



NUTFIELD GREEN PARK

DESIGN & ACCESS STATEMENT




OCTOBER 2023

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THE TEAM

Client	 Nutfield Green Park	Nutfield Park Developments Limited
Masterplanning and Architects	 ADAM ARCHITECTURE	ADAM Architecture
Planning	 hgh	hgh Consulting
Communications: Engagement	 lexington	Green Pen/Lexington
Landscape Architects, Ecology and Arboriculture	 fpcr	FPCR
Highway Consultants	 vectos. — PART OF SLR	Vectos
Archaeology & Heritage	andrew josephs associates	Andrew Josephs Associates
Energy, Sustainability & Utility	 QODA	QODA
Contamination	 MJCA	MJCA
Flood Risk Assessment & Drainage	 waterman	Waterman
Air Quality & Odour Assessment	 Air Quality CONSULTANTS	Air Quality Consultants
Noise	 NSL Noise Solutions Ltd	Noise Solutions Ltd
Social Economic Services	 Turley	Turley
Housing Land Supply	 emery PLANNING	Emery Planning
Affordable Housing, Care, Self-Build and Custom Housing	 Tetlow King PLANNING	Tetlow King

VISION

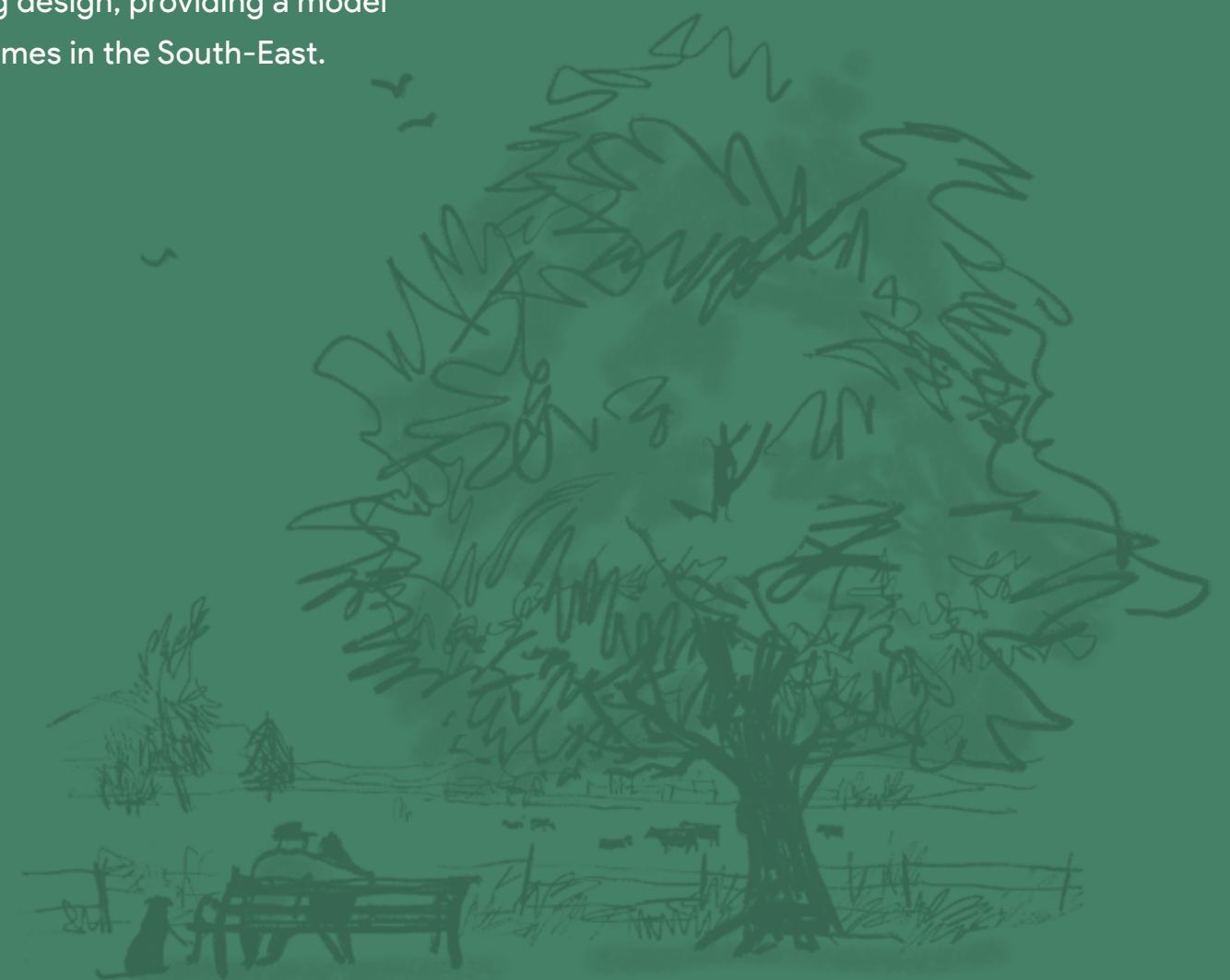
The proposals provide an exciting opportunity to provide a long-term viable future for Laporte Works, the former mineral extraction and processing site, and establish a new neighbourhood for Nutfield. The proposals will consolidate the northern boundary to the village and form a new western gateway contained within its landscape setting.

The natural assets of Nutfield Green Park, its mature landscape setting and its ecological diversity will be protected and enhanced. The landscape led design will provide a multifunctional and layered landscape; offering informal leisure amenities, habitat creation, and stormwater attenuation via a network of swales and ponds.

The proposals will offer an opportunity to provide greater access to the existing landscape with improved connectivity to the village and the surrounding area.

The proposals will include a mix of dwelling types, sizes and tenures targeted at meeting specific local needs, including private, affordable, custom build and self-build plots, with opportunities for home working. Together with the Integrated Retirement Community, located within easy access of the High Street, it will promote a balanced and mixed community.

The proposals have been designed to create a beautiful neighbourhood that draws on local distinctiveness and is a place for lives to flourish with an ambition for quality of design and placemaking. It will set a new benchmark for housing design, providing a model for other housing schemes in the South-East.



The Site provides an exciting opportunity to provide a long-term viable future for the former mineral extraction and processing site and establishing a new neighbourhood for Nutfield.

The Design and Access Statement (DAS) has been prepared by ADAM Architecture on behalf of Nutfield Park Developments Limited (NPDL) to support an Outline planning application (OPA) on the former Laporte Works Site, Nutfield Road, Nutfield, Surrey (the Site).

The redevelopment of the Site for residential will help the Council meet its housing requirements set in extensive open space. Housing will be provided to meet local needs, including homes for first time buyers, families, the elderly as well as affordable housing.

The vision is to create an attractive new neighbourhood with exemplary design. The masterplan is first and foremost driven by the site's landscape features with topography, significant trees, flora and fauna all informing the design from early stages. These landscape features help frame a development that will be an attractive place to live, with the incorporation of a network of recreational footpaths and cycle routes running through the Site. The design and layout will draw on the local context and architectural heritage of the area.

NPDL will deliver an exemplary scheme on the Site, working to binding design and quality standards.

The redevelopment of the former mineral extraction and processing site will showcase the ability to create attractive places for people to live and enable neighbourhoods to thrive.

The land is immediately available for development. The Site can make a significant contribution to meeting Tandridge's housing needs in the short term (1-5 year period) securing its public benefits with almost immediate effect.



Illustrative Masterplan

THE KEY BENEFITS OF THE APPLICATION PROPOSALS AT NUTFIELD GREEN PARK

The Application Proposals at Nutfield Green Park (NGP):

- Provide up to 166 new homes providing a range of housing types that support a diverse and inclusive community, including 5% custom build and self-build plots;
- Provide up to 45% affordable new homes to meet local needs;
- Provide an Integrated Retirement Community (IRC);
- Provide a secure and viable use for NGP, including the creation of a long-term Landscape and Ecological Management Plan that will enhance and thereafter maintain the landscape and ecology of the Site for new and existing residents;
- A scheme layout working to best practice principles of 'Placemaking' design respecting the local built environment and landscape character;
- A new built form that creates a strong and distinctive sense of place, of a village density, informed by the local character of Nutfield and the surrounding small towns and villages;
- Support the existing services and facilities in the High Street and Priory Farm;
- Delivery of low carbon homes;
- Create a new 'gateway' to Nutfield from the west.
- Provide a network of streets, footpaths and cycleways that are safe to use for pedestrians and cyclists, and designed to improve public access to sustainable modes of travel;
- Provide enhanced public access and improved connectivity to the Site and the surrounding area;
- Enhancement of existing Public Right of Way (PRoW) FP 192 to a combined footpath and cycleway connecting to the NCN 21 cycle route, and existing PRoW FP 568 to a combined footpath and cycleway connecting the Integrated Retirement Community with the High Street and Church Hill;
- Only 12% of the Site will be developed with the remaining 88% being open space;
- Creation of new habitats with the restoration and enhancement of existing woodland, wetland, attenuation areas and species rich grassland;
- Maximise the access to nature and green space to promote health and wellbeing for new and existing residents;
- Provision of an integrated Sustainable Drainage System (SuDS) to mitigate flood risk and ensure that the development is resilient to the potential impacts of climate change;
- Be a benchmark for housing design in Tandridge District Council (TDC) and provide a model for other housing schemes that reflects the character of Nutfield and the surrounding area; and
- An application that can be delivered on land in a single ownership, providing a significant contribution to TDC's housing shortfall and meeting a variety of local housing needs over the next five years.

The following statement summarises the extensive work undertaken by the Applicant and the consultant team in understanding the Site and its context. Through a detailed assessment of the landscape, trees, and ecology, as well as the evaluation of the existing urban pattern and architectural character of Nutfield and the neighbouring village settlements along the A25, we have determined both the constraints and opportunities and how this has been translated into the proposals for NGP. The descriptive text, precedent images, and watercolour views explain how the culmination of the analysis is the creation of an outstanding residential-led development based on broad character areas, each with its distinctive qualities, derived both from the natural attributes of each part of the Site and from the vision to create a coherent place that responds to the surrounding context, informed by best practice urban design principles. It explains how the proposals meet a wide variety of local needs holistically and inclusively whilst ensuring ecological and environmental interests are at the heart of the proposals.



Proposed Aerial view of Nutfield Green Park from the north-east.

1.1 THE PROPOSAL

The OPA seeks permission for:

Outline planning permission for the development of the site for new homes (Use Class C3) and Integrated Retirement Community (Use Classes C2, E(e), F2) creation of new access, landscaping, and associated works to facilitate the development, in phases which are severable (Outline with all other matters reserved except access).

1.2 PURPOSE OF THE DOCUMENT

The purpose of the DAS is to explain the rationale behind the design and access proposals for the Site. This DAS forms part of a comprehensive package of information submitted to accompany the planning application.

This Statement has been prepared in accordance with the Department for Communities and Local Government (DCLG) publication 'Guidance on Information Requirements and Validation' March 2010 and the statutory framework for DAS, paragraph 9 of the Town and Country (Development Management Procedure) Order 2015 ('DMPO 2015'), which accompanies government policy on information requirements for planning applications.

This guidance defines a DAS as a 'short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain the proposal in a structured way. However, clearly sites which are large and complex in nature will require a level of detail and thoroughness and the guidance reflects this is stating 'statements must be proportionate to the complexity of the application'.



1.3 DOCUMENT CONTENT

As this application is an OPA with all matters reserved save the principal means of access to the highway, its design is based upon a series of development parameters. In order to explain how the parameters plans could be interpreted illustrative plans and documents have also been prepared to support this Planning Application. The diagrams, images and text contained within this document are intended to illustrate the design intent. Any details within the DAS should therefore be treated as illustrative and are not for approval.

Following this introductory chapter, the document is set out as follows:

SECTION 2 – CONTEXT ANALYSIS: Describes the Site and its context and sets out the constraints and opportunities that constrain and inform proposals.

SECTION 3 - PLANNING CONTEXT: Provides a summary of national and local planning context and the relevant national guidance that relate to this development.

SECTION 4 – ENGAGEMENT: Provides a brief summary of the public and stakeholder consultation that has been undertaken.

SECTION 5 – MASTERPLAN DESIGN CONCEPT: Outlines the design approach to the new development and explains the design principles that have guided Nutfield Park Development Limited (Ltd) and their consultant team from vision through to the preparation of an illustrative masterplan, to the formation of outline design proposals. The Statement sets out our approach to achieving best practice in urban design and place making in terms of overall scale, density, massing, height landscape structure, layout, and access arrangements.

