

hgh

**Former Laporte Works Site, Nutfield Road,  
Nutfield, RH1 4HG**

**An Appeal Under Section 78 of the Town and  
Country Planning Act 1990**

**Appeal Reference:  
APP/M3645/W/25/3374913**

**Proof of Evidence of  
Richard Henley BA (Hons) TP B.PL MRTPI**

**APPENDICES**

**On Behalf of  
Nutfield Park Developments Ltd**

February 2026

**CD 11.4**

## Contents

Appendix 1: Historic Photos of the Appeal Site	2
Appendix 2: Housing Land Supply Statement by Ben Pycroft, Director of Emery Planning	7
Appendix 3: Support Letter from Prof. Stephen Langley	45
Appendix 4: Support letter from Mr John Rockwell	48
Appendix 5: Support letter of support from Raven Housing Trust	50
Appendix 6: letter of support from The Clavadel Group, part of The Geoghegan Group	53
Appendix 7: Appellant Response to Rule 6 Objection	56
Appendix 8: Benefits Graphic for Appeal Scheme	67

## Appendix 1: Historic Photos of the Appeal Site



*Figure 1: Aerial Impact of the Site in 1971*



*Figure 2: View of the primary entrance to the Parks Work industrial site.*



*Figure 3: Industrial building cluster at Park Works.*



Figure 4: Internal view of the Parks Work site.



Figure 5: Abandoned car chassis located in woodland adjacent to Park Works Road.



Figure 6: Remains of rusted industrial machinery located in the woodland adjacent to Park Works Road.



*Figure 7: Abandoned industrial equipment located in the woodland adjacent to Park Works Road.*



*Figure 8: Section of abandoned industrial piping located in the woodland area adjacent to Park Works Road.*



*Figure 9: view of a rusted pipe junction found within the overgrown site perimeter.*



*Figure 10: View of historical industrial pipework within the overgrown site perimeter.*



*Figure 11: Rusted metal barrels and debris located in the wooded areas adjacent to the former Park Works.*



*Figure 12: Large, rusted excavator bucket abandoned in the woodland growth.*



*Figure 13: View of discarded piping and metalwork within the perimeter of the former industrial area.*



*Figure 14: Former industrial pipeline in the wooded areas adjacent to the former Park Works.*

## Appendix 2: Housing Land Supply Statement by Ben Pycroft, Director of Emery Planning

## Statement re: 5YHLS

For Nutfield Park Developments Ltd | 22-177

Nutfield Green Park, Former Laporte Works

LPA ref: 2023/1281; PINS ref: APP/M3645/W/25/3374913



Project: 22-177  
Site Address: Tandridge Five Year Housing Land Supply  
Client: Nutfield Park Developments Ltd  
Date: Tuesday, February 10, 2026  
Author: Ben Pycroft

# Contents

1.	Introduction	1
2.	Planning policy context	3
3.	What constitutes a deliverable site?	7
4.	Housing Delivery	16
5.	Previous 5YHLS positions	19
6.	Components of the Council's supply	22
7.	Matters agreed re: 5YHLS	24
8.	Matters not agreed re: 5YHLS – the deliverable supply	27
9.	Matters not agreed re: 5YHLS – the windfall allowance	30
10.	Conclusions	33



# 1. Introduction

- 1.1 This statement is submitted in support of an appeal made by Nutfield Park Developments Ltd (the Appellant) against the decision of Tandridge District Council to refuse to grant:

*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)*

at Nutfield Green Park, Former Laporte Works, Nutfield Road, Surrey.

- 1.2 This statement addresses the Council's Five Year Housing Land Supply (5YHLS). It should be read alongside the proofs of evidence of James Stacey, which addresses affordable housing and Richard Henley which addresses all other planning matters in relation to the appeal. It addresses the Council's 5YHLS at 1<sup>st</sup> October 2025 as set out in the Tandridge District Council Interim Five Year Housing Land Supply (5YHLS) Statement<sup>1</sup>.
- 1.3 The author of this statement is Ben Pycroft who has a B.A. (Hons) and a postgraduate diploma in Town Planning from the University of Newcastle-upon-Tyne and is a member of the Royal Town Planning Institute. I am a Senior Director of Emery Planning, based in Macclesfield, Cheshire. I have extensive experience in dealing with housing supply matters and have prepared and presented evidence relating to five year housing land supply calculations at several Local Plan examinations and 90 public inquiries across the country.

## Summary

- 1.4 The Council's latest 5YHLS position is set out in the Tandridge Interim Five-Year Housing Land Supply (5YHLS) Statement. The following matters in relation to 5YHLS are agreed:
- The base date is 1<sup>st</sup> October 2025 and the 5YHLS period is to 30<sup>th</sup> September 2030;
  - The 5YHLS should be measured against a figure of 4,962 dwellings. This is the local housing need of 827 dwellings per annum and a 20% buffer; and
  - 200 dwellings at land south of Crawley Down Road (LPA ref: 2023/482) should not be included in the 5YHLS because it is located in Mid Sussex.

---

<sup>1</sup> Core document 6.6



1.5 The deliverable supply is not agreed. The Council claims to have a deliverable supply of 1,958 dwellings. I conclude that the deliverable supply at 1<sup>st</sup> October 2025 is 868 dwellings. The reason for the difference of 1,090 dwellings is because I dispute the inclusion of:

- 630 dwellings on 7 sites which fall within category b) definition of “deliverable”; and
- The windfall allowance of 460 dwellings.

1.6 I therefore conclude that the deliverable supply at 1<sup>st</sup> October 2025 equates to **0.87 years** as shown in the following table.

**Table 1.1 – Tandridge Council’s 5YHLS at 1<sup>st</sup> October 2025**

		Council	Appellant
A	Annual local housing need	827	
B	Five year housing requirement (A X 5 years)	4,135	
C	Five year requirement including 20% buffer	4,962	
D	Total annual requirement including buffer	993	
	<b>Supply</b>		
E	Deliverable supply at 1 <sup>st</sup> October 2025	1,958	868
F	Supply in years (E / D)	<b>1.97</b>	<b>0.87</b>
G	Surplus / shortfall against the 5YHLS requirement plus buffer	<b>-3,004</b>	<b>-4,094</b>

1.7 This is a very serious and significant shortfall and the policy implications of which are addressed by Richard Henley.



## 2. Planning policy context

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (the Framework) is a material consideration as set out below.

### Development plan context

#### Existing development plan

- 2.2 The existing development plan comprises the Tandridge Core Strategy 2008 (adopted October 2008) and the Tandridge Local Plan Part 2: Detailed Policies 2014 – 2029 (adopted July 2014).

#### Emerging development plan

- 2.3 The Council submitted its new Local Plan 2033 for examination in 2019; however, this was subsequently withdrawn due to lack of soundness in March 2024. The Council's Local Development Scheme (February 2025) sets out that a new local plan will be prepared according to the following timescales:

- Scoping and early participation: September 2025 – March 2026 – an early engagement consultation (regulation 18) is currently taking place between January and March 2026;
- Plan vision and strategy development: April 2026 – October 2026;
- Evidence gathering and plan drafting: October 2026 – April 2027;
- Engagement, proposing changes and submission of plan: April 2027 – December 2027;
- Examination: January 2028 – July 2028; and
- Adoption: July 2028.

- 2.4 Therefore, the new local plan is at a very early stage of preparation.

### Other material considerations

#### Tandridge District Council Interim Five Year Housing Land Supply (5YHLS) Statement

- 2.5 The Council's 5YHLS report states that at 1<sup>st</sup> October 2025, the Council had a deliverable supply of 2,158 dwellings, which against the local housing need and a 20% buffer equates to **2.17 years**.



2.6 Since it has published the document, the Council accepts that the site at land south of Crawley Down Road should not be included. The Council now considers the supply to be 1,958 dwellings, which equates to 1.97 years.

### National Planning Policy Framework

2.7 The Framework was published in March 2012. It was revised in July 2018, February 2019, July 2021, September 2023, December 2023, and most recently on 12<sup>th</sup> December 2024 (with a minor update on 7<sup>th</sup> February 2025).

2.8 The following sections of the revised Framework are relevant to this statement:

- Footnote 8 which explains that the tilted balance to the presumption in favour of sustainable development applies where a) a local planning authority cannot demonstrate a 5YHLS or b) where the Housing Delivery Test result is less than 75%;
- Section 5: Delivering a sufficient supply of homes, including:
  - Paragraph 61, which refers to the Government’s objective of significantly boosting the supply of homes;
  - Paragraph 62, which explains that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment calculated using the standard method set out in the PPG. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for;
  - Paragraph 75, in relation to an allowance for windfall sites;
  - Paragraph 78, which states:

“Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies<sup>38</sup> or against their local housing need where the strategic policies are more than five years old<sup>39</sup>. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

    - a) 5% to ensure choice and competition in the market for land; or
    - b) 20% where there has been significant under delivery<sup>40</sup> of housing over the previous three years, to improve the prospect of achieving the planned supply; or



c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework<sup>41</sup>, and whose annual average housing requirement<sup>42</sup> is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

- Footnote 39 states: “Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance”

Footnote 40 states: “This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement”

- Paragraph 79, in relation to Housing Delivery Test Action Plans and the policy consequences for failing the HDT.
- Annex 1: Implementation, including:
  - Paragraph 232, which explains that where a local planning authority can demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78) and where the Housing Delivery Test indicates that the delivery of housing is more than 75% of the housing requirement over the previous three years, policies should not be regarded as out-of-date on the basis that the most up to date local housing need figure (calculated using the standard method set out in planning practice guidance) is greater than the housing requirement set out in adopted strategic policies, for a period of five years from the date of the plan’s adoption.
- Annex 2: Glossary, including:
  - The definition of “deliverable” on page 72; and
  - The definition of “windfall sites” on page 80.

