uk. The email was included on all correspondence with residents and stakeholders and consultation website. Feedback received via this email

address was logged as part of the consultation, and where questions were asked, a member of the project team responded to answer these queries. During the consultation period three emails were received and a summary of the responses is provided in Section 4.

3.4.4. Public Exhibition - event

A public exhibition was arranged to give the local community an opportunity to view the proposals in person and speak with members of the project team. This event took place on Monday 17 May (4:00pm - 8:00pm) at the Nutfield Memorial Hall. This venue was chosen due to its close proximity to the site.

In total, 125 stakeholders and residents attended the exhibition, the tone of which was positive and constructive. A total of 18 feedback forms were completed.

The majority of attendees expressed support for the principles outlined in the proposals, although questions were raised regarding traffic volume, landscape preservation, and the protection of the green belt.

4. Summary of Feedback

A total of 29 pieces of feedback were received during the public consultation, a blend of digital and written, all of which has now been considered. A summary of the format and feedback channels can be found in the table below. NPDL is grateful to all those who provided feedback on the proposals during the public consultation period.

Format	Number
Exhibition Feedback Forms	18
Community Information Line	0
Email Correspondence	2
Website Forms	9
Total	29

4.1. Email Correspondence

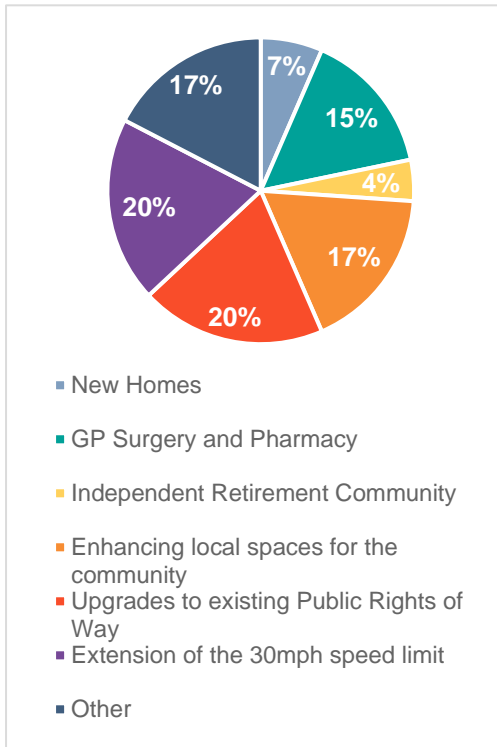
Two emails were received. The sender received confirmation of receipt of their email and were informed that their feedback would be considered as part of the planning application. The emails received related to the following:

- Expressing apprehensions about the accompanying infrastructure to the development.
- Traffic concerns – additional vehicle movements would impact noise pollution, congestion and safety. Additionally support for retaining as much open, green space around the village.

4.2. Feedback Form

An online feedback form was made available on the project website for interested parties to give their views and paper copies were provided at the public exhibition. A breakdown of questions and responses can be found overleaf.

1) Which of the following amenities would you like to see in Nutfield? Please tick all that apply.



The consultation yielded insights on the preferred amenities, with two options receiving the highest support from nine respondents each. The first option is 'Upgrades to existing Public Rights of Way,' suggesting a desire to enhance accessibility and promote outdoor activities. The second option is the 'Extension of the 30mph speed limit,' indicating a shared concern for road safety in the area.

Additionally, eight respondents expressed their support for 'Enhancing local spaces for the community.' This highlights the community's interest in creating vibrant and inclusive gathering spots that cater to the needs and desires of residents.

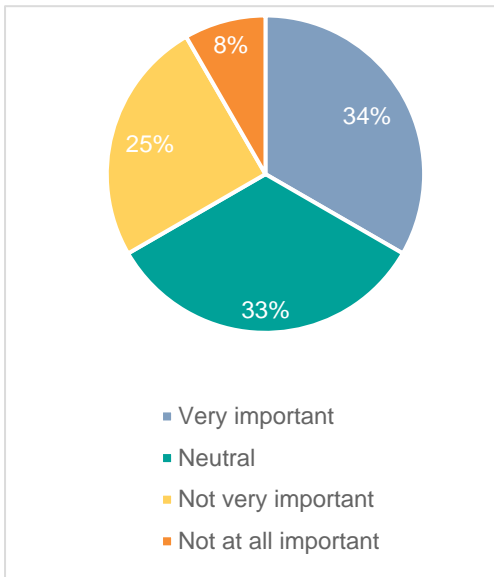
When given the choice to provide alternative suggestions, a notable trend emerged among the respondents. Three individuals specifically mentioned improvements to roads, emphasising the importance of enhancing the infrastructure in the area. They specifically called for improvements to the A25 and the enforcement of a 20mph speed limit, suggesting a desire

for safer and more efficient road network.