SECTION 6 – CHARACTER AREAS: Describes the various character areas that make up the development in terms of architectural and urban form and how the Site will create an attractive sustainable community with its own particular character and sense of place that integrates positively with its surroundings, whilst reinforcing the local character of Nutfield.

APPENDIX

Appendix A – Abbreviations: This section schedules abbreviations used throughout the document.

Appendix B – Highway Application Drawings: This section includes the Highway drawings submitted as part of the OPA.

1.4 TEAM STRUCTURE

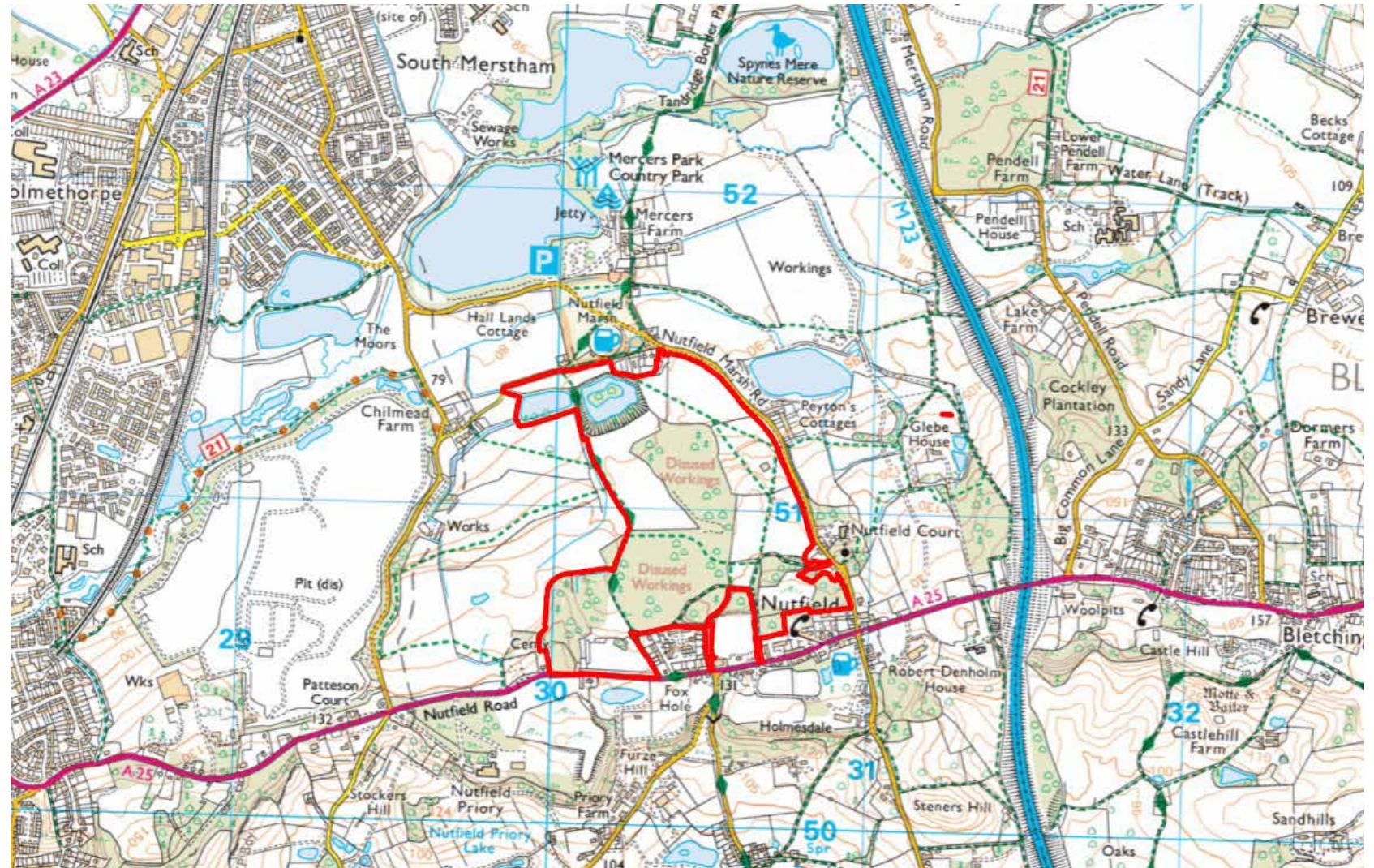
The applicant has assembled an experienced and dedicated multi-disciplinary team to ensure that the proposals result in a high quality development that respects current design and planning guidance. The following have contributed towards the document:

Masterplanning and Architects	ADAM Architecture
Planning	hgh Consulting
Communications and Engagement	Green Pen/Lexington
Landscape Architects, Ecology and Arboriculture	FPCR
Highway Consultants	Vectos
Archaeology & Heritage	Andrew Josephs Associates
Energy, Sustainability & Utility	QODA
Contamination	MJCA
Flood Risk Assessment & Drainage	Waterman
Air Quality & Odour Assessment	Air Quality Consultants
Noise	Noise Solutions Ltd
Social Economic Services	Turley
Housing Land Supply	Emery Planning
Affordable Housing, Care, Self-Build and Custom Housing	Tetlow King

2.1 SITE LOCATION

Nutfield is a village to the east of Redhill on the A25. The Site is located on the northern edge of Nutfield. It is roughly rectangular in shape comprising approximately 58.83 hectares (145.37 acres) with a net developable area of 6.18 hectares (15.27 acres).

The Site includes the former Laporte Works which had long history of mineral extraction and mineral processing which ceased in 1986. The Laporte Works were decommissioned in 1997. The area of the former works and the land surrounding the Site has been restored. This southern part of the Site is now an area of mixed woodland with areas of mature as well as extensive areas of self-regenerated woodland. To the north the landscape is more open with areas of grassland framed by blocks of woodland.



Context aerial map



Photos of Abandoned Laporte Works by Christopher McKeon www.getsurrey.co.uk

The Site is bounded by:

To the south by the A25 Nutfield Road, with a footway along its northern edge. Approaching from the Redhill in the west the site lies behind treed/hedgerow with the former Laporte Works access towards the western corner of the Site. A PRow forms the edge to the village with small pockets of development, the Nutfield Memorial Hall, recreation ground, give way to ribbon development as Nutfield Road becomes the High Street to the junction with Church Hill. Park Works Road, a private road, provides a potential pedestrian and cycle to the Site, with a further PRow adjacent the Nutfield Memorial Hall and recreation ground. Bus stops are positioned either side of the street adjacent the Nutfield Memorial Hall. As Nutfield Road transitions to the High Street the softer hedgerow boundary treatment to properties gives way small front garden, generally behind low walls, with a more continuous built frontage. Approaching Church Hill, some buildings sit to the back edge of the footway.

To the east, leaving the High Street, Church Hill is a narrow street with a footway on its eastern side only, development quickly gives way a rural lane as it approaches the Church of St Peter and St Paul, which sits on elevated ground to the east. Opposite the Church, between two detached houses in larger plots is an access to a small car park and the Site. As Church Hill becomes Nutfield Marsh Road a banked treed/hedgerow lines the Site before it aligns with the lane with the Site rising beyond. The occasional small group of houses lie on the eastern side of the lane.

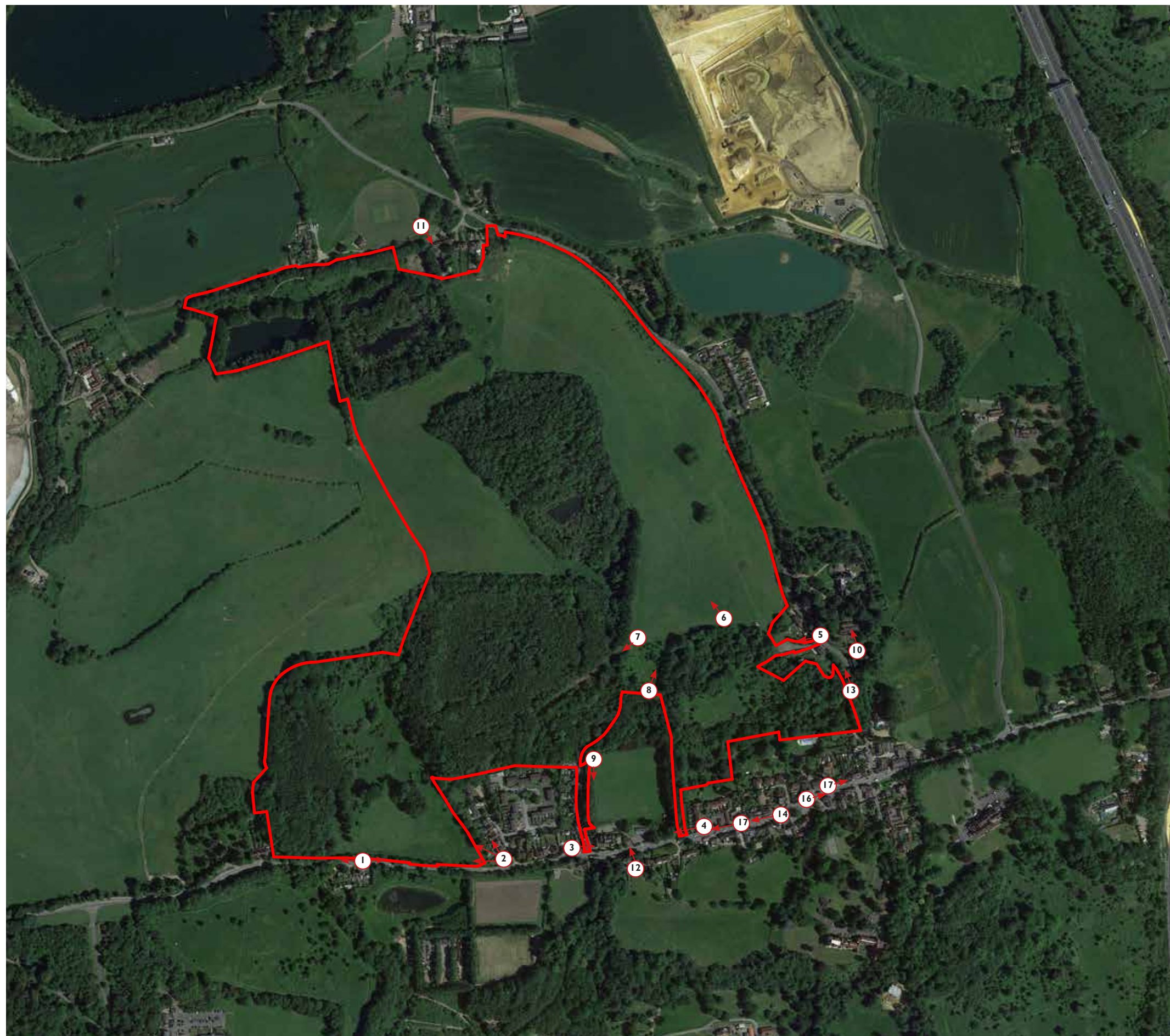
To the north-east a small group of houses around a green on the western side of Nutfield Marsh Road, including the Inn on the Pond on the southern side of Chilmead Lane and the Nutfield Cricket Club Ground to the north. Chilmead Lane continues as a narrow lane as the northern boundary to the Site formed by a woodland block including bodies of water.

To the west the boundary is formed by blocks of woodland and open grassland, with open countryside beyond.

The majority of the land is designated as a Site of Importance for Nature Conservation (SNIC) and lies wholly within the Green Belt. No Tree Preservation Order apply to any trees within the Site.

There are no existing buildings on Site and is not within a Conservation Area. There are some Listed Buildings in vicinity of the Site on the A25 High Street, Church Hill and Chilmead Lane.

All parts of the Site are located within the lowest risk of flooding.