2.9 On 16<sup>th</sup> December 2025, the Government published a consultation on proposed reforms to the Framework. The consultation is open until 10<sup>th</sup> March 2026. Annex D of the draft Framework: “Housing calculations and supply” explains that:

- the Council will need to demonstrate a 5YHLS against the adopted housing requirement in the development plan, or against the local housing need where the development plan requirement is more than five years old; and
- a 5% buffer should apply unless there has been significant under delivery of housing over the previous three years determined by the Housing Delivery Test, when a 20% buffer will apply.

2.10 Apart from the proposed inclusion of “other pitches and plots”, the definition of “deliverable” in the draft Framework remains unchanged from that in the current Framework.



## Planning Practice Guidance (PPG)

2.11 The relevant chapters of the PPG in relation to this statement are:

- Chapter 2a - Housing and economic needs assessment;
- Chapter 3 – Housing and economic land availability assessments; and
- Chapter 68 – Housing supply and delivery.



### 3. What constitutes a deliverable site?

#### Previous National Planning Policy (2012) and Guidance (2014)

3.1 Footnote 11 of the 2012 Framework stated:

“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”

3.2 Paragraph 3-031 of the previous PPG (dated 6<sup>th</sup> March 2014): “What constitutes a ‘deliverable site’ in the context of housing policy?” stated:

“Deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within 5 years.

However, planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the 5-year supply. Local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out. If there are no significant constraints (eg infrastructure) to overcome such as infrastructure sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a 5-year timeframe.

The size of sites will also be an important factor in identifying whether a housing site is deliverable within the first 5 years. Plan makers will need to consider the time it will take to commence development on site and build out rates to ensure a robust 5-year housing supply.”

3.3 Therefore, under the 2012 Framework, all sites with planning permission, regardless of their size or whether the planning permission was in outline or in full were to be considered deliverable until permission expired unless there was clear evidence that schemes would not be “implemented” within five years. The PPG went further by stating that allocated sites “could” be deliverable and even non-allocated sites without planning permission “can” be considered capable of being delivered.

3.4 The Government consulted on the draft revised Framework between March and May 2018. The draft revised Framework provided the following definition of “deliverable” in the glossary:



“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Small sites, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

3.5 Question 43 of the Government’s consultation on the draft revised Framework asked: “do you have any comments on the glossary?”

3.6 There were 750 responses to question 43 of the consultation. Some of the points raised included:

**“Local authorities called for the proposed definition of ‘deliverable’ to be reconsidered, as it may result in them being unable to prove a five year land supply and place additional burdens on local authorities to produce evidence.** Private sector organisations were supportive of the proposed definition.” (emphasis added)

3.7 The government’s response was as follows:

“The Government has considered whether the definition of ‘deliverable’ should be amended further, but having assessed the responses it has not made additional changes. This is because **the wording proposed in the consultation is considered to set appropriate and realistic expectations for when sites of different types are likely to come forward.**” (emphasis added)

### Current National Planning Policy and Guidance

3.8 The definition of “deliverable” is set out on page 72 of the Framework (December 2024) and states:

“Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified



on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

3.9 The definition of deliverable was not amended in the revised Framework published in December 2024.

3.10 Paragraph 68-007 of the PPG<sup>2</sup> provides some examples of the types of evidence, which could be provided to support the inclusion of sites with outline planning permission for major development and allocated sites without planning permission. It states:

“In order to demonstrate 5 years’ worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions. Annex 2 of the National Planning Policy Framework defines a deliverable site. As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:

- have outline planning permission for major development;
- are allocated in a development plan;
- have a grant of permission in principle; or
- are identified on a brownfield register.

Such evidence, to demonstrate deliverability, may include:

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

Plan-makers can use the Housing and Economic Land Availability Assessment in demonstrating the deliverability of sites.”

---

<sup>2</sup> Paragraph 007 Reference ID: 68-007-20190722: “What constitutes a ‘deliverable’ housing site in the context of plan-making and decision-taking?”



## Assessment

- 3.11 Whilst the previous definition in the 2012 Framework considered that all sites with planning permission should be considered deliverable, the revised definition in the current Framework is clear that only sites with detailed consent for major development should be considered deliverable and those with outline planning permission should only be considered deliverable where there is clear evidence that housing completions will begin in five years.
- 3.12 As above, the PPG has been updated to provide some examples of the type of evidence which may be provided to be able to consider that sites with outline planning permission for major development, allocated sites and sites identified on a brownfield register are deliverable.

## Relevant appeal decisions

- 3.13 There have been several appeal decisions which have considered the definition of “deliverable” as set out in the Framework and whether “clear evidence” has been provided for the inclusion of sites which only have outline planning permission for major development or are allocated without planning permission. Whilst each appeal has been determined on a case by case basis on the evidence before the decision-maker, several themes have arisen in appeal decisions, which are discussed below.

### The absence of any written evidence

- 3.14 Where no evidence has been provided for the inclusion of category b) sites, the Secretary of State and Inspectors have concluded that these sites should be removed. For example:
- In an appeal decision regarding land off Audlem Road, Stapeley, Nantwich and land off Peter De Stapeleigh Way, Nantwich<sup>3</sup>, the Secretary of State removed 301 dwellings from Cheshire East Council’s supply from sites including: *“sites with outline planning permission which had no reserved matters applications and no evidence of a written agreement”* (paragraph 21 of the decision letter dated 15<sup>th</sup> July 2020);
  - In an appeal decision regarding land to the south of Cox Green Road, Surrey<sup>4</sup> an Inspector removed 563 dwellings on 24 sites from Waverley Council’s supply because the Council had not provided any evidence for their inclusion (paragraphs 22 to 24 of the appeal decision dated 16<sup>th</sup> September 2019);
  - In an appeal decision regarding land at Station Road, Stalbridge, North Dorset<sup>5</sup> an Inspector removed 2 large sites from North Dorset’s supply (references A02 and A04) because the Council

---

<sup>3</sup> PINS refs: 2197532 and 2197529 – CD10.49

<sup>4</sup> PINS ref: 3227970 – CD10.51

<sup>5</sup> PINS ref: 3284485 – CD10.52



had not provided any up to date information from the developers for these sites and applications for reserved matters had not been made (paragraphs 53 and 57); and

- In an appeal decision regarding land within the Westhampnett / North East Strategic Development Location, North of Madgwick Lane, Chichester<sup>6</sup>, an Inspector removed the second phase of a wider site that is under construction on the basis that an application for reserved matters had not been made for phase 2 and the fact that a major housebuilder was progressing phase 1 was not in itself clear evidence (paragraph 82).

### The most up to date evidence

3.15 Paragraph 68-004 of the PPG<sup>7</sup> explains that for decision-taking purposes, an authority will need to be able to demonstrate a five year housing land supply when dealing with applications and appeals. They can do this in one of two ways:

- *“using the latest available evidence such as a Strategic Housing Land Availability Assessment (SHLAA), Housing and Economic Land Availability Assessment (HELAA), or an Authority Monitoring Report (AMR);*
- *‘confirming’ the 5 year land supply using a recently adopted plan or through a subsequent annual position statement (as set out in paragraph 74 of the National Planning Policy Framework).”*

3.16 In this case, the Council’s five year housing land supply has not been confirmed through a recently adopted plan or an annual position statement and therefore the latest available evidence should be used. As above, paragraph 68-007 of the PPG also states that *“robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions”*. It also states that the “current” planning status of a site is one example of the type of evidence that could be used to support the inclusion of category b) sites. Therefore, the latest available evidence should be used but this is only in relation to sites already in the supply.

3.17 In an appeal regarding land on the east side of Green Road, Woolpit<sup>8</sup>, the Inspector found Mid Suffolk Council’s approach in publishing its AMR and then retrospectively seeking evidence to justify its position “wholly inadequate”. Paragraph 70 of the appeal decision states:

*“the Council has had to provide additional information to demonstrate that sites are deliverable as and when it has surfaced throughout the weeks and months following the publication of the AMR in an attempt at retrospective justification. It is wholly*

---

<sup>6</sup> PINS ref: 3270721 – CD10.53

<sup>7</sup> Paragraph: 004 Reference ID: 68-004-20190722: *“How can an authority demonstrate a 5 year supply of deliverable housing sites?”*

<sup>8</sup> PINS ref: 3194926 – CD10.54



inadequate to have a land supply based upon assertion and then seek to justify the guesswork after the AMR has been published.”

3.18 However, evidence can post date the base date to support the sites in the deliverable supply and not seek to introduce new sites. In an appeal regarding land to the east of Newport Road and to the east and west of Cranfield Road, Woburn Sands (Milton Keynes)<sup>9</sup>, the Secretary of State agreed with Inspector Gilbert-Woolridge that the latest available evidence should be used when considering deliverability. Paragraph 12 of the Secretary of State’s decision letter dated 25<sup>th</sup> June 2020 states:

“For the reasons given at IR12.8-12.12 the Secretary of State agrees with the Inspector that it is acceptable that the evidence can post-date the base date provided that it is used to support sites identified as deliverable as of 1 April 2019 (IR12.11)”.

