**Garden Village Challenge Meeting:**

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<th>Site Location: Redhill Aerodrome</th>
<th>Date/time: 27 June 2017: 4pm (JFR)</th>
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**Attendees:**
- Cllr Martin Fisher
- Rob Boughton, Thakeham Homes
- Cllr Peter Bond
- Sophia Thorpe, Thakeham Homes
- Cllr Keith Jecks
- Mike Murray, Causeway Land
- Cllr Chris Botten
- Charlie Collins, Savills
- Cllr Gillian Black
- Martin Paddle, Mouchel
- Louise Round
- Simon Pugh, David Lock Associates
- Piers Mason
- Nick Kilby, Cratus Communications
- Sarah Thompson
- Osman Dervish, Cratus Communications
- Marie Killip

**Notes:**
- Introductions made.
- Cllr Fisher set out the Council’s position in terms of what the GV must deliver and the community benefits that must be delivered.
- Promoters presented the location as one which was infrastructure focussed.
- Member raised concerns over the transport implications of the location, not just in terms of the need for a new junction from the M23, but also the impact on local roads and for the residents of South Nutfield and Nutfield. Promoters accepted these concerns and confirmed that without a new junction the location would not be deliverable and that work was ongoing with Highways England to get a commitment.
- Members asked how the junction would be funded. Promoter confirmed they would fund the development of the new junction and link road which would connect the M23 to the East Surrey Hospital.
- Promoters said they would work with the Council and the local community to mitigate against rat running and that it was the vision for the location to have a strong reliance on bus services which would operate into Gatwick and Redhill stations providing direct access to London with a lesser reliance on station parking. Work has been ongoing with Metrobus.
- Members asked about the benefits and dis-benefits for Nutfield station and emphasised that stations of all types need to be utilised, not just out of district ones.
- Officers raised questions and concerns about the deliverability of the location within the plan period given the absence of a commitment from Highways England for a new junction and the current commitment for the new Smart Motorway works. Officers were also concerned that if that commitment were to be given, the length of time that would be taken to build the junction would result in a non-delivery within the plan period to 2033. Officers asked for assurance on this matter by 18 July to inform the emerging document for consultation as the document would only be able to reflect what was known/evidenced. Promoters agreed to do this.
- Members raised questions about how the open space and flood mitigation would be maintained for the long-term. Promoters stated that this would be secured with S106 initially and there could be opportunity for community stewardship in the longer-term.
- Flooding was raised by Members as a significant concern in this location. Promoters explained that flooding technical studies had been carried out and could be remediated by opening up the culvert which had been constrained for the benefit of the aerodrome.
- Members asked about the relationship between the land and the East Surrey Hospital. Promoters stated they were having ongoing engagement with the hospital and NHS England in terms of the opportunities to become a ‘Healthy Town’, which would promote adaptable...
and lifetime homes, be design of healthy principles, as well as a new access to the hospital.

- Members asked how the promoters would overcome the challenges of the site being across two districts at different stages of their plan making. Promoters felt that dialogue between themselves and both authorities (Tandridge and Reigate and Banstead) were a challenge, but not an obstacle.

- Members asked how the site would be delivered. Promoters stated that Thakehams would build some of the development and main infrastructure but would seek other development partners to ensure delivery of the wider location.

- Members asked questions about the loss of employment and any new employment. Promoters said the scheme would support a net increase in the employment in that location. Officers asked if they’d factored in the forthcoming employment sites at Horley and any other employment impacts which might undermine the ability to deliver a net increase. Promoters said this was being looked into and that opportunities still existed.

- Member asked about the opportunity to deliver affordable units. Promoters said they would accord with Council policy. Members reinforced their commitment to market affordability and stated that they would not support houses that were made overly small to cut costs. Promoters said there would be a mix and balance. Officers emphasised the opportunity of the land capture in this location to secure affordability and good design.

- Members ended by emphasising concerns about this location in the absence of confirmation that the M23 junction.

- Members thanked promoters for attendance. Meeting ended.