BUILT ENVIRONMENT CONTEXT



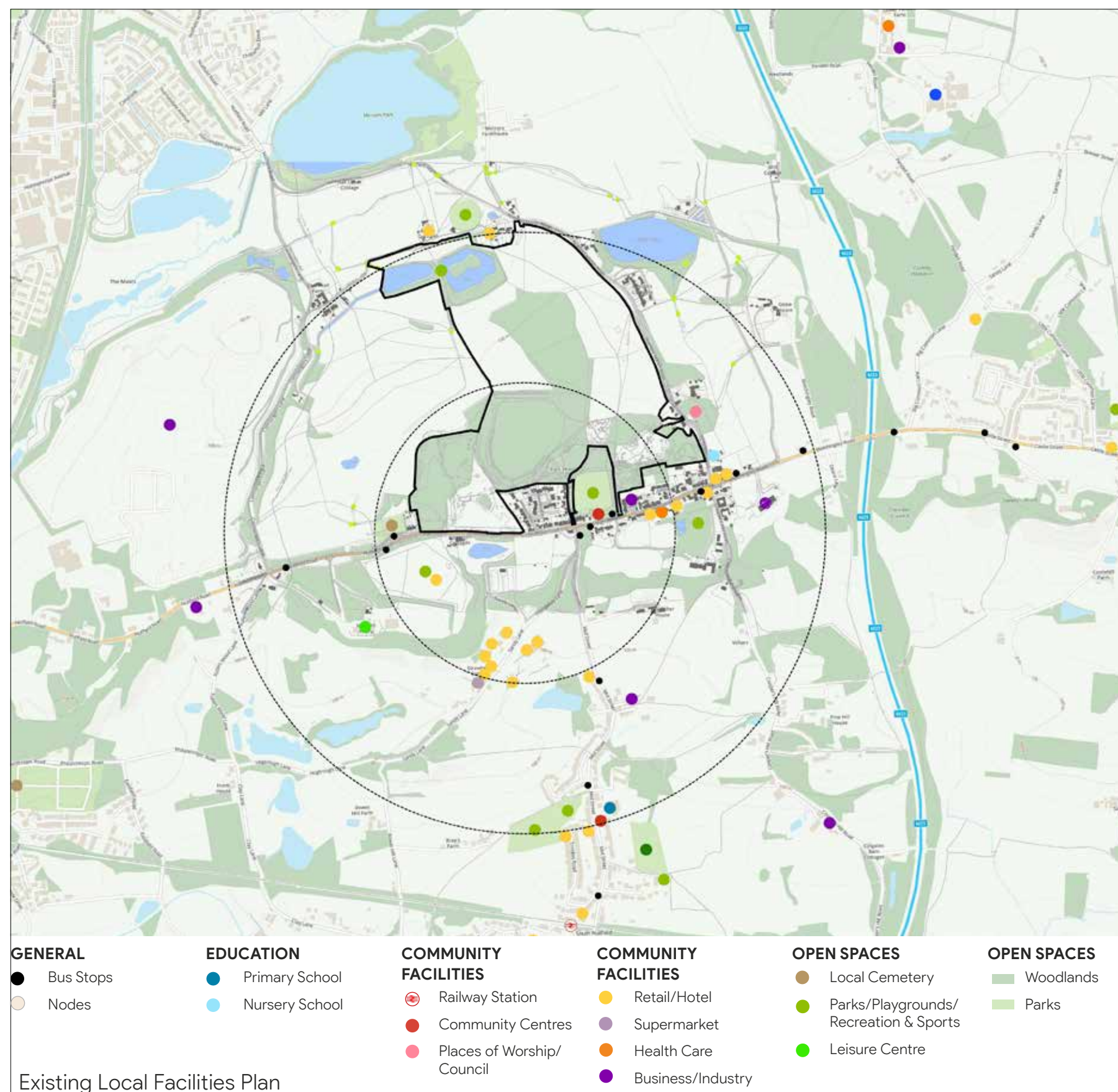
2.2 LOCAL FACILITIES

The Site is located on the northern edge of Nutfield close to local facilities on the Nutfield Road, the High Street, Church Hill, and neighbouring Priory Farm. These include:

- Farm Shop
- Pubs/Café/Hotels
- Veterinary Clinic
- Garden Centre
- St Peter and St Paul Church
- Cemetery
- Community Hall
- Nutfield Day Nursery
- Recreation Facilities

To encourage ease of access and walkability emphasis will be placed on prioritising pedestrian and cycle connections to them.

In addition to improving access to local facilities and services the Site offers the opportunity to enhance access to all active modes including public transport to the key centre of Redhill.



2.3 TRANSPORT AND ACCESSIBILITY

The Site is well connected to the local and strategic road network. Nutfield is situated on the A25 between Redhill and Bletchingley. The A25 connects to the A23 at Redhill providing a connection to Gatwick Airport and Crawley to the south, and Croydon and London to the north.

The nearest motorway connection is the M25 Junction 8 near Reigate via the A25 Redhill heading west, and the M25 Junction 6 near Godstone via the A25 and A22/B2235 to the east. Connection to the M23 is at Junction 9 near Gatwick to the south via Redhill and the A23 via Horley/Gatwick.

Church Hill/Nutfield Marsh Road to the east of the Site provides connection to the A23 at Merstham. Cooper's Hill Road to the east connects to the A264 routing towards East Grinstead in the south. Mid Street to the south links to South Nutfield and Redhill Aerodrome.

PUBLIC TRANSPORT

Eastbound and westbound bus stops are provided along Nutfield Road providing access to bus routes 400, 410 and 610 which between them offer frequent services into Redhill, including Redhill Rail Station, as well as Crawley, Gatwick and Godstone. Within the weekday morning and evening peak periods these bus services offer a combined frequency of 3 services per hour.

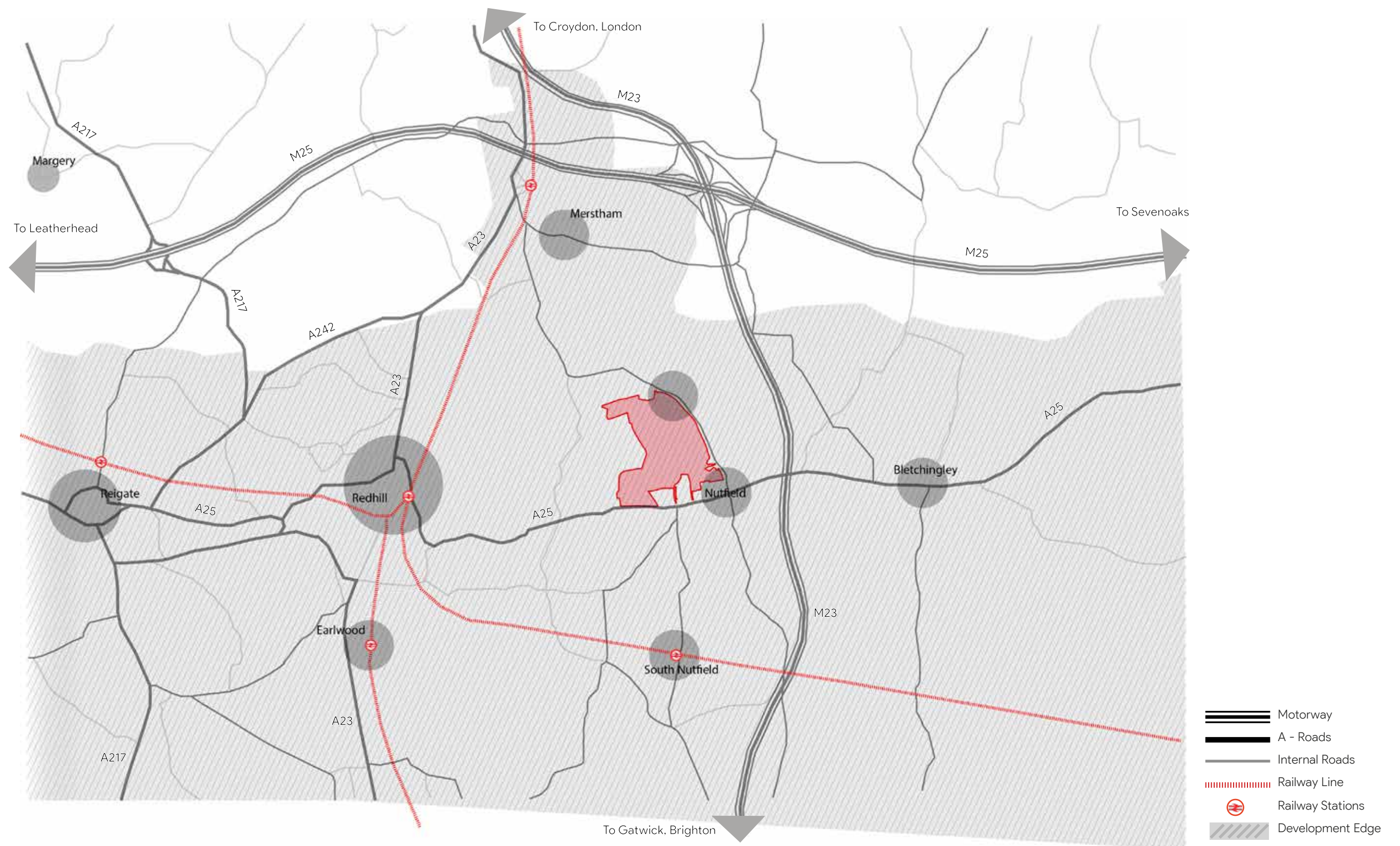
The nearest rail station to the Site is Nutfield Rail Station located 1.4km, or a 20 minute walk, to the south of the Site via Mid Street. This Station provides local rail connections to Tonbridge and Redhill only. Redhill Rail Station provides services to a much greater range of destinations including London Victoria, London Bridge, London St Pancras International, Gatwick Airport, Bedford, Reigate, Peterborough, Tonbridge and Horsham. Redhill Station can also be reached within approximately 8-10 minutes via bus routes 400 and 410 which are located along Nutfield Road in close proximity to the Site. Alternatively, Redhill Station can be reached within an approximate 10-15 minute cycle ride via the A25 or National Cycle Network Route 21.

WALKING AND CYCLING

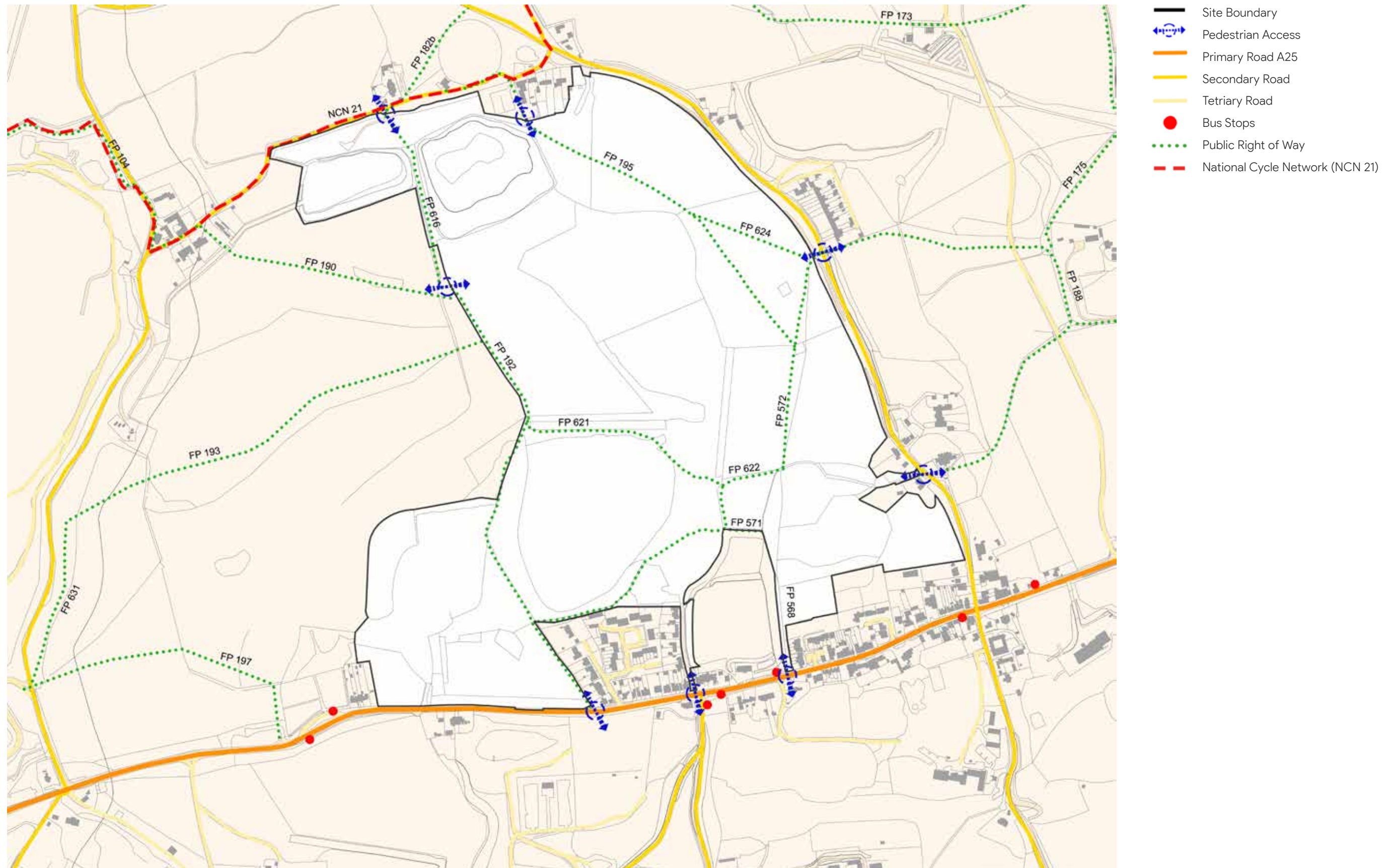
The Site encompasses a number of PRow and private footpaths which are currently used by the public. Several of these footpaths connect onto Nutfield Road, Church Hill and Chilmead Lane. As part of the development proposal there are opportunities to upgrade some of these routes to enhance the connectivity for pedestrians and cyclists to the village and local amenities assisting in creating a more connected and active network.