3.19 Similarly, in a decision regarding land off Darnhall School Lane, Winsford<sup>10</sup>, the Secretary of State agreed with Inspector Middleton that it is appropriate to take into account information received after the base date if it affects sites included in the deliverable supply<sup>11</sup>.

3.20 This means that where sites have not progressed as the Council’s trajectory claimed at the time the position statement was published, the supply should be reduced. In the Audlem Road appeal<sup>12</sup>, the Secretary of State removed from Cheshire East Council’s supply;

“a site where there is no application and the written agreement indicates an application submission date of August 2019 which has not been forthcoming, with no other evidence of progress”. (paragraph 21 of the Decision Letter dated 15<sup>th</sup> July 2020)

3.21 Cheshire East Council’s Housing Monitoring Update (HMU) had a base date of 31<sup>st</sup> March 2019 and was published in November 2019. Representations by both parties on the HMU were received with the final comments received on 12<sup>th</sup> February 2020 (DL paragraph 7). Therefore, whilst the written evidence for this site explained a planning application would be made on this site in August 2019 because the application was not forthcoming by the time the decision was made and no other evidence of progress had been provided, the Secretary of State removed the site from the supply.

### The form and value of the evidence

3.22 In the Woburn Sands appeal decision referred to above, the Secretary of State agreed with the Inspector that a proforma can, in principle, provide clear evidence of a site’s deliverability (please see paragraph 12 of the decision letter and paragraphs 12.13 to 12.15 of the Inspector’s Report). However, the evidential

---

<sup>9</sup> PINS ref: 3169314 – CD10.55

<sup>10</sup> PINS ref: 2212671 – CD10.56

<sup>11</sup> Paragraph 344 of the Inspector’s Report and paragraph 15 of the Decision Letter.

<sup>12</sup> PINS refs: 2197532 and 2197529 – CD10.49



value of the written information is dependent on its content. The Secretary of State and Inspectors have concluded that it is simply not sufficient for Councils to provide agreement from landowners and promoters that their intention is to bring sites forward. The evidence needs to provide a realistic prospect that housing will be delivered on the site within five years.

3.23 For example, in allowing an appeal for 120 dwellings at land east of Gleneagles Way, Hatfield Peverel<sup>13</sup>, the Secretary of State found Braintree Council could not demonstrate a five year housing land supply.

3.24 Braintree Council claimed that it could demonstrate a 5.29 year supply. In determining the appeal, the Secretary of State concluded that the Council could only demonstrate a 4.15 year supply. The reason for this is set out in paragraph 41 of the decision letter (page 7), which states:

“Having reviewed the housing trajectory published on 11 April, the Secretary of State considers that the evidence provided to support some of the claimed supply in respect of sites with outline planning permission of 10 dwellings or more, and sites without planning permission do not meet the requirement in the Framework Glossary definition of “deliverable” that there be clear evidence that housing completions will begin on site within five years. He has therefore removed ten sites from the housing trajectory”

3.25 The ten removed sites are listed in a table provided at Annex D on page 24 of the Secretary of State’s decision letter. Of the ten sites removed from Braintree’s supply, 9 had outline planning permission and the remaining site was an allocated site with a hybrid planning application pending determination. For these sites, Braintree Council had submitted completed forms and emails from landowners, developers and their agents providing the timescales for the submission of reserved matters applications and anticipated build rates. However, the Secretary of State removed these sites because he did not consider they met the definition of “deliverable” as set out in the Framework.

3.26 As part of its case in seeking to defend an appeal against its decision to refuse to grant outline planning permission for up to 140 no. dwellings at land off Popes Lane, Sturry<sup>14</sup>, Canterbury City Council claimed that it could demonstrate a 6.72 year supply. For there to be a shortfall in the supply, Canterbury Council claimed that some 1,654 dwellings (out of 6,455 dwellings) would have to be removed from the “deliverable” supply.

3.27 The Inspector, however, found that the Council could not demonstrate a five year housing land supply. The Inspector concluded that the deliverable supply was 4,644 dwellings, which equates to 4.8 years. The

---

<sup>13</sup> PINS ref: 3180729 - CD10.57

<sup>14</sup> PINS ref: 3216104 – CD10.58



reason why the Inspector concluded that the deliverable supply was 1,811 dwellings (28%) less than the Council claimed was because he found that 10 sites should be removed from the supply because:

*“there is insufficient clear evidence to show that they meet the NPPF’s definition of deliverable. Sites which are not deliverable cannot be counted as part of the supply for the purposes of meeting the 5-year requirement.”* (paragraph 23)

3.28 In this case, Canterbury Council had provided statements of common ground between the Council and the developer or landowner to support the inclusion of several of the disputed sites. However, the Inspector found that the statements of common ground did not demonstrate that the development prospect was realistic. Paragraph 23 of the appeal decision states:

*“For a number of the disputed sites, the Council’s evidence is founded on site-specific SCGs which have been agreed with the developer or landowner of the site in question. I appreciate that the PPG refers to SCGs as an admissible type of evidence, and I have had full regard to that advice. But nevertheless, the evidential value of any particular SCG in this context is dependent on its content. In a number of cases, the SCGs produced by the Council primarily record the developer’s or landowner’s stated intentions. Without any further detail, as to the means by which infrastructure requirements or other likely obstacles are to be overcome, and the timescales involved, this type of SCG does not seem to me to demonstrate that the development prospect is realistic. In addition, most of the site-specific SCGs are undated, thus leaving some uncertainty as to whether they represent the most up-to-date position.”*

3.29 Similarly, as part of its case in seeking to defend an appeal made by Parkes Ltd against its decision to refuse to grant outline planning permission for up to 53 dwellings at land to the south of Cox Green Road, Rudgwick<sup>15</sup>, Waverley Council claimed it could demonstrate a supply of 5,708 dwellings, which equated to just under 5.2 years against its housing requirement and buffer.

3.30 The Inspector concluded that the supply should be reduced by 928 dwellings and therefore that Waverley Council could only demonstrate a “deliverable” supply of 4.3 years. The reasons why the Inspector considered the supply should be reduced are set out in paragraphs 10 to 27 of the appeal decision. We note that whilst Waverley Council’s assumptions of delivery on a site at Dunsfold Park relied on estimated numbers of delivery from a pro-forma returned by the site’s lead developer, the Inspector however considered that the details contained within it were “scant”. There was no explanation as to how the timings of delivery could be achieved including the intended timescales for submitting and approving reserved matters, applications of discharge of conditions, site preparation and installing infrastructure. The Inspector therefore did not include the site.

---

<sup>15</sup> PINS ref: 3227970 – CD10.51



3.31 In an appeal decision dated 25<sup>th</sup> August 2022 regarding an appeal made by Salter Property Investments Ltd against the decision of Exeter City Council to refuse to grant outline planning permission for up to 93 dwellings at land off Spruce Close, Exeter<sup>16</sup>, the Inspector found:

- The pro-formas used by Exeter were undated, unsigned and deficient (paragraph 39);
- That 2 sites with outline planning permission and no reserved matters applications pending, and no clear evidence for their inclusion should be removed (paragraphs 40 and 41); and
- That even where reserved matters application had been made, where those applications are subject to outstanding objections and there is no written agreement with the developer, the sites should not be included because no clear evidence had been provided (paragraphs 42 and 43).

3.32 In summary, the above appeal decisions found that sites with outline planning permission for major development and allocated sites without planning permission should not be included in the deliverable supply where the respective Councils had failed to provide the clear evidence required. In some cases those Councils had provided proformas and other evidence from those promoting sites, and Inspectors and the Secretary of State found this not to be clear evidence.

---

<sup>16</sup> PINS ref: 3292721 – CD10.50



## 4. Housing Delivery

4.1 The 2023 HDT results were published on 12<sup>th</sup> December 2024. The result for Tandridge is summarised in the table below:

**Table 4.1 – Published 2023 Housing Delivery Test Result**

	Housing requirement				Housing delivery				HDT%
	2020-21	2021-22	2022-23	Total	2020-21	2021-22	2022-23	Total	
Tandridge	430	644	642	1,716	162	246	308	716	42%

4.2 As above, the Council achieved a HDT result of 42% and therefore the presumption in favour of sustainable development and the 20% buffer apply.

4.3 It is noteworthy that the Council has failed the Housing Delivery Test each year since its inception, as follows:

- 2018 HDT result: 65%
- 2019 HDT result: 50%
- 2020 HDT result: 50%
- 2021 HDT result: 38%
- 2022 HDT result: 38%

4.4 In addition, based on the available information, the Council will fail the 2024 HDT as set out in the following table.

**Table 4.2 – Predicted 2024 Housing Delivery Test Result**

	Housing requirement				Housing delivery				HDT%
	2021-22	2022-23	2023-24	Total	2021-22	2022-23	2023-24	Total	
Tandridge	644	642	639	1,925	246	308	238	792	41%



## Delivery against the adopted housing requirement

4.5 The base date of the Tandridge Core Strategy is 1<sup>st</sup> April 2006. Policy CSP 2 of the Plan explains that the housing requirement for Tandridge from 2006 – 2026 is 125 dwellings per annum, as per the now revoked South East Plan.