Furthermore, respondents took advantage of the opportunity to offer further comments. Many of these comments revolved around seeking greater clarity on the landscape and the preservation of the village's unique character. This demonstrates a keen interest in maintaining the area's aesthetic appeal and cultural heritage throughout the development process.

Overall, these responses indicate a clear preference for amenities that enhance accessibility, promote safety, and foster a strong sense of community. The emphasis on road improvements, as well as the desire for clarity on the landscape and village character, underscores the importance of thoughtful planning and sustainable development in meeting the needs and aspirations of the local population.

2) How important is the affordability of housing in Nutfield?



Out of the twelve responses to this question, the majority agreed that housing affordability in Nutfield should be considered a priority.

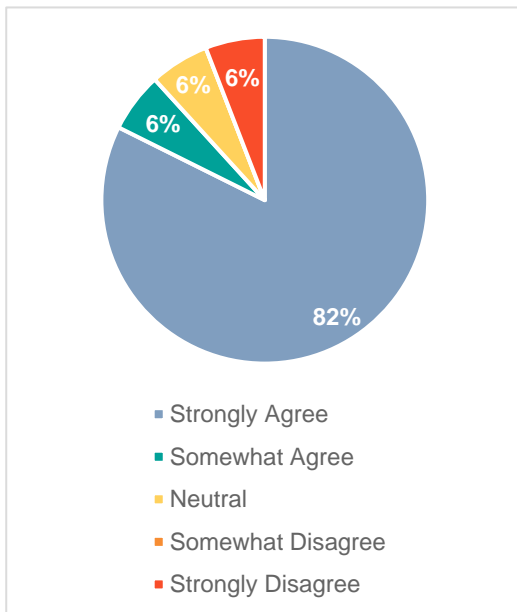
When asked to rate the importance of housing affordability, four respondents indicated that it is 'Very important.' This suggests a recognition of the significance of accessible and affordable housing in the area.

On the other hand, several respondents expressed scepticism towards housing affordability. Three respondents chose the 'Not very important' option, implying a relatively lower priority given to this aspect of housing. Furthermore, one respondent stated that it is 'Not at all important'.

These responses reflect a range of perspectives on housing affordability within the Nutfield community. While

a significant portion acknowledges its importance, a subset appears to have reservations.

3) Do you agree with our approach of retaining the woodland, footpaths and open spaces in Nutfield Green Park?



An overwhelming majority of respondents expressed their support for the approach of preserving the woodland, footpath, and open spaces. This widespread endorsement was observed across the board, including among those respondents who were less enthusiastic about the overall proposals.

The favourable reception of this approach underscores the significance of maintaining and safeguarding these areas as integral components of the community's identity and well-being. The shared support for their preservation provides a strong indication that these natural and public spaces are highly valued.

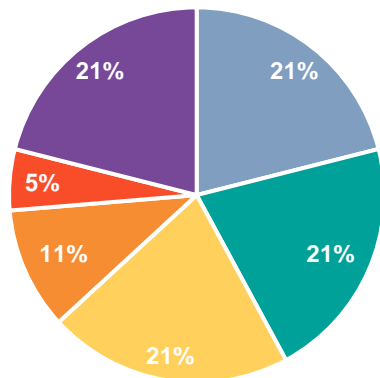
4) What do you like about the ecology and biodiversity plans for Nutfield Green Park?

The majority of respondents expressed their support for the ecology and biodiversity plans for Nutfield Green Park. Several key points were highlighted by the feedback. Firstly, there was appreciation for the intention to preserve the existing mature woodland within the park.

Another commonly mentioned aspect was the desire for open space to foster a peaceful environment. The potential positive impact of wild nature on mental health and peace was also acknowledged, indicating an understanding of the benefits that exposure to nature can bring.

Furthermore, respondents emphasised the significance of keeping as much of the existing trees, landscape, and footpaths as possible while enhancing the overall area.

Overall, the feedback received indicates strong support for the ecology and biodiversity plans for Nutfield Green Park. The respondents' appreciation for the preservation of existing woodland, their recognition of the mental health benefits of nature, and their desire to maintain and enhance the park's features reflect a positive sentiment towards the proposed plans. Additionally, the emphasis on the importance of the plans and the desire for improved local facilities further underscore the perceived value of the project for the community.