There are four footpaths that provide pedestrian/cycle links between the Site and surrounding facilities and amenities:

- Access via Park Works Road – This road is privately owned by the Applicant and offers a connection between the Site and Nutfield Road to the west of the Nutfield Memorial Hall and Recreation Grounds. This provides the opportunity for a good pedestrian/cycle connection to the bus stops and other amenities.
- PRow FP568- This existing route provides a pedestrian connection between Nutfield Road and the Site to the east of the Nutfield Memorial Hall and Recreation Grounds. The design will explore the potential to upgrade the route so it is suitable for pedestrians and cyclists to improve access onto Nutfield Road.
- PRow FP571 – This existing route provides a pedestrian connection between Church Hill and the car park associated with St Peter and St Paul Church. The design will explore the potential to upgrade the route so it is suitable for pedestrians and cyclists to improve access onto Church Hill.
- PRow 192 & PRow 616 – This existing route provides a pedestrian connection between the Site and National Cycle Network Route 21 along Chilmead Lane to the north. The design will explore the potential to upgrade the route so it is suitable for cyclists to improve access onto the national cycle network.



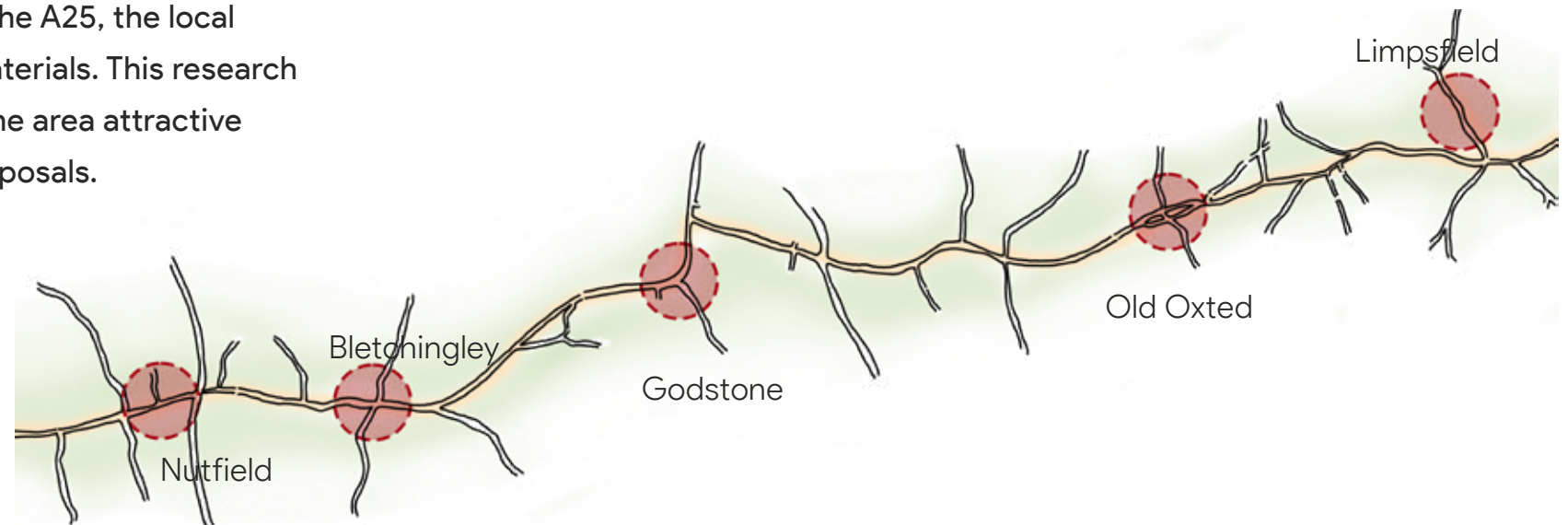
Wider Movement Network Plan



2.4 URBAN CONTEXT

The Applicant is keen to respect the character and heritage of Nutfield and the surrounding area and researched the local settlements along the A25, the local built character, architectural style, construction, detail, and materials. This research has been a source of inspiration and insight into what makes the area attractive and distinctive and has provided a framework to guide the proposals.

SETTLEMENT ANALYSIS - VILLAGES ALONG THE A25



Buckland:

Farm Hamlet with buildings surrounding greens and pond.



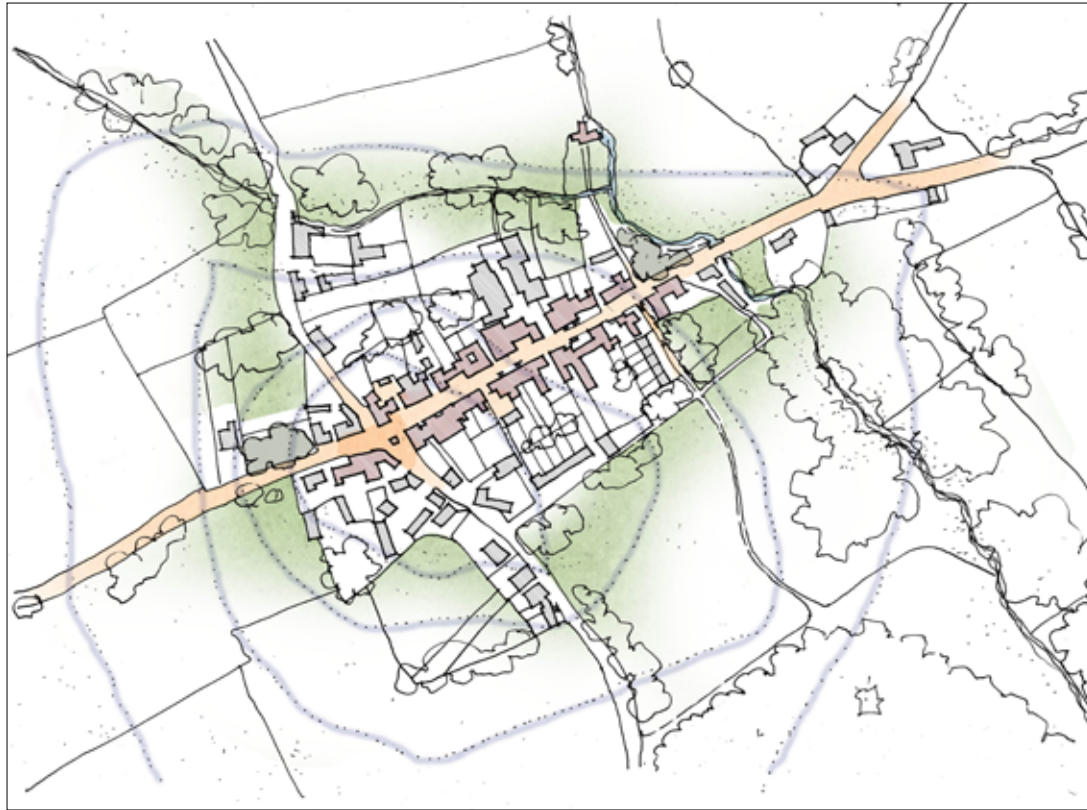
Bletchingley:

Village where the localised widening with central green and market buildings creates a passageway to the church around deep setbacks that creates a square.



Godstone:

Village with a broad common green and a pond at its centre. With 2 or 3 points of interest with commercial areas and properties with a large setback on hilltop.



Limpsfield:

Village with top of the hill entrance configuration and distinctive architecture. With no defined open spaces or square but small spaces created by the building position on the steep hill that creates informal spaces for gathering



Old Oxted:

This Hill Village has a soft curved street with predominant greenery at its entrance and interesting building types.

ARCHITECTURAL ANALYSIS - KEY ARCHITECTURE TYPES AND BUILDING CONFIGURATION

A strong feature of the villages are the buildings of different periods sitting immediately alongside one another with varying or stepped roof heights and forming an attractive and varied roofline. Cottages and short terraces are a strong feature. Simple double fronted houses that are larger in scale punctuate the streetscape and add variation.



SETBACKS AND BOUNDARIES

The most common frontage type is the shallow setback with front garden. Often with railings, picket fencing, shrubs, or low walls to maintain a sense of permeability.

Some buildings are set hard onto the pavement edge, or with shallow step onto the public space, creating a strong sense of enclosure.

Property boundaries are often protected from the road by a green margin or a height difference between footway and street. The use of shrubs and vegetation to create natural barriers is also common.



PUBLIC SPACES

The road contained by buildings often create informal opportunities for public spaces, such as the junction of roads, setbacks and gaps between buildings, or redundant space around buildings.

PATHWAY ENTRANCE

This connection between properties can be an opportunity to create a link from private to public.

spaces. These spaces can integrate different pavement materials, vegetation, and urban features. The integration of pathway entrances into the building façade is ideal to continue the streetscape. In older parts of the villages, stone paving on footways is used to differentiate from the street.

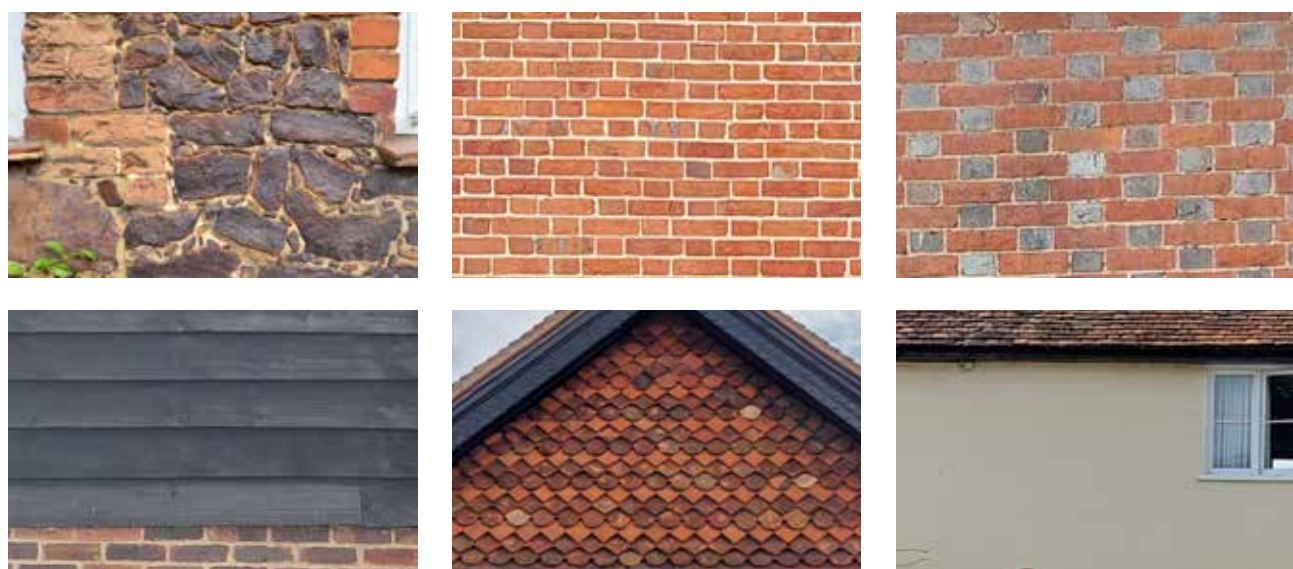




TERMINATED VISTAS

At key locations, important buildings can be placed at end of streets, at the turn of the road, or at the head of the street to create a point of interest and provide containment.