**Table 4.3 – Completions against the adopted housing requirement**

Year	Annual requirement	Completions	Under / over delivery	Cumulative under / over delivery
2006/07	125	459	334	334
2007/08	125	285	160	494
2008/09	125	297	172	666
2009/10	125	172	47	713
2010/11	125	132	7	720
2011/12	125	261	136	856
2012/13	125	221	96	952
2013/14	125	256	131	1,083
2014/15	125	142	17	1,100
2015/16	125	322	197	1,297
2016/17	125	228	103	1,400
2017/18	125	332	207	1,607
2018/19	125	244	119	1,726
2019/20	125	262	137	1,863
2020/21	125	117	-8	1,855
2021/22	125	238	113	1,968
2022/23	125	303	178	2,146
2023/24	125	238	113	2,259



Year	Annual requirement	Completions	Under / over delivery	Cumulative under / over delivery
2024/25	125	183	58	2,317
<b>Totals</b>	<b>2,375</b>	<b>4,692</b>	<b>2,317</b>	

4.6 As shown in the table above, at 1<sup>st</sup> April 2025, there is a surplus against the adopted housing requirement of 2,317 dwellings. However, this is based on the highly outdated Regional Spatial Strategy housing requirement and does not reflect the actual housing need in Tandridge.



## 5. Previous 5YHLS positions

5.1 The Council has not been able to demonstrate a 5YHLS according to its own figures in each of its published positions, as follows:

- At 1<sup>st</sup> October 2025 (i.e., the current position), Tandridge claims it has a deliverable supply of 2,170 dwellings, which against the local housing need and a 20% buffer equates to **2.19 years**.
- At 1<sup>st</sup> April 2024, Tandridge claimed it had a deliverable supply of 1,464 dwellings, which against the local housing need and a 20% buffer equated to **1.92 years**.
- The Council did not publish a 5YHLS position with a base date of 1<sup>st</sup> April 2023.
- At 1<sup>st</sup> April 2022, Tandridge claimed it had a deliverable supply of 1,212 dwellings, which against the local housing need and a 20% buffer equated to **1.57 years**.

### Appeal decisions in Tandridge

5.2 The extent and significance of the Council's housing supply shortfall has been considered at a number of planning appeals, summarised as follows.

#### Appeal ref: 3352066 – Perrysfield Farm, Oxted – 9<sup>th</sup> May 2025

5.3 This appeal was made against Tandridge Council's refusal of a full planning application for 29 dwellings in the Green Belt. At the appeal hearing, it was agreed that the Council could only demonstrate an approximate supply of 1.45 years. Paragraph 91 of the appeal decision explains that:

**"The provision of 29 dwellings would be a worthwhile addition in a Council area that has a very poor level of housing supply, with little convincing evidence that this will substantially improve in the foreseeable future."** [emphasis added]

#### Appeal ref: 3345915 – Land at Chichele Road, Oxted – 11<sup>th</sup> December 2024

5.4 This appeal was made against Tandridge Council's refusal of a planning application for 116 dwellings in Oxted. The site is within the Green Belt and the Surrey Hills National Landscape AONB. It was agreed at the appeal that the housing supply position in Tandridge was between 1.8 – 1.92 years. Paragraphs 74 – 80 of the decision notice state:

**"...it is common ground between the Council and the appellant that, for the purposes of this appeal, this difference is not material and the supply lies in the range of 1.8-1.92 years. The shortfall is any event very significant."**

The Council has now embarked on the preparation of a new local plan, having adopted a Local Development Scheme in June, and with a view to submit it for examination in



Q3 2026/27. However, it will still be several years until a new Local Plan is adopted and, in the meantime, the problems associated with an under supply of housing (including difficulties with accessing housing, increased house prices, worsening affordability...), as evidenced by the appellant.

The presented evidence also clearly demonstrates that **there is an acute shortage of affordable housing within the District**. Again, I acknowledge the efforts engaged by the Council to provide additional affordable homes but, these are unlikely to suffice on their own to address the scale of the shortfall.

In this context, and having regard to the **critical housing supply and delivery issues faced by the Council, the provision of market and affordable housing should carry very significant weight in favour of the proposal.** [my emphasis]

#### Appeal ref: 3319149 – Land at The Old Cottage, Lingfield – 17<sup>th</sup> October 2023

- 5.5 This appeal concerned the non-determination of an outline application for 99 dwellings in the Green Belt. The decision was issued in October 2023 and concluded that the Council could only demonstrate 1.54 year supply. Paragraph 84 of the decision states:

“The LPAs latest 2022 Annual Monitoring Report says there is 1.57 years supply although there is persuasive evidence before me that it is now likely to be even less at 1.54 years. Against either figure, **the housing land supply situation in Tandridge is highly unsatisfactory. Recent housing delivery in Tandridge has been lamentable** at just 39% of the required target.” [my emphasis]

#### Appeal ref: 3309334 – Land west of Limpsfield Road, Warlingham – 11<sup>th</sup> April 2023

- 5.6 This appeal concerned the non-determination of an application for 100 dwellings in the Green Belt. The decision was issued in April 2023 and concluded that the Council could only demonstrate a supply of between 1.38 and 1.57 years. Paragraphs 63 – 67 of the Inspector’s decision state:

“It is common ground that the Council cannot demonstrate a five year housing land supply. The Council’s latest Annual Monitoring Report (CD8.12) identifies a housing land supply of 1.57 years, based on a standard method local housing needs figure for the district, as compared to the appellant’s assessment at just 1.38 years (CD8.28). The submitted evidence also demonstrates that in terms of overall housing delivery, **the Council have delivered only 38% of its required housing over the past three years** and as a result **the District is the 6th poorest performing out of the 321 local authorities nationally.**

The HDT results demonstrate that such **inadequate housing delivery has been persistent.** Furthermore, **the submitted evidence does not indicate that there are other more suitable alternative sites for housing development either in the Green Belt or elsewhere** which would provide at least some prospect of an improving picture...



In short, the evidence before me conveys at this particular moment in time the continuation of what is already an **acute deficiency and shortfall in the local housing supply and delivery**. The capability of the appeal proposal to contribute significantly to addressing the identified **extremely serious housing land supply and delivery deficits** weighs significantly in favour of this appeal.” [my emphasis]

**Appeal ref: 3265906 – 66 Beechwood Road, Caterham – 16<sup>th</sup> November 2021**

- 5.7 This appeal concerned Tandridge Council’s refusal of a planning application for 12 dwellings in Caterham. The Council’s position at the appeal was that it could only demonstrate a 1.71 year supply. Paragraphs 25-26 of the appeal decision state:

“The Council states that it can only demonstrate a 1.71 year supply. This represents a **very significant shortfall**.

Whilst this provision would only make a small improvement to the overall housing supply, small sites can still make an important contribution to meeting the area’s housing requirement and are often able to be built out relatively quickly. The cumulative effect of the delivery of housing on smaller sites can be important, especially where **the Council appears to be struggling to achieve anything near to its five year supply**. The proposal would support the Government’s objective of significantly boosting the supply of homes. I have therefore given significant weight to the social benefits arising from the provision of 12 new dwellings.” [my emphasis]



## 6. Components of the Council's supply

6.1 As set out above, the Council's case is that at 1<sup>st</sup> October 2025, Tandridge has a deliverable supply of 1,958 dwellings. This is broken down as follows:

- Small sites with full planning permission – 211 dwellings;
- Large sites with detailed permission – 274 dwellings (i.e. 474 dwellings as set out in the position statement minus 200 dwellings at Crawley Down Road, Felbridge);
- Small sites under construction – 56 dwellings;
- Large sites under construction – 89 dwellings;
- Large sites with outline permission – 750 dwellings;
- Prior approval / change of use – 34 dwellings;
- C2 / communal – 84 dwellings; and
- Windfall allowance – 460 dwellings.

6.2 The Council's 5YHLS includes 1,207 dwellings on large sites, i.e., sites of 10 dwellings or above. 1,081 of these dwellings are located on sites in the Green Belt. This equates to **90%** of the Council's deliverable supply of large sites.

6.3 Examples of the circumstances in which these speculative applications in the Green Belt were approved are discussed below.

### 2023/1464 – Land west of Chapel Road – 270 dwellings

6.4 The Council includes 270 dwellings in the 5YHLS on this Green Belt site. An outline application for 270 dwellings was refused by the Council in May 2024 and subsequently allowed at appeal in June 2025. The appeal decision explains that in the context of a 1.92 year supply, paragraph 11(d) of the Framework is engaged. The Inspector concluded that the adverse impacts of the proposal, including conflict with Green Belt policies, did not outweigh the benefits, including significant weight afforded to the delivery of market housing and affordable housing.

### 2022/267 – Former Shelton Sports Club – 150 dwellings

6.5 The Council includes 150 dwellings in the 5YHLS on this Green Belt site. An outline application for 150 dwellings was submitted in March 2020 and approved in June 2025, over 5 years later. At the time of the



decision, the Council’s position was that it could demonstrate a supply of 1.57 years. Paragraph 182 of the Officer’s Report concludes that:

“The proposal represents inappropriate development in the Green Belt, would cause harm to openness. Substantial weight is required to be afforded to each of these elements of harm. However, **the identified harm is considered to be outweighed by the package of benefits brought by the proposal, most notably but not limited to those arising from the provision of up to 150 dwellings** with 45% provision of affordable housing.” [my emphasis]

### 2022/1658 – Development site at Plough Road – 120 dwellings

6.6 The Council includes 120 dwellings in the 5YHLS on this Green Belt site. An outline application for 120 dwellings was approved in July 2024. At the time of the decision, the Council’s position was that it could demonstrate a supply of 1.57 years. The Officer’s Report explains that the proposal constitutes inappropriate development in the Green Belt and would cause harm to the openness of the Green Belt. However, paragraph 3 of the Officer’s Report concludes:

“Very Special Circumstances exist that are considered, **exceptionally in this case**, to outweigh the harm to the Green Belt and other harm, **most notably in terms of a benefit to housing land supply (including affordable housing)** and provisions relating to alleviation of flood risk that would help to address an established issue that exists within the wider area.” [my emphasis]

### 2022/1523 – Former Godstone Quarry – 140 dwellings

6.7 The Council includes 120 dwellings in the 5YHLS on this Green Belt site. A full planning application for 140 dwellings was approved in September 2024. The Council’s position at the time was that it could demonstrate a supply of 1.76 years. The Committee Report sets out that the proposal represents inappropriate development in the Green Belt and would cause harm to openness. However, the report concludes that the identified harm is outweighed by other matters, most notably the benefits arising from the provision of 140 dwellings.