- Improved connections between the site and Nutfield
- New junction onto the A25, with traffic calming features
- High quality cycle parking facilities for residents, staff and visitors
- On-site electric vehicle/cycle charging points
- Exploration of car club initiatives
- Other

5) What highway improvements would you like to see? Please tick all that apply:

The responses to this question exhibited a diverse range of viewpoints, suggesting that the highway options presented were generally well-received by respondents. Notably, within the 'Other' category, two individuals also expressed their desire for improvements to the A25.

Conversely, another respondent within the 'Other' category expressed opposition to the development. Their specific concerns or objections were not specified.

In addition to the A25-related comments, one respondent within the 'Other' category requested the inclusion of a village shop onsite. This suggestion indicates a desire for convenient local amenities within the development, potentially promoting a sense of community and providing residents with easier access to essential goods and services.

The diverse nature of these responses underscores the varying priorities and preferences of the respondents. While improvements to the A25 and the presence of a village shop were suggested, it is essential to assess the overall sentiment and balance these requests with other considerations.

5. Response to Feedback

The Applicant is grateful to all those who took the time to respond to the public consultation. The feedback submitted has been reviewed by the project team and has helped to shape the plans that will be submitted to Tandridge District Council's planning department.

During the consultation, several prominent topics were raised by respondents. The development team has sought to respond to these comments within this section.

Feedback Enquiries	Response
Site Location	
What is the rationale for developing this site? Why are you building in the Green Belt?	<p>The location of the built development within the Site is purposefully proposed adjacent to the village of Nutfield, neighbouring the existing built area. The Site is also within a sustainable location having direct access via the A25 and a number of local bus services, as well as being within close proximity to Redhill providing services, such as Redhill Railway Station.</p> <p>It should be noted the Green Belt covers 94% of Tandridge District Council's administrative area and with the significant shortfall in housing delivery alongside the high housing need some development will have to be delivered on Green Belt land. Further details are set out in the supporting Planning Statement prepared by hgh Consulting.</p>
Traffic and Highways	
How would the development impact traffic levels on surrounding roads, specifically the A25? What measures are being used to mitigate any impact?	<p>The impact of traffic levels has been assessed by Vectos (Part of SLR) and outlined in the supporting Transport Assessment in Section 6 "Impact Assessment on the Transport Network", specifically assessing the A25.</p> <p>The Transport Assessment concludes that the development itself is not the result of the two junctions along the A25 reaching their capacity, instead, the performance issues shown are the result of background traffic growth along the A25 which can be attributed to committed developments derived from TEMPRO. As such, the proposed development does not propose mitigation measures at these locations.</p> <p>Further details are set out in the Transport Assessment.</p>

<p>What parking provision will be made available on-site?</p>	<p>Car and cycle parking will be provided for both the residential and care home aspects of the proposal, compliant with Tandridge District Council's car and cycle parking guidance. The figures will be confirmed at the reserved matters stage.</p> <p>EV Parking will also be provided, including 1 fast charge socket per residential dwelling, 50% of care home parking spaces with fast charge socket, and 50% of visitor parking spaces with charge points.</p>
<p>Do you anticipate a change to speed limits on surrounding roads?</p>	<p>As set out in the supporting Transport Assessment, the scheme will lead to potential safety improvements through speed reduction measures and introduction of a signalised pedestrian crossing.</p> <p>Further details are provided in the Transport Assessment.</p>
<p>Design</p>	
<p>How will the architectural design be in keeping and respect the surround area?</p>	<p>The pattern and layout design has considered the rationale towards illustrative density to ensure that the existing local characteristics are filtered through into the illustrative masterplan. The development parcels towards the extremity of the built development will comprise rural edges of a reduced density.</p> <p>Beyond the proposed build development, the design and layout actively seek to create and preserve, clear and defensible boundaries between the edge of the site and the adjacent Green Belt. The early considerations to the character areas of the proposed development and the design layout rationale are all outlined in greater detail within the Design and Access Statement prepared by ADAM Architecture and the Landscape & Visual Appraisal and Green Belt Assessment prepared by FPCR.</p>