WALLS AND THEIR MATERIAL OF CONSTRUCTION



Red brick is the dominant material throughout the area. The use of burnt headers are a common feature. There are occasional examples of local stone, although it is more frequently seen as part of the traditional palette in use in combination with brick or for detail. Some brick buildings have been painted, usually in lighter tones of white or off-white. Painted render is used occasionally, often to create a deliberate architectural statement on a key building or in combination with timber framing. Clay tiles hung vertically is common in this part of Surrey, usually seen on gable ends and the upper floors of houses above brick adding texture and visual interest. Weatherboarding is also found.

Chimneys are usually in brick, with banding or dentil detailing and buff or red clay pots.

ROOFS

Most properties have simple clay plain tile roofs, intermixed with some examples of slate. The roofs are generally of simple design with a simple ridge line running parallel to the street, some are hipped, or half hipped. Gables are found at key locations or as part of a composition on larger properties. Eaves generally have a simple rise and fall brackets or exposed rafters. This alongside the general use of red brick, creates a strong built character. Dormer windows are relatively common on older, more traditional houses.



WINDOWS

Windows vary throughout depending on age and scale of property. The most common type adopted in the villages is timber casements. Sash windows are a feature of grander buildings. Segmented arch brick lintels are commonly used on larger properties. On some cottages, wider windows are used on ground floor with a diversity of styles including the use of bay windows.



DOORS AND PORCHES

Most doors on smaller houses and cottages are relatively simple, and often openings are punched directly into the façade without decorative surrounds. These may be enlivened by brick detail. Where classical surrounds are found they tend to be simple. Raised entrances are common with front steps.

Porches and canopies are a common feature. Their design tends to be in a simple cottage style with roofs supported by a timber structure or brackets.



2.5 LANDSCAPE CONTEXT

LANDSCAPE CHARACTER

The Site is not covered by any national or local landscape designations.

The southern boundary of the Surrey Hills Area of Outstanding Natural Beauty (AONB) is located approximately 0.7km to the north-east of the Site. Land within the AONB at its southern sections are low lying which limits its relationship with the Site. The AONB land rises steeply further north, and these higher areas lie approximately 2.5 to 3km away from the Site resulting in a distant and limited visual relationship with the Site.

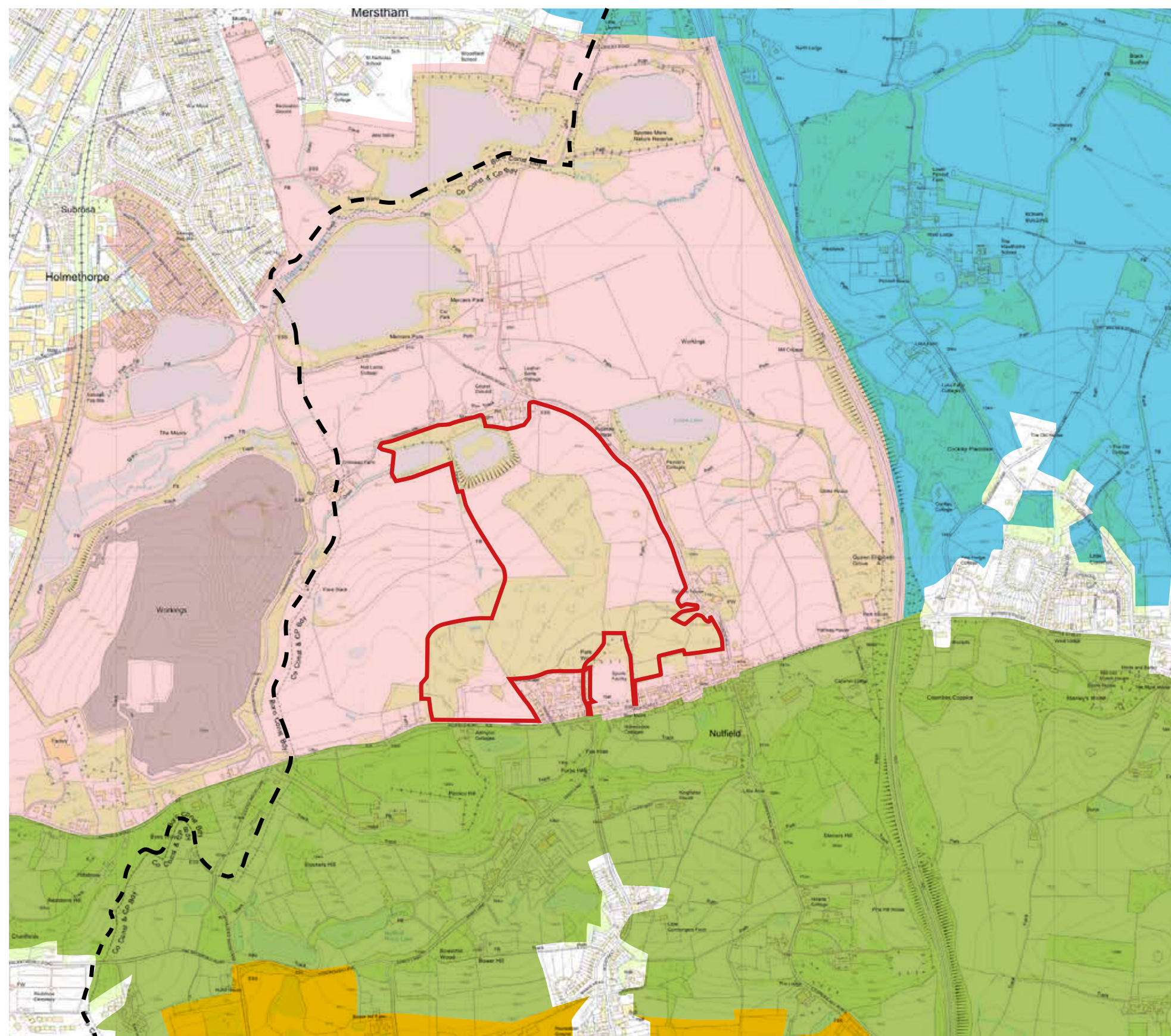
The local landscape designation 'Area of Great Landscape Value' (AGLV) covers a large area located to the south and east of Nutfield. The AGLV that falls within the immediate context of the Site is located south of the A25 Nutfield Road and south-western section of the Site and there is a partial visual relationship between the AGLV and the Site in this area - existing trees and other vegetation that flank the A25 limits this relationship. The AGLV has a similar visual relationship with some areas of the existing built form within Nutfield. The remaining areas of the AGLV are well screened from the Site by intervening vegetation and built form.

Lower Gatton Park is a Grade II Registered Park and Garden located approximately 2km to the north-west of the Site. Intervisibility is limited by distance and only with the northern sections of the Site where no built form will be proposed.

The Site lies within the 'Wealden Greens and National Character Area (NCA 120)' and forms only a very small part of this character area and there are opportunities for the site proposals to contribute positively to the Statements of Environmental Opportunities set out within the NCA profile.

The Site is located within the Landscape Character Type 'Distinct Areas on the Edge of Urban Areas' and within the UE9: Holmthorpe Pits and Mercer's Park Landscape Character Area (LCA) as described in the Surrey Landscape Character Assessment (2015). The description of the character area recognises that it has been "significantly altered by human intervention" and "wetland restoration now provides significant biodiversity and recreation opportunities". The Site presents opportunities to contribute positively to the guidance set out for the LCA.

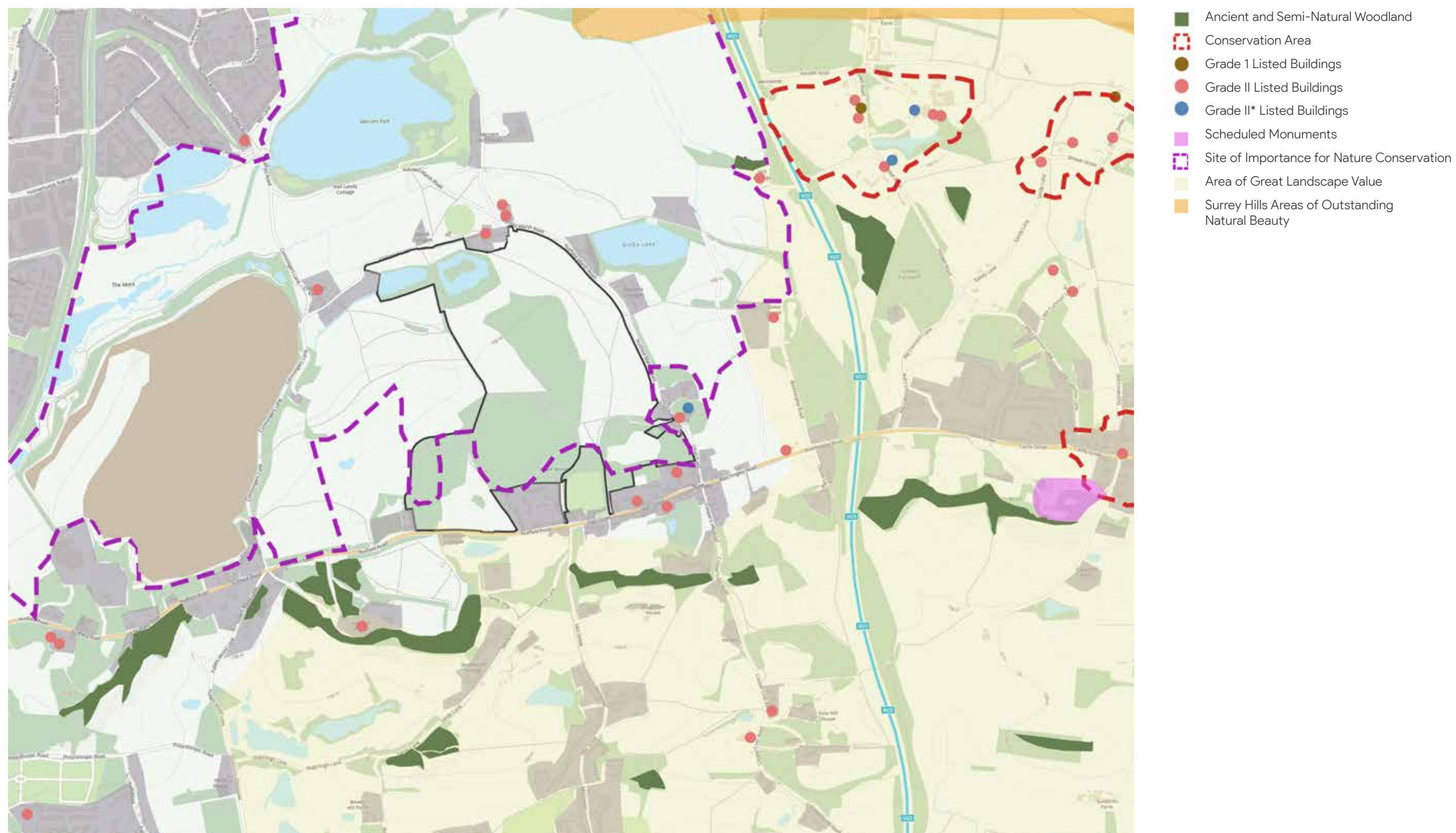
The Site itself and its immediate context is one of predominantly wooded areas of mixed quality and open grassland of predominantly low ecological quality. The northern area of the Site is more open with falling topography sloping to the north whilst the southern section of the site is undulating and relates more closely to the village of Nutfield. The Site includes a number of naturalised areas though evidence of the historic quarry works is clear, and this human intervention forms a strong part of the Site's character with the presence of several wetland areas as a result of previous quarrying activities.



- Site Boundary
- District Boundary
- Surrey Landscape Character Assessment Character Areas
- GV3 Greensand Valley
- GW2 Wooded Greensand Hills
- UE9 Distinct Areas on the Edge of Urban Areas
- WF3 Low Weald Farmland

Study area is located within NCA 120 Wealden Greensand

Landscape Character Plan



Landscape and Heritage Designations'

VISUAL

The envelope of likely visibility of the proposed built development is relatively limited due to the nature of the woodland within and adjacent to the Site and the local topography. This is covered in detail in the LVA work prepared by FPCR Landscape.