### Summary

6.8 The Council’s 5YHLS is heavily reliant on sites in the Green Belt where planning permission was granted in the context of a significant housing supply shortfall.



## 7. Matters agreed re: 5YHLS

7.1 The following matters are agreed in relation to 5YHLS.

### The base date and the 5YHLS period

7.2 The base date is the start date for the five year period for which both the requirement and supply should relate. It is agreed that the relevant base date for assessing the 5YHLS for the purposes of this appeal is 1<sup>st</sup> October 2025 and the relevant 5YHLS period is to 31<sup>st</sup> September 2030.

7.3 The Council should not attempt to include any new sites which are not already within its schedule of sites. This would effectively mean changing the base date to beyond 1<sup>st</sup> October 2025. Within this context, there have been several appeal decisions, which have found such an approach to be inappropriate.

7.4 An example is dated 22<sup>nd</sup> March 2021 and relates to an appeal made by Wates Developments Ltd against the decision of Tonbridge & Malling Borough Council to refuse to grant outline planning permission for up to 250 no. dwellings at land west of Winterfield Lane, East Malling. In that case, the Tonbridge & Malling Council sought to rely on the inclusion of sites that had become “deliverable” since the base date. The Inspector disagreed. Paragraph 9 of the appeal decision states:

“Whilst I see merit in using information that becomes available after the base date to inform deliverability, I note that the Inspector in Woburn Sands was referring solely to sites that were already identified in the housing supply at the base date, in line with the approach taken in Woolpit. Indeed, he noted that to do otherwise would skew the housing supply. I share this view. An assessment of housing supply which introduces new sites would only be accurate if it also took account of lapsed sites, completions and other factors which might reduce sites at that point in time. The Council have not been in a position to supply all of this information and have not reviewed the phasing of extant permissions or indeed all of the permissions granted subsequent to the base date. I therefore have no confidence that the Council’s approach would provide an accurate assessment of the actual state of supply in the district and I must therefore rely instead on the Council’s previous position as of 1st April 2019 as a starting point.”

7.5 Reference is made to the decision in relation to an appeal made by Wavendon Properties Ltd against the decision of Milton Keynes Council to refuse to grant outline planning permission for a mixed-use development including up to 203 dwellings at land to the east of Newport Road and to the east and west of Cranfield Road, Woburn Sands<sup>17</sup>. In that appeal, the Secretary of State agreed with Inspector Gilbert-

---

<sup>17</sup> PINS ref: 3169314 – CD10.55



Wooldridge that whilst evidence which post-dated the base date was acceptable, this was only in relation to sites already in the schedule of sites. New sites should not be added after the base date<sup>18</sup>.

7.6 Reference is also made to the Woolpit appeal decision<sup>19</sup>. Paragraph 67 of that appeal decision states:

“The inclusion of sites beyond the cut-off date skews the data by overinflating the supply without a corresponding adjustment of need.”

7.7 The Woburn Sands appeal decision made reference to an appeal made by the Darnhall Estate against the decision of Cheshire West and Chester Council to refuse to grant residential development for up to 184 dwellings at land off Darnhall School Lane, Winsford<sup>20</sup>. In that case, the Secretary of State agreed with Inspector Middleton and my evidence that it would be inappropriate for new sites to be included after the base date and that their insertion should await the next full review of the housing land supply position<sup>21</sup>. Paragraph 344 of the Inspector’s Report states:

“There is a dispute about the introduction of post-base date information by the Council in its review of the April 2018 assessment for the purpose of this Inquiry [ID 17]. Whilst I agree that it is not appropriate to introduce new sites at this stage, their insertion should await the next full review, it is nevertheless appropriate to take into account information received after 1 April 2018 if it affects sites that were in the last full assessment. Subsequent information that supports a pre-base date judgement should not normally be ignored [IR 85, 130 & 131].” (emphasis added)

7.8 Paragraph 15 of the decision letter states:

“The Secretary of State has gone on to consider the issue of supply. In doing so he has had regard to his guidance on deliverability issued 22 July 2019. For the reasons given at IR341-344 the Secretary of State agrees with the Inspector’s conclusions on preliminary points.”

## The figure the 5YHLS should be measured against

7.9 In accordance with paragraph 78 of the Framework and footnote 39 of the Framework, it is agreed that the 5YHLS should be measured against the local housing need calculated using the standard method set out in the PPG. This is 827 dwellings per annum, as summarised in the following table.

---

<sup>18</sup> Please see DL paragraph 12 and IR paragraph 12.12

<sup>19</sup> PINS ref: 3194926 – CD10.54

<sup>20</sup> PINS ref: 2212671 – CD10.56

<sup>21</sup> Please see DL paragraph 15 and IR paragraph 344



**Table 7.1 – Local Housing Need in Tandridge**

	Step 1	Step 2	
	0.8% of existing housing stock	Adjustment factor	Local housing need
Tandridge	305.28	2.7062	826.15

### The 20% buffer applies

7.10 In accordance with paragraph 78(b) of the Framework, the 20% buffer applies.

7.11 The five year requirement is therefore summarised as follows:

**Table 7.2 – Summary of five year requirement**

	Requirement	
A	Annual local housing need figure	827
B	Five year requirement	4,135
C	20% buffer	827
D	Total five year requirement including 20% buffer	4,962
E	Annual housing requirement including 20% buffer	993



## 8. Matters not agreed re: 5YHLS – the deliverable supply

### Introduction

- 8.1 On the supply side, the Council claims to have a deliverable supply of 1,958 dwellings. I conclude that 630 dwellings on 7 sites should be removed from the Council's supply.
- 8.2 In section 3 of this statement, I set out the definition of "deliverable" and the associated guidance in the PPG. I also refer to several appeal decisions where Inspectors and the Secretary of State have concluded that "clear evidence" of deliverability has not been provided. With reference to this, I dispute the inclusion of the following.

### Disputed sites

- 8.3 The Council includes 630 dwellings on 7 sites in the supply, which I dispute as follows:

**Table 8.1 – Summary of discounted sites**

Site ref	Address	Capacity	LPA 5YS	Appellant deduction	Reason for deduction
2023/1464	Land west of Chapel Road, Smallfield,	270	270	-270	<p>The site only has outline permission for 270 dwellings, which was allowed at appeal in June 2025 after being refused by the Council. No reserved matters applications have been submitted to date.</p> <p>The Council has not provided clear evidence for inclusion of the site in the 5YHLS.</p>
2022/267	Former Shelton Sports Club, Warlingham	150	150	-150	<p>The site has outline permission for 150 dwellings, which was approved in June 2025. No reserved matters applications have been submitted to date.</p> <p>The Council has not provided clear evidence for inclusion of the site in the 5YHLS.</p>



Site ref	Address	Capacity	LPA 5YS	Appellant deduction	Reason for deduction
2024/1389	Rede Cottage, 57 Redehall Road, Smallfield	85	85	-85	<p>The site does not have planning permission. An outline application for 85 dwellings was submitted in December 2024. The Council's application portal states that the application has been recommended for approval subject to the signing of a S106 agreement, although a resolution to grant date has not been provided. The S106 has not been signed to date, and a decision has not been issued.</p> <p>Even if a decision is issued, the site would only have outline consent and will remain a category b site.</p> <p>The Council has not provided clear evidence for inclusion of the site in the 5YHLS.</p>
2024/47	Orchard Court, 33 East Grinstead Road, Lingfield	54	54	-54	<p>The site only has outline permission for 54 self-contained extra care units. No reserved matters applications have been submitted to date.</p> <p>The Council has not provided clear evidence for inclusion of the site in the 5YHLS.</p>
2024/1393	1 Park Lane, Warlingham	45	45	-45	<p>The site does not have planning permission. An outline application for 45 dwellings was submitted in December 2024. The Council's application portal states that the application has been recommended for approval subject to the signing of a S106 agreement, although a resolution to grant date has not been provided. The S106 has not been signed to date, and a decision has not been issued.</p> <p>Even if a decision is issued, the site would only have outline consent and will remain a category b) site.</p>



Site ref	Address	Capacity	LPA 5YS	Appellant deduction	Reason for deduction
					The Council has not provided clear evidence for the inclusion of the site in the 5YHLS.
2023/1385	79 Farleigh Road, Warlingham	14	14	-14	The site only has outline permission for 14 dwellings, which was approved in March 2024. No reserved matters applications have been submitted to date.  The Council has not provided clear evidence for inclusion of the site in the 5YHLS.
2025/58	Stables, Red Lane Farm, Limpsfield	12	12	-12	The site only has outline permission for 12 dwellings, which was approved in September 2025. No reserved matters applications have been submitted to date.  The Council has not provided clear evidence for inclusion of the site in the 5YHLS.
		<b>Totals</b>	<b>630</b>	<b>-630</b>	



## 9. Matters not agreed re: 5YHLS – the windfall allowance

### Is there “compelling evidence” to justify the inclusion of a windfall allowance?

- 9.1 The Council includes a windfall allowance of 460 dwellings (230 dwellings per annum in years 4 and 5). The windfall allowance assumes that currently unknown sites will become available, receive planning permission and deliver housing in the five year period.