Proposals	
How many affordable homes will be made available? How do you calculate the definition of 'affordable'?	<p>The quantum of on-site affordable homes will exceed adopted policy requirements. An Affordable Housing Statement has been prepared by Tetlow King to support the planning application.</p> <p>The adopted Core Strategy (2008) sets out details of the required affordable housing, including the tenure, in Policy CSP4.</p>
What measures will be used to shield existing residential homes from the new development to ensure privacy?	<p>The proposed development has been designed to ensure that the development is set within a substantial Green Infrastructure network.</p> <p>The proposals would include new planting to enhance the existing boundary trees and hedgerows along the southern site boundary. New tree, scrub and woodland planting is further proposed to help visual mitigation, specifically for existing residential homes, retaining privacy.</p> <p>Further details are provided in the supporting Planning Statement prepared by hgh Consulting and the Landscape & Visual Appraisal and Green Belt Assessment prepared by FPCR.</p>
Local Infrastructure	
What amenities will be on offer to support the development?	<p>Existing footpaths and cycle routes are to be retained and upgraded in some instances, as well as new pedestrian and cycle links improving the accessibility within the Site for the public and future residents.</p> <p>The open space, woodland and waterbodies will benefit from environmental and ecological enhancements.</p> <p>Further details are set out in the supporting Planning Statement prepared by hgh Consulting and the Design and Access Statement prepared by ADAM Architecture.</p>
How does the development take into account local school capacity?	<p>A Social Infrastructure Assessment has been prepared by Turleys, which assesses the current primary and secondary school capacity and demand in the area alongside the estimated demand generated by the proposed development. The Assessment concludes the demand will likely be accommodated within existing provision.</p> <p>Further details are set out within the Assessment.</p>
Economic Impact	

How many jobs will this development create?	An Economic and Social Benefits Statement has been prepared by Turley, which estimates the proposed development could support a total of 125 gross jobs once operational.
Construction	
How will you mitigate disruption to local residents during the construction phase of the project?	A Construction Management Plan will be prepared and submitted to the Council prior commencement of the development, setting out management details of construction including delivery timings, traffic management, dust and noise mitigation.
When do you anticipate the development to be completed? How long will construction take?	It is anticipated the commencement of construction will be undertaken approximately 5 years from outline planning permission. The construction period will be confirmed within the subsequent Construction Logistics Plan.

5.1 Post-Consultation Activity

Following the conclusion of the pre-app public consultation, the applicant has remained committed to ongoing engagement with the community.

In July 2023, the consultation website was updated to provide an overview of the feedback that had been submitted during the consultation process. This section also featured a brief response from the project team addressing the feedback. In total, 1,536 people have visited the website since the update was launched.

This continued communication is vital to ensuring that community concerns and perspectives are taken into account throughout the project's development.

6. Conclusion

In bringing forward their proposals for Nutfield Green Park, Nutfield Park Developments Ltd has undertaken a comprehensive pre-application consultation that exceeds the requirements of the Localism Act 2011, the NPPF, the NPPG, and Tandridge District Council's SCI.

The consultation approach, which has been wholly transparent and accessible to all, has provided an opportunity for residents and stakeholders to learn about the proposals and provide their feedback.

Nutfield Park Developments Ltd and Lexington would like to extend appreciation to all those who took part in the consultation process and provided meaningful feedback on the plans. In total, 29 responses were received during the course of the consultation period. This report reflects the views expressed by residents, stakeholders and elected members during this period and addresses the feedback received regarding the development.



By actively engaging with the community, Nutfield Park Developments Ltd has demonstrated its commitment to a collaborative and participatory approach in the development of Nutfield Green Park. The input provided by residents and stakeholders has been essential in refining the plans and ensuring that the proposed development aligns with the needs and aspirations of the local community.

Moving forward, Nutfield Park Developments Ltd remains dedicated to ongoing communication and engagement with the community. The applicant recognises the importance of maintaining a transparent and open dialogue throughout the development process, further fostering a sense of shared ownership and ensuring the continued integration of community feedback.

Once again, the applicant extends their appreciation to all those who contributed to the consultation process. Their involvement has been instrumental in shaping the future of Nutfield Green Park and creating a development that benefits the community as a whole.

7. Appendices

Appendix A: Understanding community needs – social media survey

Analytics

Overall, there were 142,269 impressions on Meta platforms (Facebook and Instagram). The website received 1,395 visits in total. From these visits, the website has generated 56 feedback responses, with the headlines summarised below:

- The age range of respondents most prevalent is the 55+ bracket with 50% of responses coming from this age group. The Instagram advertising targeted to younger people generated further feedback from younger audiences. In total, 20.3% of respondents were 35 years or younger, with 50% under the age of 55.
- For younger respondents, the main concerns were regarding frustration that previous local planning applications had not been supported as well as wider complaints about the current condition of local roads and the lack of parking.
- **When asked about the biggest issues facing Tandridge, concerns regarding the current state of local roads became the most prevalent comment, with 12 respondents mentioning this. The provision of GP surgeries and issues with parking have continued to be important areas of improvement for residents with 10 responses each. Please see responses below:**
 - The local roads need to be improved as a priority (12 responses)
 - Provision of health facilities – such as GP surgeries (10 responses)
 - Issues with parking in Tandridge (10 responses)
 - There already being too much housing in Tandridge (7 responses)
 - The potential impact on the Green Belt by future development (7 responses)
 - Crime needs to be controlled (6 responses)
 - There is too much traffic in the area (5 responses)
 - There is a need for more affordable housing in Tandridge (5 responses)
- **When asked which amenities are lacking in the local area, the lack of doctors surgeries was still the dominant concern with respondents saying:**
 - More doctors surgeries (32 responses)
 - Urgent care medical provision (21 responses)
 - Play areas (13 responses)
 - Pharmacies (10 responses)
 - Other (8 responses)
 - Convenience Stores (7 responses)
 - Nursing / Care Homes (6 responses)
- **Ranking the six options suggested as possible future amenities in Tandridge, respondents continued the trend of concerns about doctor surgeries and by average score ranked them in the following order:**
 - 1st – New doctors
 - 2nd – New transport connections
 - 3rd – New jobs
 - 4th – New dentist
 - 5th – New care provision
 - 6th – New homes