Visual receptors of higher sensitivity include users of the PRoW that pass through the Site of which there are several including routes that make up part of the Tandridge Border Path Recreational Route; residents of dwellings located directly adjacent to the Site (approximately 50 dwellings) predominantly to the south of the Site within the village accessed off Nutfield Road; users of the Nutfield Memorial Field recreation ground and play area; visitors to Surrey Hills AONB and Gatton Park. Lower sensitivity receptors include users of the local highway network. Some of these visual receptors are distant and so there would be limited impacts upon them. Closer by views are broadly limited by intervening woodland within and adjacent the site with only a relatively small number of views being directly into the site parcel where built form will be taking place.

Broadly the northern section of the Site is visually more open and prominent within the local landscape whilst the southern sections are more contained and screened from the wider context making the southern sections a more logical location for any proposed built development.



LVA - Aerial Viewpoint Locations (Refer to Landscape Visual Assessment for details)



Photo Viewpoint 2a: View south/south-east within site from Public Right of Way NTF 195



Photo Viewpoint 19: View south-west from church grounds / Public Right of Way NTF 571



Photo Viewpoint 21b: View north from Nutfield Memorial recreation Ground



Photo Viewpoint 22b: View North from Nutfield Road A25

2.6 TREES AND ECOLOGY

The Site proposals have been led by landscape, landform, arboricultural and ecological constraints, with the design being informed by these disciplines from the start of the project. The arboricultural and ecological information gathered on Site has been carried out in several stages and supported the site wide design from its inception.

An Arboricultural Assessment has been carried out by FPCR Environment and Design Ltd in accordance with guidance contained within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

In summary, the Arboricultural Assessment concludes:

- The Site consists of a former mineral extraction and processing site.
- There are no Tree Preservation Orders or Conservation Area restrictions covering the trees on Site.
- Tree cover was a mix of individuals, groups of trees, woodlands, and a hedgerow and varied in quality and age, with some having been established since the cessation of quarrying activities on the Site circ. 50 years ago.
- Two areas were identified where tree cover was minimal, one to the west, and one to the east of the Site which form the main developable areas. These areas were informed by the fine scale tree survey, with high quality individual trees around both areas identified and protected.
- A third smaller central development parcel is proposed with a connecting access road through the site. Both the central development parcel and the road have been situated in areas where their placement will minimise impacts to the site tree cover.
- The composition of the tree cover is largely native broadleaved species.

Across the Site a total of 226 individual trees, 38 groups of trees, one hedgerow, and 11 woodlands were surveyed as part of the Arboricultural Assessment. The majority of the individual trees and groups of trees on the Site were attributed Category C status (low Quality, with most of the woodland being attributed Category A status (High Quality. Further details can be found on species, condition of trees and qualities within the Arboricultural Assessment.

Existing trees will need to be removed to facilitate the proposals, although the proportion of loss is considered to be low in comparison to the amount of high and moderate quality trees being retained.

The proposed development provides a meaningful opportunity, in terms of arboriculture, to improve and manage tree cover in the local area without the loss of any arboriculturally significant trees.

FPCR also sent ecologists to complete updated UKHab and Condition assessment surveys to allow for the completion of a biodiversity net gain assessment using Natural England's biodiversity metric 4.0 (the most up-to-date at the time of preparing the assessment). Baseline Habitats include some priority habitats including Lowland mixed deciduous woodland and hedgerows. These will largely be retained with the exception of 2.13ha of woodland and small sections of hedgerow losses anticipated for access into the Site. Losses will be compensated for through the planting of new woodlands and species-rich hedgerows and the retention of existing features. The majority of the development areas are dominated by extensive areas of bramble scrub, the losses of which will be compensated for through the planting of large areas of mixed scrub habitat. Additional habitats onsite include ponds, pasture grasslands, mixed scrub, and some small areas of built development.

Further details of the BNG Assessment, habitat survey results and protected species surveys can be within the Ecological Impact Assessment Report.



Tree Category Plan

2.7 ARCHAEOLOGY AND HERITAGE

In terms of Archaeology, cartographic assessment and aerial photography has shown that the Site has been extracted for mineral and backfilled. No scheduled monuments are located within the local landscape, and the proposed development would not be perceptible from the Grade II Registered Park and Garden of Lower Gatton Park.

There are four Grade II and one Grade II* listed buildings site within 250m of the built development aspects of the Proposed Development. The scale and massing of the new buildings has been designed to safeguard the character and visual appearance of the area.

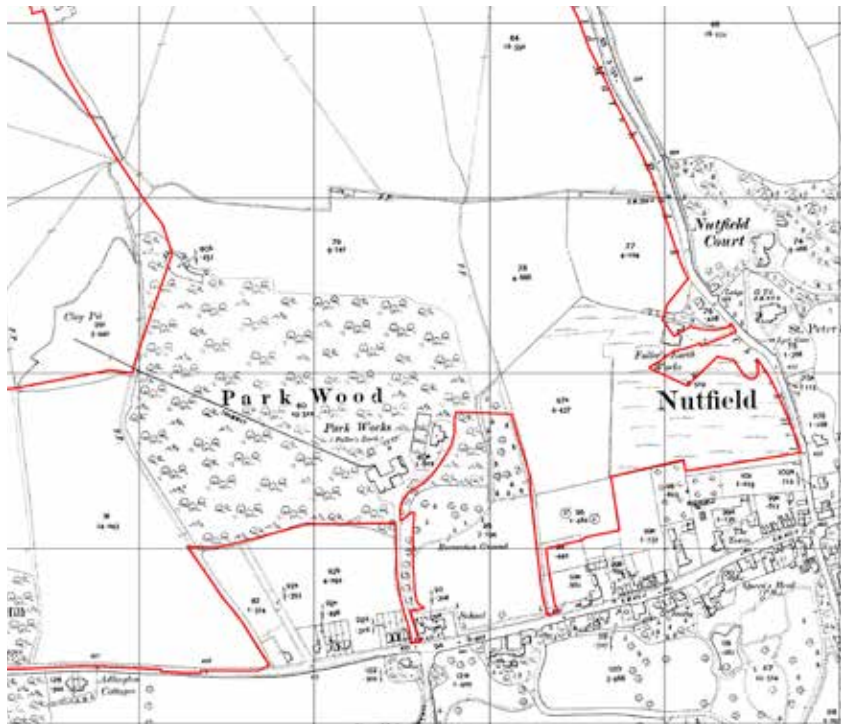


Heritage Assets

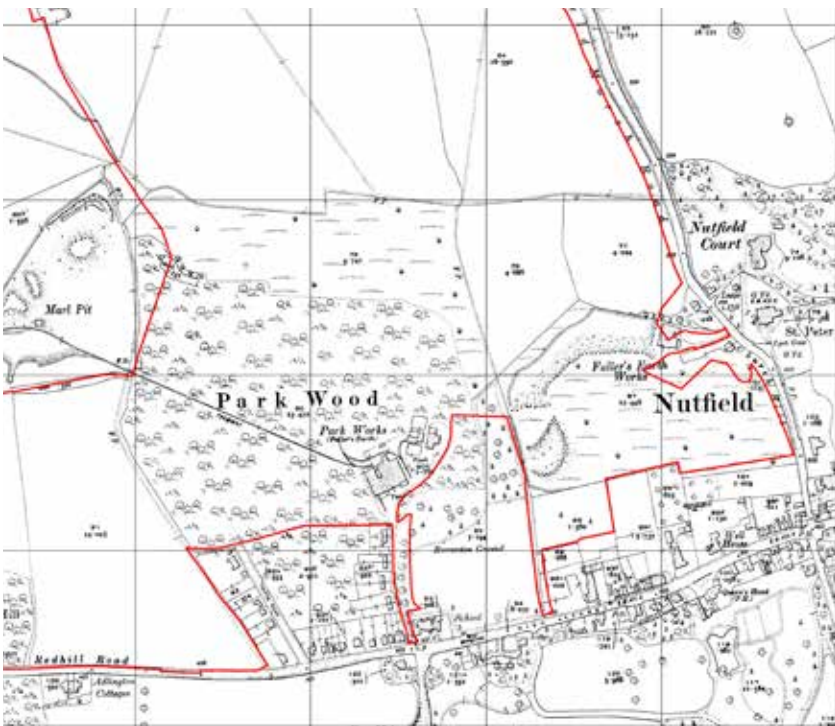
- Ancient and Semi-Natural Woodland
- Conservation Area
- Grade 1 Listed Buildings
- Grade II Listed Buildings
- Grade II* Listed Buildings
- Scheduled Monuments
- Site of Importance for Nature Conservation
- Area of Great Landscape Value
- Surrey Hills Areas of Outstanding Natural Beauty



1870



1912



1935



1978

2.8 OTHER TECHNICAL MATTERS

Below is a brief summary of other technical matters, for further detail refer to the specialist consultants technical report.

2.8.1 GROUND CONDITIONS

The site investigations have not identified any significant contamination in the area of the proposed development which it is considered cannot be remediated as part of the development. As is the accepted normal practice for developing sites with historical industrial uses further site investigation work will be carried out pursuant to planning conditions and a remediation strategy, to the extent that it is necessary, would be put in place to achieve ground conditions and a development which is protective of human health and the environment in accordance with appropriate standards.

2.8.2 FLOOD RISK AND SURFACE WATER

Flood Risk

The entire Site is designated as Flood Zone 1. This is land defined as having less than 0.1% (1 in 1,000) Annual Exceedance Probability (AEP) of flooding from rivers or sea in any year, classified as a low probability of fluvial flooding.

The EA's Risk of Flooding from Surface Water mapping indicates that the majority of the Site is at a 'very low' risk of surface water flooding (less than 0.1% AEP). However, there are small pockets of ponding at 'high' risk (greater than 3.33% AEP) of flooding from surface water. Additionally, there is an offsite surface water flow route that runs through the south-eastern corner of the Site which is outside of the development parcels and will not be affected by the proposed development.

The areas at 'high' risk of surface water flooding are found where there are depressions in ground level, most of which are existing water features. The disconnected patches at 'high' risk of surface water flooding indicates that the flood risk is due to ponding of surface water runoff rather as opposed to flooding

due to offsite flow routes. The proposed development area will be actively drained which will resolve any existing flood risk relating to ponding. Any existing flow routes through the Site will be maintained. Therefore, the proposed drainage strategy will be sufficient to manage the risk of flooding from surface water.

The risk of flooding from groundwater, sewers and artificial sources are all assessed to be low.

Drainage

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

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

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

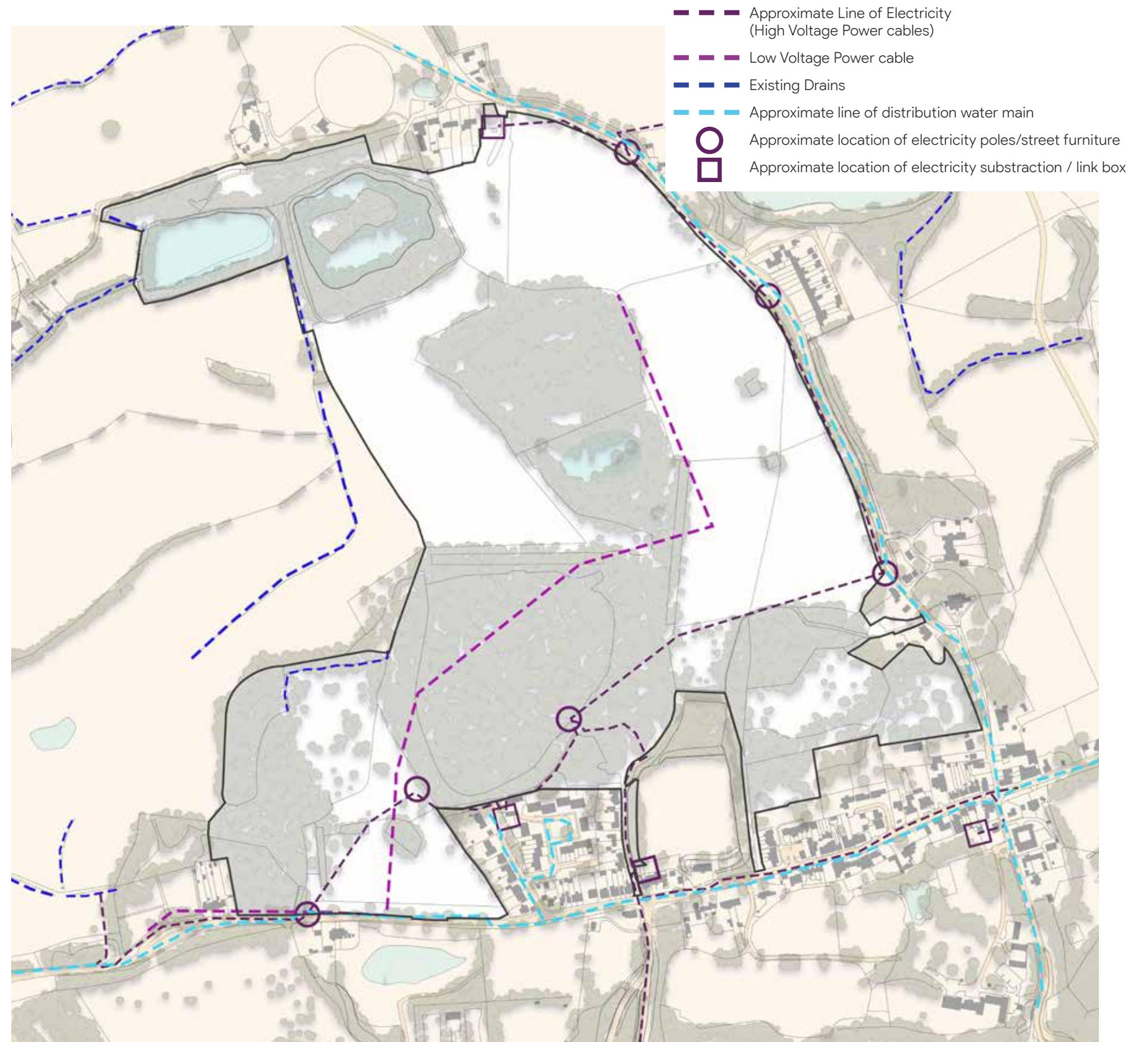
Source control, through the use of SuDS, is proposed throughout the Site to provide multiple benefits beyond flood risk management, such as water quality management, amenity, and biodiversity and ecology. Sitewide integration of these features will minimise any impact on the local environment.