#### National Planning Policy and Guidance

- 9.2 Paragraph 75 of the Framework states:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

- 9.3 The definition of “windfall sites” is provided on page 80 of the Framework as follows:

“Sites not specifically identified in the development plan”.

- 9.4 Paragraph 3-023 of the PPG<sup>22</sup> states:

“A windfall allowance may be justified in the anticipated supply if a local planning authority has compelling evidence as set out in paragraph 70 of the National Planning Policy Framework.”

- 9.5 Whilst it relates to Annual Position Statements, paragraph 68-014 of the PPG<sup>23</sup> is relevant in terms of the information annual position statements are expected to include in relation to windfall sites. It states (amongst other things) the following needs to be provided:

“Permissions granted for windfall development by year and how this compares with the windfall allowance”

---

<sup>22</sup> Reference ID: 3-023-20190722: “How should a windfall allowance be determined in relation to housing?”

<sup>23</sup> Reference ID: 68-017-20190722: “What information will annual position statements need to include?”



## Compelling evidence

9.6 The Council's AMR sets out the windfall completions in Tandridge since 2013, as follows:

**Table 9.1 – Past windfall delivery**

Year	Windfall completions on minor sites (under 10 units)	Windfall completions on major sites (10 units or more)	Total
2013/14	112	144	256
2014/15	54	88	142
2015/16	88	234	322
2016/17	36	192	228
2017/18	116	216	332
2018/19	110	134	244
2019/20	74	188	262
2020/21	82	35	117
2021/22	48	190	238
2022/23	37	266	303
2023/24	92	146	238
2024/25	91	92	183
<b>Total</b>	<b>940</b>	<b>1,814<sup>24</sup></b>	<b>2,754<sup>25</sup></b>
<b>Average</b>	<b>78</b>	<b>151</b>	<b>230</b>

9.7 As set out in the table above, based on past trends, 1,150 dwellings can be expected to come forward on windfall sites in the five year period (i.e., 230 x 5 years).

<sup>24</sup> Figures do not sum due to LPA removing 111 dwellings from the total figure as per page 3 of HLSPS.

<sup>25</sup> As above.



- 9.8 However, the Council’s claimed deliverable supply (excluding the windfall allowance) of 1,498 dwellings is already made up entirely of windfall sites. This is already in excess of past delivery trends. Consequently, there is no compelling evidence for the inclusion of an additional windfall allowance.
- 9.9 Whilst the Council’s position is that the above historic delivery rates justify a windfall allowance of 460 dwellings in the 5YHLS, these completion figures do not represent dwellings delivered on windfall sites *in addition* to other sources of supply.
- 9.10 Comparing tables 4.3 of this statement and table 9.1 above, of the 2,865 dwellings completed between 2013/14 – 2024/25, 2,754 dwellings were on windfall sites, (i.e., 96%).
- 9.11 Consequently, almost all housing completions in Tandridge since 2013/14 have been on windfall sites. Therefore, evidence of past windfall delivery trends does not provide any logical basis for the justification of an additional windfall allowance, as it merely reflects overall housing delivery.
- 9.12 There is no compelling evidence for the inclusion of an additional windfall allowance and I remove a further **460 dwellings** from the Council’s supply.



# 10. Conclusions

10.1 I conclude that the deliverable supply at 1<sup>st</sup> October 2025 is 868 dwellings. Against the local housing need and a 20% buffer, this equates to **0.87 years** as shown in the following table.

**Table 10.1 – Tandridge Council’s 5YHLS at 1<sup>st</sup> October 2025**

		Council	Appellant
A	Annual local housing need	827	
B	Five year housing requirement (A X 5 years)	4,135	
C	Five year requirement including 20% buffer	4,962	
D	Total annual requirement including buffer	993	
	<b>Supply</b>		
E	Deliverable supply at 1 <sup>st</sup> October 2025	1,958	868
F	Supply in years (E / D)	<b>1.97</b>	<b>0.87</b>
G	Surplus / shortfall against the 5YHLS requirement plus buffer	<b>-3,004</b>	<b>-4,094</b>

10.2 I therefore conclude that the Council cannot demonstrate a five year supply by a **very significant** margin.

10.3 The policy implications of this are addressed by Richard Henley.



# emery

PLANNING

2-4 South Park Court, Hobson Street  
Macclesfield, Cheshire, SK11 8BS

+44 (0)1625 433 881

Regus House, Herons Way  
Chester Business Park, CH4 9QR

+44 (0)1244 732 447



[emeryplanning.com](https://www.emeryplanning.com)



## Appendix 3: Support Letter from Prof. Stephen Langley

**PROFESSOR STEPHEN LANGLEY MS FRCS Urol**  
**Professor of Urology**

---

London Bridge HCA Hospital  
27 Tooley St  
London  
SE1 2PR

Email: [secretary@specialisturology.com](mailto:secretary@specialisturology.com)

*All Correspondence to:*  
Nuffield Health Hospital  
Stirling Road  
Guildford, Surrey  
GU2 7RF

Secretary: 01483 575511  
Fax:: 01483 540455

22nd December 2025

**Mr N Fagan**  
**Planning Inspector**  
**c/o Ms Helen Skinner**  
**Temple Quay House**  
**2 The Square**  
**Bristol BS1 6PN**

**Ref: Nutfield Green Park; 2023/1281**

Dear Mr Fagan

I write in support of the Nutfield Green Park planning application.

The Nutfield Green Park site is the former Laporte Works, a former quarry and factory, which was demolished and the site subsequently abandoned. The local development team are seeking to breathe new life into this decommissioned site forward for the benefit of new and existing residents of Nutfield. The overall Laporte site is large (58ha), but crucially, just 7ha (or 12%) of the total will become new homes for local families – and the rest (88%) will become a beautiful, landscaped parkland for the local community to enjoy.

Nutfield Green Park is more than a new neighbourhood, it's an intergenerational community which will respond to the local and national need for housing, catering to elderly residents in Tandridge, alongside the acute affordable housing need in the district. Undoubtedly the proposal delivers greater choice within the local housing market for local families and older people. The outline application will make a substantial contribution towards meeting these mixed needs by delivering 166, 1- to 5-bedroom homes with:

- 83 (50%) affordable homes to be delivered in partnership with Raven Housing.
- 41 'later living homes'; to cater for those who wish to continue living independently.
- a 70-bed retirement home as part of an Integrated Retirement Community.

Included in the proposals is a community focused cancer screening and diagnostics hub, which has the support of medical specialists and could be transformative to cancer diagnostics and care for Surrey and beyond to South London and parts of West Sussex and Kent. Such proposals align with the government's 10-year plan and strategy (July 2025) to provide health and screening facilities within local communities – and could tie into a future requirement to routinely screen men at risk for prostate cancer. This is an important issue which I have been actively involved in with Government following our pioneering screening program in Surrey and Sussex: The Prostate Health Check Program<sup>1</sup>.

Furthermore, the 120 acres of green space with paths and tracks could act as a regional hub for the Cancer Activity Program, a national initiative using targeted exercise to optimise outcomes for prostate cancer treatments based on the NIHR funded STAMINA trial<sup>2</sup>.

It is clear that such a state-of-the-art medical facility will be accessible using the developer funded e-bus system and improvements to the highways and cycle routes.

I commend this scheme on this former industrial site, for its integrated community design, its sensitive use of the topography, the careful consideration of transport and connectivity matters and its significant contribution to health improvements.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stephen Langley', written in a cursive style.

**Professor S E M Langley MS FRCS(Urol)**  
**Professor of Urology**  
**Consultant Urological Surgeon GMC 3341575**

### **NHS Appointments**

Royal Surrey NHS Foundation Trust Hospital, Guildford  
Past Co-Chair in Urology for Surrey & Sussex NHS Cancer Alliance

### **References**

1. Targeted Prostate Health Checks, a Novel Screening System to Identify Men at Risk of Prostate Cancer: Real-world Evidence from more than 18 000 Prostate-Specific Antigen Tests, SEM Langley *et al.* European Urology Oncology: Nov 2025. DOI:10.1016/j.euo.2025.10.007
2. Supported exercise TrAining for Men wIth prostate caNcer on Androgen deprivation therapy (STAMINA): study protocol for a randomised controlled trial of the clinical and cost-effectiveness of the STAMINA lifestyle intervention compared with optimised usual care, including internal pilot and parallel process evaluation, E McNaught *et al.* Trials: Apr 2024 12;25:257. DOI: 10.1186/s13063-024-07989-y



## Appendix 4: Support letter from Mr John Rockwell



Ellie Fowler &lt;efowler@hghconsulting.com&gt;

---

**RE: Nutfield**

1 message

---

**Rockwell John** <johnrockwell86@yahoo.co.uk>  
To: Ellie Fowler <efowler@hghconsulting.com>  
Cc: Robert Osborn <robert.osborn@forteconsultants.co.uk>

20 January 2026 at 15:02

Dear Ellie,

I am writing to you in support Nutfield Green Park.