- **When asked whether they felt Tandridge was falling behind other parts of Surrey, the numbers were:**
 - 41.5% of respondents said “No” – the main reason for this was the belief that Tandridge already has too much housing (10 responses)
 - 24.5% said “Yes” – the main reason given by respondents was the need for more affordable housing in Tandridge (5 responses)
 - The remaining 34% said they did not know or didn’t respond. This does suggest that a number of respondents are neutral about this point and may be swayed to support further development with further engagement.
- **When asked what type of homes would you like to see more of, the following options were offered:**
 - Starter / first-time homes (26 responses)
 - Affordable housing (24 responses)
 - Family homes (19 responses)
 - Homes to rent (17 responses)
 - Other (14 responses) – the most prevalent comments for this were against all housing (4 responses) and wanting a variety of housing based on local requirements (4 responses)
 - Plots to enable self-build – (11 responses)
 - Large executive homes (2 responses)

It should be noted the vast majority of respondents did say they would like to see some form of housing come forward when asked, with only 5 respondents saying they did not want any further housing in the borough. This suggests that should a development provide with housing that is suitable for first time buyers, affordable and / or for families that some respondents could be persuaded to see the benefits of a scheme.

- **When asked if they had any further comments, the most prevalent responses were reiterations of previous popular comments:**
 - The borough is in need of new doctors surgeries which are currently inadequate in Tandridge (6 responses)
 - Do not want to see more housing in Tandridge (6 responses)
 - They would like to see local roads improved in the borough (4 responses)
 - Local infrastructure in general should be improved (4 responses)



Appendix B: Stakeholder Correspondence

Green Pen Consulting Limited www.greenpenconsulting.co.uk 02030191681
hannah@greenpenconsulting.co.uk



9th May 2023

By E Mail: parishclerk@nutfieldpc.com; assistantclerk@nutfieldpc.com

For the attention please of all Nutfield Parish Councillors

Dear Councillors,

Nutfield Park – The former Laporte Works site

I hope this finds you well.

I am contacting you on behalf of Nutfield Park Developments Ltd (NPDL) and its consortium of expert organisations, who have joined together in an effort to find a solution to the housing and infrastructure needs of the local community in Tandridge, whilst at the same time protecting and respecting local landscape, character and context.

As you are an important representative of the local community, NPDL would like to personally invite you to a public exhibition showcasing their vision for Nutfield Park. The project team will be in attendance to discuss the proposals and to listen to Members and residents' views.

The event will take place on **Wednesday 17th May 2023** between **4.00pm – 8:00pm** at the **Nutfield Memorial Hall, High St, Nutfield, Redhill, RH1 4HE** and attached to this e mail is the invitation to residents/community groups which will be distributed tomorrow.