2.8.3 UTILITY SERVICES

Assessments of electrical, heating and water loads have been carried out for the proposed development.

These loads are being evaluated against the capacities of local providers to confirm the capacities in the local networks and identify any network deficiencies and the need for reinforcement to facilitate the successful development of the Site. UK Power Networks (UKPN) are the local provider for electricity, and Sutton and East Surrey Water (SES) for water.

UKPN and SES have been contacted, and their internal capacity reviews are currently ongoing.



Existing Utilities Plan

2.8.4 NOISE

Noise Solutions Limited has undertaken a noise and vibration assessment, including noise surveys at four locations across and adjacent to the Site. The results of the assessments were analysed and reviewed in line with the aims and advice contained within the National Policy Statement for England, the NPPF and the Planning Practice Guidance and taking into consideration recognised Standards and Guidance for suitable acoustic criteria. Existing environmental sound levels at the worst-affected parts of the Site are within the “medium” range of values set out in IoA/ANC/CIEH Professional Practice Guidance for New Residential Development, May 2017, and within NEC “B” in the TDC guidance.

The assessment shows that suitable internal sound levels can be provided with the provision of suitable glazing and ventilation. Similarly, the required external daytime noise levels are expected to be met when the acoustic screening effects of the proposed dwellings and garden walls and fences is taken into consideration.

There was no evidence of noise or vibration caused by quarrying or landfill activities in the sites to the west of the proposed development.

The Site can, therefore, be considered suitable for residential development from a noise perspective.

























2.8.5 AIR QUALITY

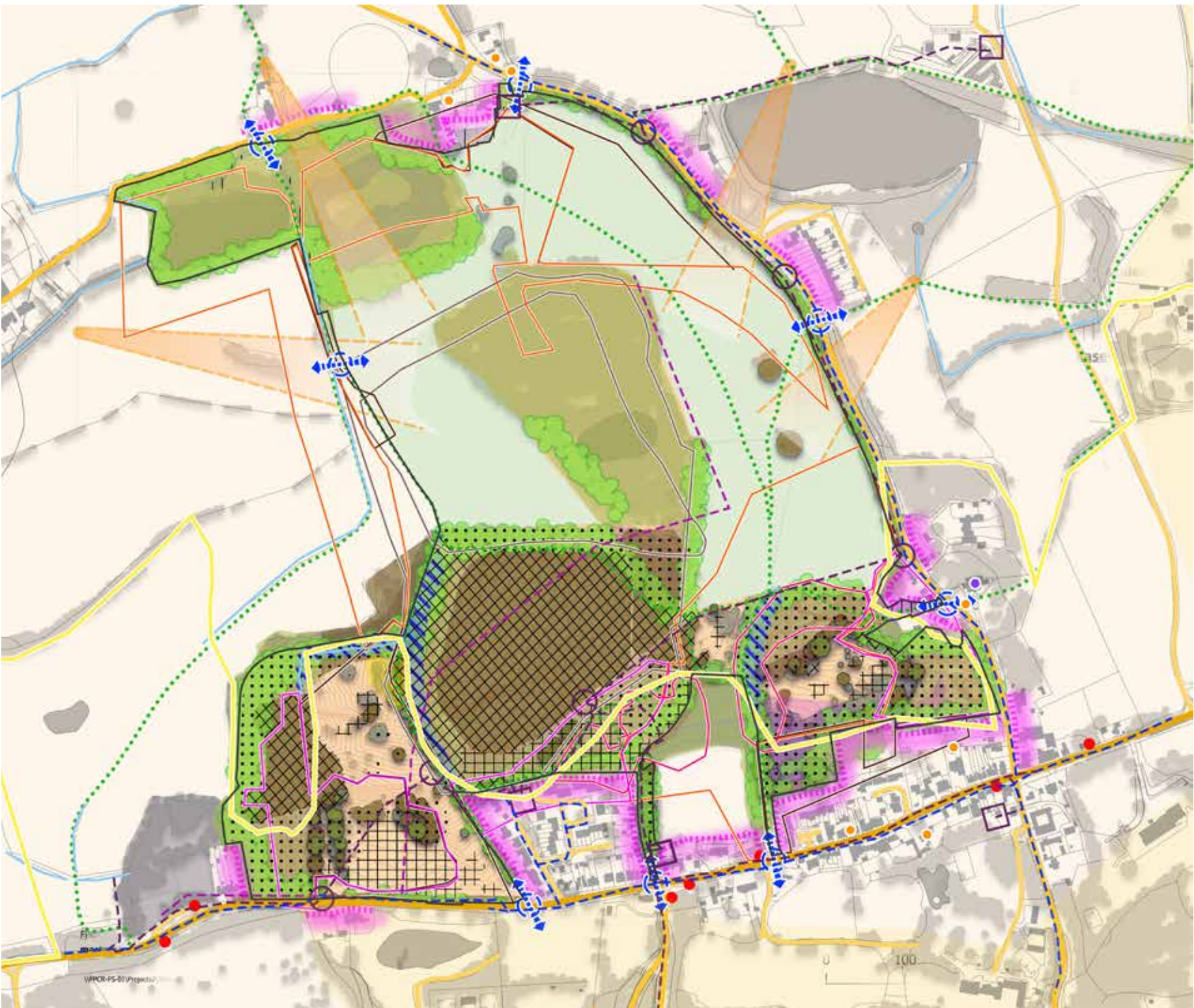
The air quality assessment has determined that the site experiences good air quality and is appropriate for residential development. Emissions from traffic generated by the proposed development will not cause any adverse local air quality impacts.

Further onsite work is required to definitively rule out potential odours impacts from the nearby landfill within the western parcel of the Site. Assessment of the odour and dust effects from the nearby landfill and quarry has determined no adverse dust/odour effects at the remainder of the residential development.












2.9 SITE CONSTRAINTS

This diagram brings together all the Site constraints arising from the analysis studies. It gives a visual understanding of the constraints that need to be considered during the development of the proposals for the Site.

-  Site Boundary
-  Pedestrian Access
-  Primary Road A25
-  Secondary Road
-  Tertiary Road
-  Bus Stops
-  Public Right of Way
-  Category U Trees (Unsuitable for retention)
-  Category A Trees (High Quality)
-  Category B Trees (Moderate Quality)
-  Category C Trees (Low Quality)
-  Woodlands Category A Trees (HQ)
-  Woodlands Category B Trees (MQ)
-  Woodlands Category C Trees (LQ)
-  Development Edge
-  Low Topography Point
-  High Topography Point
-  Long Range Views
-  Approximate Line of Electricity (High Voltage Power Cables)
-  Low Voltage Power Cables
-  Existing Drains
-  Approximate Line of Distribution Water Main
-  Approximate Location of Electric Poles
-  Approximate Location of Electric Subs-traction



Site constraints diagram

- | | | |
|--|---|---|
|  High Habitat Distinctiveness |  Good Habitat Conditions |  Buffer Zone |
|  Medium Habitat Distinctiveness |  Moderate Habitat Conditions |  Conservation Area |
|  Low Habitat Distinctiveness |  Poor Habitat Conditions |  Area of Great Landscape Value |
|  Very Low Habitat Distinctiveness |  N/A-Other | |

The Planning Statement prepared by hgh Consulting sets out the detail with regard national and local plan policy that are apply to this application. The text below notes the key national policy and design guidance that has shaped the approach to the development proposals.

3.1 NATIONAL PLANNING POLICY FRAMEWORK (2023)

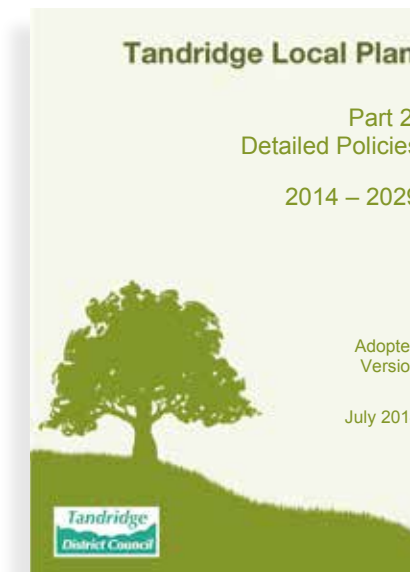
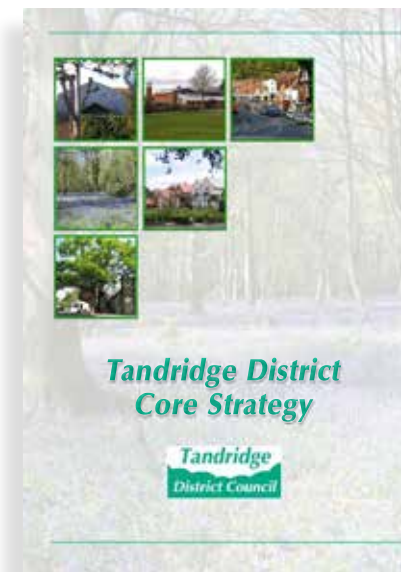
KEY POLICY CONSIDERATIONS

Sustainable Development

Chapter 2 ‘Achieving sustainable development’ clearly sets out the governments presumption that sustainable development remains at the heart of the NPPF.

Paragraph 8 states that central to the objective to deliver sustainable development are three overarching objectives:

- a) *Economic: help build a strong, responsive, and competitive economy.*
- b) *Social: support strong, vibrant, and healthy communities, ensuring a sufficient number and range of homes can be provided to meet the needs of present and future generations.*
- c) *Environmental: protect and enhance our natural, built, and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change.’*



Housing

Chapter 5 ‘Delivering a sufficient supply of homes’ highlights the need for Local Planning Authorities to maintain a 5-year housing land supply.

Paragraph 73 clearly sets out that ‘*The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities.*’

Paragraph 73a goes on to state that owing to the size of site there is ‘*the scope for net environment gains;*’

Healthy Communities

Chapter 8 ‘Promoting healthy and safe communities’ aims to achieve healthy, inclusive and safe places.

Paragraph 92 promotes:

- a) street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and*
- c) enable and support healthy lifestyles, layouts that encourage walking and cycling.*

Paragraph 98 promotes access to high quality open spaces important for the health and wellbeing of the of communities and wider benefits for nature and climate change.

Sustainable Transport

Chapter 9 ‘Promoting sustainable transport’ requires the design of schemes to focus on limiting the need to travel and offer a choice of sustainable transport modes.