I have lived and worked in Bletchingley since 2017. I am a dentist and have a dental practice in the area called Aesthetica Dental Clinique. It is a small barn conversion, and we have been catering to the dental needs of people in Bletchingley and the surrounding areas. We are looking forward to the development so that we can have a better and bigger space there. It will also help the people of Nutfield and Merstham, it's a substantial population of over 5000 people. There is no dental practice in Nutfield.

The development is a brilliant plan to house many people in a very modern setting and have recreational spaces for children.

We, as a practice, will benefit from a large dental practice space that has been kindly offered to us, with better parking facilities and public access.

I am impressed by the team at Nutfield Green Park, who have communicated their plans to the local community and the great service they envisage delivering.

We, as a dental health provider, welcome this project and stand in support of it as it is a very modern and organised project, that will house many people and has a community center offering medical and dental health facilities. We will be interested in having a practice in this development, if possible.

We are a 7-day practice offering emergency dental care over the weekends, bank holidays and out of hours. If we can get a space in this development to establish our services, it will hugely benefit the residents and the surrounding population.

The surrounding and catchment areas host more than 50,000 people.

We welcome and look forward to this new project starting soon.

Please feel free to get in touch if required.

Many thanks

Kind regards

Dr Rockwell John  
Director and Dentist  
Aesthetica Dental Clinique  
High Street Bletchingley  
RH1 4PA



## Appendix 5: Support letter of support from Raven Housing Trust

Mr N Fagan  
c/o Ms Helen Skinner  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

Contact: Stephen Clements  
Direct Line: 07795 233974  
email: [Stephen.clements@ravenht.org.uk](mailto:Stephen.clements@ravenht.org.uk)

Date: 28<sup>th</sup> January 2026

Dear Mr Fagan,

Re: Nutfield Green Park – Letter of Support

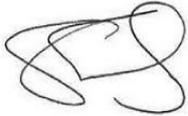
I am writing to express Raven's full support for the proposed housing development at Nutfield Green Park. Having reviewed the details of the scheme, I am confident that it represents an excellent opportunity for the local area and will provide significant benefits for the community.

- Raven Housing Trust is well-funded and will have capacity to acquire the new affordable homes, depending on the timing of the build programme.
- The need for affordable homes in the area is acute. There is high demand for affordable homes, with notable interest from local young people eager to access shared ownership and take their first step onto the property ladder.
- The indicative designs are robust and reflect careful research and the expertise of an experienced project team.
- We particularly welcome the improved local connectivity, including the integration of the Surrey E Bus Scheme and the enhancement of both cycle and pedestrian routes, which will strengthen links to Redhill and the surrounding areas.
- The inclusion of community health facilities and local shops is well considered, ensuring that the needs of future residents are met and the community is well served.
- We value the collaborative approach taken, drawing on strong local knowledge and consistent communication with stakeholders.
- Importantly, the site aligns with our criteria in terms of both geography and scale. Raven have previously delivered a number of schemes in Tandridge, including Ockleys Mead (7 homes), Hurst Green (8 homes) and Warlingham (40 homes).
- Raven is one of the preferred RPs in TDC.



In summary, the Nutfield Green Park development is a well-conceived proposal that will make a meaningful contribution to meeting local housing needs and improving infrastructure. I am pleased to offer my support and look forward to seeing the positive impact it will have on the local area.

Yours sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and curves, positioned below the text "Yours sincerely,".

Stephen Clements  
**Assistant Director of Development & Sales**



## Appendix 6: Support letter of support from The Clavadel, part of The Geoghegan Group



**THE CLAVADEL**  
Part of  
THE GEOGHEGAN GROUP

Mr N Fagan  
c.o Ms Helen Skinner  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

Thursday 8<sup>th</sup> January, 2026

Dear Mr Fagan

I am writing to voice my support for the proposed Nutfield Green Park Site development in Redhill. As a family run care operator who for the last 35 yrs have operated care facilities in Surrey, I was very pleased to be consulted and asked about the provision of a state-of-the-art rehabilitation centre and a later living scheme within this planned development. It is imperative in my view that when we consider any new master planning schemes that a consideration for elderly care at all levels should be considered.

The UK now have nearly 10 million people over the age of 70 yrs or about 13.5% of our population, this age group all need different types of care at different times of their later lives. Every day The Geoghegan Group is actively caring for people from 60 yrs old to over 100 yrs old. With increasing life expectancy and people living at home longer we need to adapt our care and housing models to suit this changing landscape. We are finding in our business that there is a high demand for short term care, to help recovery from bouts of illness, operations or accidents as well as the need for very elderly frail/end of life care. There is also a continued demand for smaller retirement style properties to be built to allow for people to safely and comfortably downsize in order that they may continue living independently which the whole of society needs to encourage not least for economic reasons and the release of larger family houses. For these retirement properties to work the clients should have access to services such as shops, medical care and social areas.

As well as operating an elderly care home 12 yrs ago we opened The Clavadel in Guildford which was at the time a new concept in shorter term rehabilitation care. This offers a shorter stay to a predominantly younger cohort of patients (about 80% are 60-80yrs old) who had left hospital after either elective or emergency trauma surgery. With the aid of a full physio team and hydrotherapy facilities can offer very intensive physio over an 8-10-day period allowing people to return to living independently in their own homes.

At The Clavadel we look after 1100 patients a year and should we be granted much needed permission at Nutfield Green we would be looking after 1400 patients a year

**THE CLAVADEL**  
1 Pit Farm Road,  
Guildford,  
Surrey GU1 2JH  
Tel. 01483 561 944

from a geographical area up to one hour drive away. This compares to an average care home which would normally be around 50-70 per year so you can see why traditional care homes can not satisfy the demand for short term care.

This type of post-operative care is often referred to as “step – down” care and it is a service that both NHS and private hospitals are in desperate need for need of. To keep a modern hospital operating efficiently they must have the ability to move medically fit patients out of hospital into lower acuity, lower cost beds before they return home. If patients return home too early the chance of re admission increases, in the UK our readmission rates are 15-16% which are amongst the highest in Europe and cost a large amount of potentially unnecessary spend. Proper post-acute care could and will in the future help reduce this.

In a bid to be more efficient hospitals have from 1998/9-2019/20 reduced the average length of hospital stays from 8.4 days to 4.5 days whilst at the same time cutting 17-25,000 acutes beds from our healthcare system. This has partly been possible by improved medical techniques, but it is also led to increased waiting lists and more hospital re-admissions.

One issue compounding the effects on our major hospitals is that over 100 small local cottage hospitals have been closed since 2017 and there are more to come. These used to provide a step-down service to our major acute hospitals and local resident albeit inefficiently as they were run by the NHS as small hospitals with a very high-cost base hence the closures. Sadly, no thought was given to replacing them.

In Germany they have over 160,000 rehabilitation beds which are open to the whole population following hospital stays, accidents etc in the UK we have just over 10,000 beds for mental health and neuro/stroke patients only.

It would be a fantastic opportunity to show case Nutfield as a forward thinking integrated development that provided real service to local Surrey and Kent populations with literally one of only 2/3 brand new purpose built re-hab facilities in the UK. It would offer over 100 full and part time jobs for the local community and provide care for the retired population of Surrey parts of Kent and London suburbs.

I could happily write/talk for days on the importance of quality in patient re-hab but suffice to say we are desperately short of proper facilities in the UK let alone Surrey and this coupled with a good quality later living scheme could really be a groundbreaking development showing intelligent master planning on a disused industrial site. Please let me know if you would like further information or a tour round any of our current facilities.

Regards

  
Charles Geoghegan  
Director



## Appendix 7: Appellant Response to Rule 6 Objection

Nutfield Green Park , The former Laporte Works, Nutfield Road, Nutfield RH1 4HG  
TDC Reference: 2023/1281  
Appeal Reference APP/M3645/W/25/3374913

I object on the following grounds of material consideration:

Highway safety:

- 1) The A25 has a significant volume of traffic generated by local commuting but also the sand works quarry to the east and Biffa landfill site the west. The A25 narrows as it travels through Nutfield and the additional HGV traffic will create the potential for further accidents in and around the vicinity as well as additional air pollution from the trucks and additional traffic which can be harmful to local residents. Data suggested almost all car accidents in the last years in Nutfield have occurred on junctions where residential roads turn into the A25. Additional access roads will cause unsafe driving conditions and lead to further accidents. The current road layout with a roundabout within very close proximity to Parkwood Road could cause fatal driving conditions as the bend is quite blind and as people accelerate out of the roundabout they will drive into anyone driving out of Parkwood Road.

**Appellant's response:** There is no current roundabout within the vicinity of the Appeal Site and neither is one proposed as part of the Appeal Scheme. The junction of Parkwood Road and A25 remains unchanged as a result of the Appeal Scheme. The implementation of the additional access on the A25 and the moving of the 30mph restriction to the west of its current location will lead to reduced speeds and improved safety conditions. This is therefore considered to be a safety benefit.

- 2) Additional traffic will cause significant wear and tear on the road as well as additional dust and materials which will fall from the trucks. Potholes are regular occurrence on the A25 and this is exacerbated by the HGVs causing dangerous driving conditions. The character of the village will change during the construction and after as more traffic will be passing through and within the village

**Appellant's response:** The A25 is a major route and will be used by construction vehicles throughout Surrey. The construction of the Appeal Scheme will generate a modest number of vehicles compared with existing flows and therefore will not be of significance to the wear and tear of the road, which will need to be maintained appropriately by SCC.

- 3) The traffic surveys and assessments, which have currently been conducted by the developer, have been conducted during a period of covid 'work from home'

order, where most residents would agree there has been far less traffic than usual. Therefore, the arguments regarding road safety that the developers will base some of their proposals on are not valid.