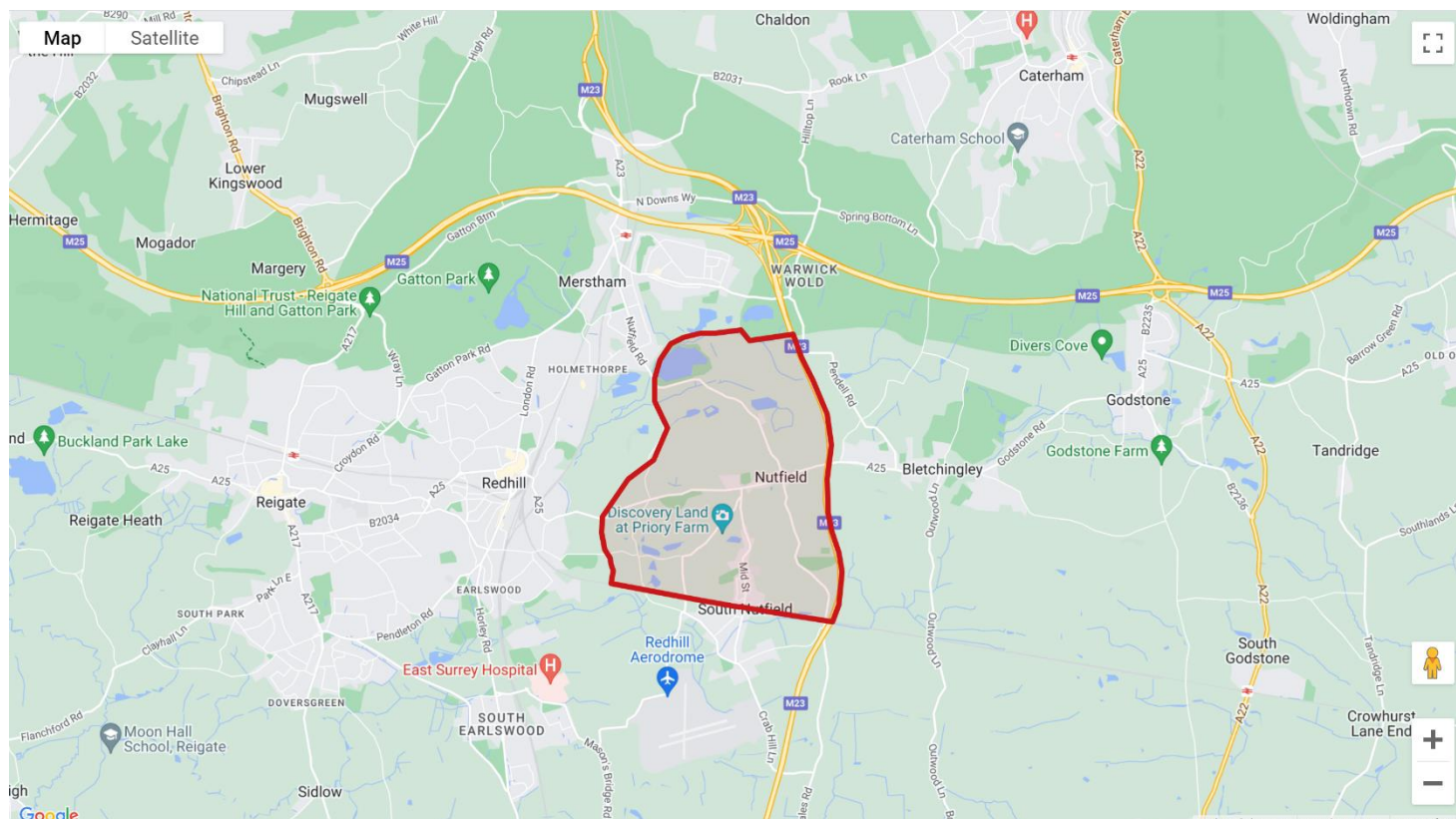
As elected members, you are also invited to attend a preview of the exhibition from 3pm to 4pm (you are of course welcome to stay longer).

Please do not hesitate to contact me at any time to discuss the proposals using the contact information in this email.

Kind Regards,
Hannah
Hannah David
Director, Green Pen Consulting
07870 593 644



Appendix C: Distribution area



Community Groups contacted:

Community Stakeholders	
Nutfield Conservation Society	C&C Dance School
Nutfield Local History Group	East Surrey Advanced Motorists
Nutfield Tree Wardens	Nutfield Women's Institute
Christ Church	Nutfield Marsh Angling Club
The Parish Church of St Peter & St Paul	Nutfield Cricket Club
Footpath Walkers	
CPRE Surrey	



Appendix D: Letter

lexington

The Connection
198 High Holborn
London
WC1V 7BD
T: 020 7025 2300
E: contact@lexcomm.co.uk

Tuesday 9th May 2023

Dear Resident,

Have your say - Nutfield Park (The former Laporte Works site)

Nutfield Park Developments Ltd (NPDL) are inviting you to an exhibition to understand and discuss their vision for the Nutfield Park site.

Recent polling of residents across the area has helped the team shape its proposals to ensure they address the need for and affordability of new homes, as well as including improved access to healthcare, better and more later living options plus greater access to natural spaces.

This will be an opportunity to meet the team that has been instructed to put together a scheme that primarily addresses the carefully considered needs of the local community. Particular regard will be taken to protecting the surrounding landscape and delivering significant biodiversity enhancements in all respects for the benefit of local residents in Nutfield Village and surrounding areas.