Paragraph 110 requires in 110 c) *‘the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code;’*

Paragraph 112 states that development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas and second - so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport, and appropriate facilities that encourage transport use;*
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoiding unnecessary street clutter, and respond to local character and design standards;*
- d) allow for efficient delivery of goods, and access by service and emergency vehicles; and*
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.*

Effective Use of Land

Chapter 11 ‘Making effective use of land’ highlights the need, Paragraph 119 to *‘promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuing safe and healthy living conditions.’*

Well-designed Places

Chapter 12 ‘Achieving well-designed places’ makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This objective is supported by the National Design Guide (NDG) and other guidance that illustrates how well-designed places that are beautiful, enduring and successful can be achieved.

Paragraph 126 states that:

'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'

It then goes in Para 130 to state that:

'Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

Para 134 states that 'significant weight should be given to' well designed places.

Climate Change

Chapter 14 'Meeting the challenge of climate change, flooding and coastal change' sets out the objectives Paragraph 152 to 'support the transition to a low carbon future, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources,; and support renewable and low carbon energy and associated infrastructure.'

Planning for Climate Change, paragraph 153 states that:

'Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures.'

Planning and flood risk, paragraph 160 states that:

'Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.'

Paragraph 161 states that:

All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

- b) safeguarding land from development that is required, or likely to be required, for current or future flood management;*

c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management);

Paragraph 169 goes on to state:

Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.

c) Where possible, provide multifunctional benefits.

Natural Environment

Chapter 15 ‘Conserving and enhancing the natural environment’ paragraph 174 requires decisions to ‘*contribute to and enhance the natural and local environment by:*

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

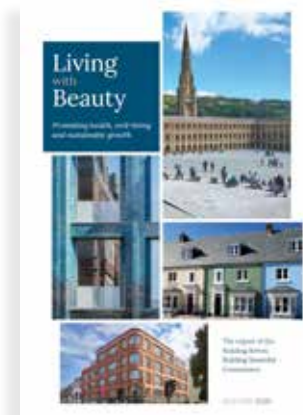
e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Other relevant National Policy has been outlined in the supporting Planning Statement.

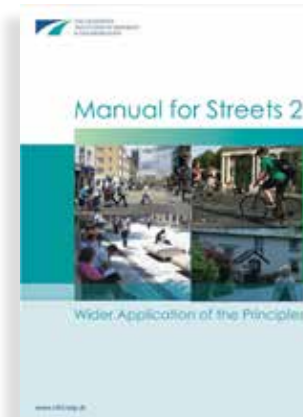
3.2 NATIONAL PLANNING GUIDANCE

At a national level the National Design Guide (NDG) Planning practice guidance for beautiful, enduring and successful places – January 2021, published by the Ministry of Housing, Communities & Local Government (MHCLG) and the following related design guidance documents have informed the development of the Site and have had a direct influence on the layout design principles:



- 'Living with Beauty' – Report by The Building Better, Building Beautiful Commission – January 2020
- 'Creating Space for Beauty' – Interim Report by The Building Better, Building Beautiful Commission
- 'Manual for Streets' – DfT Second Volume September 2010

The aim of the guidance is to promote higher standards in urban design.



'The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning guidance and should be read alongside the separate planning practice guidance on design process and tools.'



Ten Characteristics of well-designed places from the National Design Guide

The NDG sets out ten characteristics that help to nurture and sustain a sense of 'Community' and work positively to address environmental issues affecting 'Climate'.

The 10 Characteristics of well-designed places set out in Part 2 are:

Context – Enhances the Surroundings

Well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- integrated into their surroundings so they relate well to them;
- influenced by and influence their context positively; and
- responsive to local history, culture and heritage.

Identity – Attractive and Distinctive

Well-designed places, buildings and spaces:

- have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;
- have a character that suits the context, its history, how we live today and how we are likely in the future; and
- are visually attractive, to delight their occupants and other users.

Built Form – A Coherent Pattern of Development

Well-designed places have:

- compact forms of development that are walkable, contributing positively to well-being and placemaking;
- accessible local public transport, services and facilities, to ensure sustainable development;
- recognisable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around and promoting safety and accessibility; and
- memorable features or groupings of buildings, spaces, uses or activities that create a sense of place, promoting inclusion and cohesion.

Movement – Accessible and Easy to Move Around

A well-designed movement network define a clear pattern of street that:

- is safe and accessible to all;
- functions efficiently to get everyone around, takes account of the diverse needs of all potential users and provides a genuine choice of sustainable transport modes;
- limits the impacts of car use by prioritising and encouraging walking and cycling and public transport, mitigating impacts and identifying opportunities to improve air quality;

- promote activity and social interaction, contributing to health, well-being, accessibility an inclusion; and
- incorporating green infrastructure, including streets trees to soften the impacts of car parking, help improve air quality and contribute to biodiversity.

Nature – Enhanced and Optimised

Well-designed places:

- integrate existing, and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity and water management, and addresses climate changes mitigation and resilience;
- prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports an enhances biodiversity; and
- provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.

Public Spaces – Safe, Social and Inclusive

Well-designed places:

- include well-located public spaces that support a wide variety of activities and encourage social interaction, to promote health, well-being, social and civic inclusion;
- have a hierarchy of spaces that range from large and strategic to small and local spaces, including parks, squares, greens and pocket parks;
- have public spaces that feel safe, secure and attractive for all to use; and
- have trees and other planting within public spaces for people to enjoy, whilst also providing shading, and air quality and climate change mitigation.

Uses – Mixed and Integrated

Well-designed places have:

- a mix of uses including local services and facilities to support daily life;
- an integrated mix of housing tenures and types to suit people at all stages of life; and
- well-integrated housing and other facilities that are designed to be tenure neutral and socially inclusive.

Homes and Buildings – Functional, Healthy and Sustainable

Well-designed homes and buildings:

- provide good quality internal and external environments for their users, promoting health and well-being;
- relate positively to the private, shared and public spaces around them, contributing to social interaction and inclusion; and
- resolve the details of operation and serving so that they are unobtrusive and well-integrated into their neighbourhoods.

Resources – Efficient and Resilient

Well-designed places:

- have a layout, form and mix of uses that reduces their resource requirement, including for land, energy and water;
- are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste; and
- use materials and adopt technologies to minimise their environmental impact.

Lifespan – Made to Last

Well-designed places, buildings and spaces are:

- designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages;
- robust, easy to use and look after, and enable their users to establish a sense of ownership and belonging, ensuring places and buildings age gracefully;

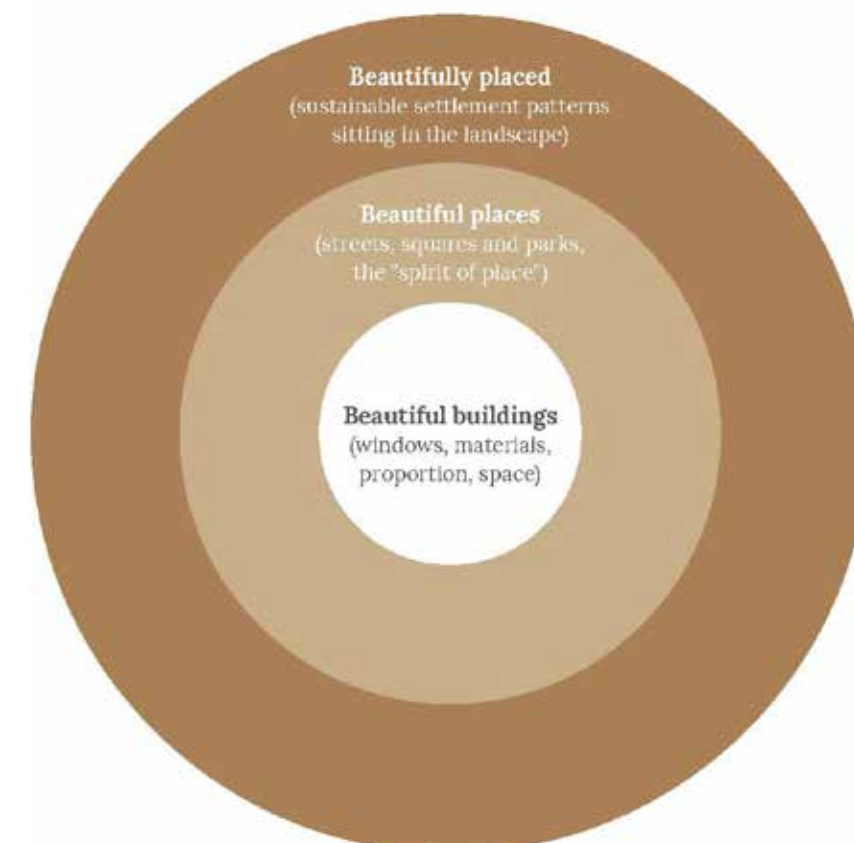
- adaptable to their users' changing needs and evolving technologies; and
- well-managed and maintained by their users, owners, landlords and public agencies.

Living with Beauty – The Building Better, Building Beautiful Commission

The purpose of the BBBBC is to tackle the challenges of poor quality design and build of houses and places across the country and help ensure as we build for the future, we do so with popular consent.

The BBBBC acts as the champion for the Government's commitment to beauty in the built environment with a focus on the opportunity to improve the quality of homes and places. It supports the principles of the NDG.

The BBBBC advocates that the aim of future planning and development should be place making, remodelling existing settlements and delivering enough good, beautiful, sustainable, settlements in the right places in which people can live and work in ways that support choice, economic growth and progress, sustainability and healthy lifestyles. They propose the need for three scales of building, place and settlement pattern.



Beauty at three scales, from Creating Space for Beauty

Creating Space for Beauty - Interim Report by The Building Better, Building Beautiful Commission

Part III – Creating space for beauty

Chapter 11 Beauty first and places not just houses. Para 3 states:

To ‘grow beautifully’ and meet our housing needs sustainably and with popular consent we will need to focus more on making places and less on just building houses. We need to create a virtuous circle of:

- Beauty first and Places not just homes;
- Regenerative development and Growing beautifully;
- Early collaboration not confrontation and A level playing field; and
- Learning together and Making beauty count.

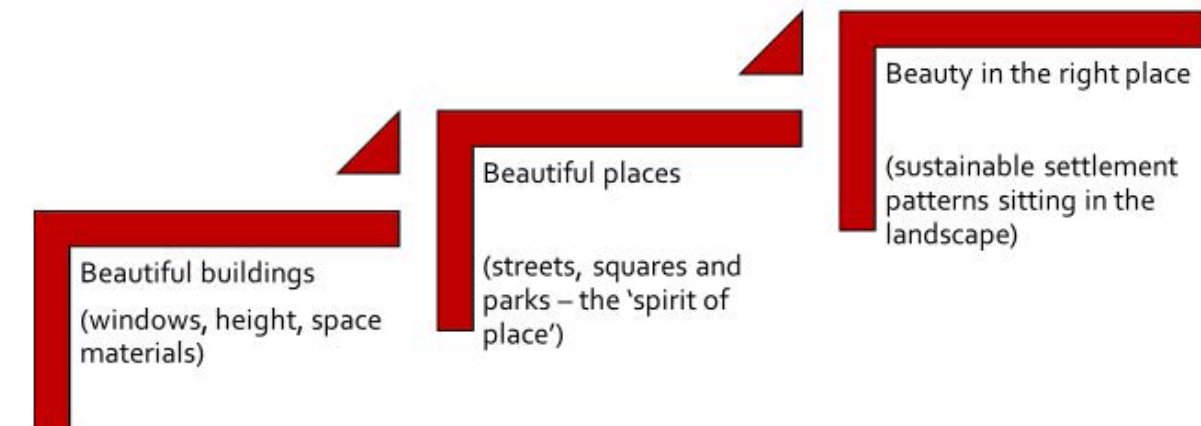
Manual for Streets - DfT Second Volume September 2010

Manual for Streets was published in 2007 to provide a link between planning policy and residential street design. The Second Volume was published in September 2010 to provide additional detail with respect to the application principles.

Section 1.1.5 of Manual for Streets states their aim is to create streets that:

- Help to build and strengthen the communities they serve;
- Meet the needs of all users, by embodying the principles of inclusive design;
- Form part of a well-connected network;
- Are attractive and have their own distinctive identity;
- Are cost-effective to construct; and maintain; and
- Are safe.”

NPDL and the consultant team are committed to the delivery of exemplary development and endorse the themes set out in the above best practice guidance. These principles have shaped and informed the key design concepts for the development of the Illustrative Masterplan.



Beauty at Three Scale – from Creating Space for Beauty



Create Space for Beauty - from Creating Space for Beauty