Have Your Say

The public exhibition will be a chance for you to understand the extensive landscape, ecological and technical assessment work that has been undertaken to inform the overarching plans for the site, discuss the detail of what the location is able to provide local residents and offer any feedback you may have with representatives of the key people from the consortium of technical experts involved in the project.

The event will take place on Wednesday 17th May 2023 between 4:00pm – 8:00pm at the Nutfield Memorial Hall, High St, Nutfield, Redhill, RH1 4HE.

There's no need to register your planned attendance, we are encouraging you to drop in at a time which is suitable for you. Alternatively, if you are unable to attend the exhibition event, please do contact us through any one of the below:

- Visit our website – www.futureoftandridge.co.uk - where you will find all details presented during the exhibition - live from Wednesday 17th May
- Emailing: futureoftandridge@havingyoursay.co.uk
- Sending your feedback via post to Lexington, 198 High Holborn, London, WC1V 7BD.
- Calling our dedicated Community Information line: 0333 358 0502 (Monday – Friday, 9:00am – 5:30pm)

Yours faithfully,

Alex Cowley
Senior Consultant
Lexington

Lexington, The Connection, 198 High Holborn, London WC1V 7BD Tel: + 44 (0)20 7025 2300 www.lexcomm.co.uk
Registered Office: T C Group Level 1 Devonshire House, One Mayfair Place, London, United Kingdom, W1J 8AJ Company no: 03634112

Appendix E: Social Media Adverts

The Future of Tandridge
Sponsored ·

Our proposals for Nutfield Green Park could help meet Tandridge's housing needs. Our online consultation will be open until Wednesday 31st May. Learn more and have your say by clicking the link below.

WWW.FUTUREOFTANDRIDGE.CO.UK
Proposals for Nutfield Green Park
Welcome to the Future of Tandridge website. Thi...

[Learn more](#)

Like

Comment

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Like

Comment

Share



The Future of Tandridge

Sponsored · 🌐



Come and meet the team behind the new plans for the future of Nutfield Park. Visit our public exhibition between 4pm and 8pm on Wednesday 17th May at the Nutfield Memorial Hall, High St, Nutfield, Redhill RH1 4HE.



www.futureoftandridge.co.uk

**Exhibition on Plans for
Nutfield Park**

[Learn more](#)



Like



Comment



Share



The Future of Tandridge

Sponsored · 🌐



Come and learn more about the plans for the future of Nutfield Green Park. Visit our public exhibition between 4pm and 8pm on Wednesday 17th May at the Nutfield Memorial Hall, High St, Nutfield, Redhill RH1 4HE.



www.futureoftandridge.co.uk

**Exhibition on Nutfield
Green Park**

[Learn more](#)



Like



Comment



Share

Appendix F: Website



Welcome

Welcome to the Future of Tandridge website. This website serves as a platform to showcase the proposed development plans for Nutfield Green Park. We are excited to present these plans to the community and to receive your valuable feedback.

The proposed development plans for Nutfield Green Park were displayed at our public exhibition on 17th May. The exhibition was an opportunity for community members to view and ask questions about the proposed plans. The exhibition was held at Nutfield Memorial Hall, High St, Nutfield, Redhill, RH1 4HE.

If you have any questions regarding the proposed development plans for Nutfield Green Park, please feel free to contact us at:
futureoftandridge@havingyoursay.co.uk.



Draft New Local Plan Delayed - TDC's draft new Local Plan 2033 has been worked on for over 4 years and still has not completed examination.

Acute Housing Delivery Shortfall - There are insufficient numbers of housing being delivered to meet local housing need - TDC has only delivered 38% of its housing needs in the last 3 years - it is the **6th poorest performing** Council out of 321 local authorities nationally.

Failing to deliver Affordable Housing - Tandridge needs 310-391 homes per year. Since 2006, only **68 affordable homes** have been completed per year. More people need access where house prices are high.

Need for Later-living homes - There is a lack of good quality later living and care home facilities within the area.

Lack of GP Surgery & Pharmacy - There is a lack of GP Surgery and Pharmacy facilities in Nutfield Villages.

Open Space & Parks for the Community - A real need for good access to quality outdoor space and amenities.

Background

Our emerging proposals for Nutfield Green Park aim to assist in meeting Tandridge's housing and community needs. The project team has undertaken considerable technical work including detailed assessments on landscaping, ecology, and ground testing. Through the exhibition and consultation website, we are keen to hear your views about our proposed development.

Proposals

The current plans for the development is to provide:

Approx. 165 residential homes, including 45% affordable housing and 8 self-build plots

Increased accessibility and connectivity via enhanced public rights of way including new footpaths and cycleways

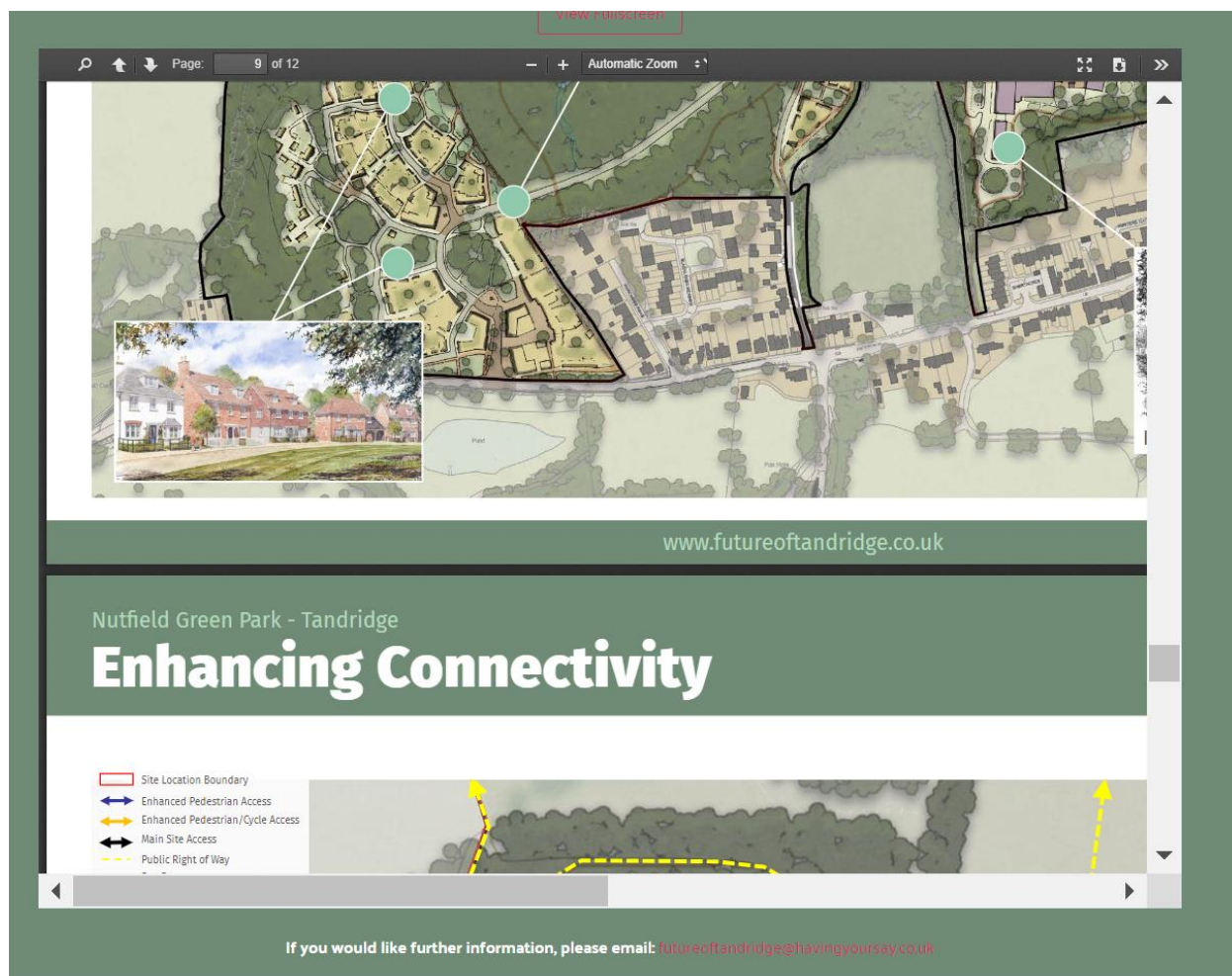
A new GP surgery and pharmacy

New publicly accessible green spaces, including a park for the community

Integrated Retirement Community providing both a care home and extra care facilities

You can view and download our proposals in more detail below:

[View Fullscreen](#)



Feedback

Thank you for visiting our consultation website. The consultation period is now closed and we are currently reviewing the comments we received. These comments will be evaluated ahead of the planning application submission and we will provide a summary of the feedback and our response to these comments in due course.

You can still contact us with any comments or questions by emailing us at: futureoftandridge@havingyoursay.co.uk

Contact

If you have any questions about these proposals, you can contact us by:

@ Emailing: futureoftandridge@havingyoursay.co.uk

✉ Sending your feedback via post to Lexington, 198 High Holborn, London, WC1V 7BD.

☎ Calling our dedicated Community Information line: 0333 358 0502 (Monday – Friday, 9:00am – 5:30pm)