**Appellant's response: The traffic surveys were undertaken on Wednesday 19th October 2022. This is well outside the lockdown period, which ended in July 2021.**

- 4) This will increase traffic on Junction 6 of the M25, which is already causing the council issues in gaining approval for the Godstone Village development as the junction has failed to secure funding for upgrading. This development, although more modest in size to the Godstone proposals will increase traffic and impact on this junction.

**Appellant's response: National Highways and SCC had no issues with the impact of the development on J6 M25.**

- 5) The impact of heavy vehicles on the busy and narrow A25 has had an impact on the Godstone pothole incident earlier this year.

**Appellant's response: We believe this comment is in regard to the sinkhole in Godstone in February 2025. The Godstone sinkhole was likely caused by a burst water main flushing out loose, weakly cemented sandstone bedrock, creating a void that led to the ground collapsing, potentially exacerbated by historical, unrecorded sand mines beneath the village. It is therefore not relevant to the Appeal Scheme in Nutfield.**

**Flood Risk:**

- 1) The woodland area which will be completely destroyed in the housing development will mean that the trees are no longer intercepting rainfall. This will lead to greater surface run off. The 'desk based hydrogeological and hydrological assessment' conducted by the developers is just that, desk based. Those of us who are familiar with the area and woodland will know that this area can produce high amounts of surface run off into the streams nearby which feed to the lakes and ponds systems. Flash flooding could impact on Watercolour and South Merstham. The role that trees play in reducing the risk of flash floods is manifold through increasing interception rates (Broadleaved woodlands intercept between 10-25% of annual rainfall but can be up to 40% during summer) and increasing infiltration due to increased porosity of soils through root systems. With incidences of extreme weather rising, as a result of climate change, we are likely to experience more heavy downpours. Without the woodland to intercept the rainfall this will cause soil erosion, through increased surface run off, leading to siltation in the ponds and lake systems and more chances of flooding on the flood plains north of Nutfield.

Appellant's response: The woodland area is not being "completely destroyed", the link road has been specifically designed along the easement of the existing overhead power lines and the Integrated Retirement Community and main housing in Green Park West (see Illustrative Masterplan labelling) have been located on open ground, where reworked minerals and overburden have been placed. The smaller housing cluster in the centre of the Appeal Site (Park Wood Hamlet) has been located on the areas of the former factory buildings and hardstanding.

Localised investigations have proven that beneath the leaf-litter/scrub the bases, foundations and buried structures from the former operations still remain in place in the vicinity of the "Park Works" - these are evident at Appendix 2 of the Planning Proof of Evidence.

The Arboricultural Assessment by FPCR, submitted in support of the planning application, finds the overall proportion of tree loss to be low in comparison to the amount of high and moderate quality trees being retained. The development also provides a meaningful opportunity, to improve and manage the existing tree cover in the local area through appropriately applied work without the loss of any arboriculturally significant trees.

The Floor Risk Assessment and Drainage Strategy by Waterman, submitted in support of the planning application, sets out the drainage strategy in line with the drainage hierarchy, surface water runoff will discharge to the Redhill Brook to the north of the Site, following 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.

Existing discharge rates from the Site are much lower (up to 96%) than greenfield runoff rates due to the existing onsite drainage features. Therefore, it is proposed to limit flow from the Site to existing rates rather than the much higher greenfield rates. The drainage strategy consists of three subcatchments: western, central (the Drive), and eastern.

Flows from each of the development parcels (western and eastern subcatchments) will be conveyed through to a network of detention lined basins and ponds to the recreation ponds at the north of the Site before connecting into the Redhill Brook via the existing outflow connection. Surface water runoff from the road connecting the two development parcels (the Drive) will drain to a roadside filter drain before discharging overland to the historical settlement pond to the north, inline with the existing hydrological regime.

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) Climate change scenarios all lead to projected increases in flood magnitude, woodlands serve as a buffer against excessive run off and reduce annual peak flows

Appellant's response: The Floor Risk Assessment and Drainage Strategy by Waterman, submitted in support of the planning application, has taken into account the full impacts of the latest Climate Change adjustments and the system has been deemed adequate to accommodate the latest projections. The Local Lead Flood Authority (LLFA) and the Environment Agency (EA) have raised no objection to the Floor Risk Assessment and Drainage Strategy for the Appeal Scheme.

- 3) Flood risk will be exacerbated by increasing impermeable surface of concrete car park areas for the integrated retirement community centre.

Appellant's response: Run-off from all surfaces (impermeable or permeable) has been included in the Floor Risk Assessment and Drainage Strategy by Waterman, submitted in support of the planning application. The Appeal Scheme includes considerable new wet woodland and seasonal balancing pond features to accommodate and buffer flood flows. In addition, the lower lakes at Nutfield Marsh (Angling Club) are to be improved to improve additional, seasonal storage capacity, by connection to the series of ponds and swales which are integral to the scheme as proposed.

- 4) Currently the flood risk assessments and information on SUDs, has been insufficient and therefore Surrey County Council are not satisfied that the proposed drainage scheme meets to requirements and no data on infiltration rates of the proposed impermeable surfaces has been provided (impermeable surfaces do not allow infiltration of water!).

Appellant's response: The LLFA (Surrey County Council), Environment Agency nor Tandridge District Council have raised no objection to the Appeal Scheme on flood risk or drainage grounds. The LLFA specifically look at the proposed surface water strategy and find the scheme acceptable subject to recommended conditions.

Appearance and design/ Scale and dominance:

- 1) The likelihood of the new development aesthetically fitting in with the character of the village is unlikely. The village has a mix of ages of housing including grade II listed buildings (heritage buildings). The large, dominant buildings of the proposed development will be homogenous and not add to the character of the village. The proposed development will fail to preserve the setting and special character of historic towns. The scale of the integrated retirement community

buildings is excessively dominating for a small village. The 'sense of place' and unique distinctiveness and characteristics of the village will be lost as the development will dwarf the existing village and create an almost continuous area of urban sprawl joining Merstham and Nutfield, which is contrary to the National Planning Policy Framework for the Greenbelt.

Appellant's response: The Design and Access Statement by Adam Architecture, submitted in support of the application, sets out the extent of the analysis undertaken to ensure that the illustrative masterplan is aligned with the local character.

Any perceived heritage impact has been dealt with as part of the Heritage and Planning Proofs of Evidence. The Appeal Site is not located within or adjacent to a Conservation Area. No listed buildings are located within or immediately adjacent to the Appeal Site. Four Grade II and one Grade II\* listed buildings are located within the built up area of Nutfield Village, including 40-44 High Street (Grade II), The Queens Head Public House (Grade II), Folly Tower In Grounds of Redwood (Grade II), and Church of St Peter and St Paul (Grade II\*).

Of these assets, the Church of St Peter and St Paul is predicted to have views from the tower filtered by woodland (both existing and proposed) at 100m north east of the Appeal Scheme. However, there are no views anticipated from ground level from the Church itself. Filtered views may be possible from its curtilage. Overall, the effect is assessed to be negligible and of [a low degree of] less than substantial harm in NPPF terms applying paragraph 215 of the NPPF.

The proposed housing, in accordance with the development parameters, would be no more than two and a half storey, and a maximum height of 10.5 m to ridge within a small section of the Appeal Site. The care village would be set lower than existing ground levels so reaching 13m above the existing ground, as indicated on the parameters plans, limiting the spatial effect on the Green Belt and the wider of Nutfield.

The layout of the Appeal Scheme is not something currently under determination and will be a detailed matter determined at a Reserved Matters application stage, together with the detailed design, materiality and internal layouts of the proposed new homes, extra care units and care home.

- 2) The integrity of the 'village' will be undermined by the large number of newer buildings.

Appellant's response: Only 7 ha of the 58.8ha site would be developed part of the Appeal Scheme. The 7ha to be developed are located at the southernmost part of the site to closely integrate with the wider village.

The scheme of the development has been carefully considered to be in keeping with the character of the surrounding area. The Design and Access Statement submitted in support of the application includes the local analysis undertaken to create the

illustrative masterplan to ensure it is in keeping with the village. Further detailed work will be undertaken at Reserved Matters application stage.

- 3) This development will allow Merstham and Nutfield to begin to join, reducing the integrity and character of the village of Nutfield which is contrary to the National Planning Policy Framework for the Greenbelt.

Appellant's response: The Appeal Scheme would involve the change of 58.8ha ha of low grade regenerated former landfill/ mineral extraction land to built development and green infrastructure. More specifically, only 7 ha of the 58.8ha site would be developed part of the Appeal Scheme.

From the north, views are limited by woodland that surrounds the site. Where there is a small gap in the woodland, a new earth landform would be established and planted to continue visual containment. With the modified landform of the site, this new landform and slopes would not be out of place and with planting would be rapidly assimilated.

Overall, it is considered that the effects on visual openness arising from the scheme would be very limited and there is no merging of Merstham and Nutfield. This is common ground between TDC and the Appellant. The extensive areas of existing woodland to the north-east and west, and settlement mainly to the south provide visual containment and additional planting within and around the scheme would further reduce any effects on visual openness over time.

#### Noise, dust and fumes

- 1) Noise will increase in the village as a result of additional road traffic but also from additional visitors to the park and 'event space'. Noise levels in this village are already relatively high as a result of the proximity to the M25, M23 and also the A25 itself. This coupled with the air paths of Gatwick which when running at full capacity means that we already have significant noise blight in this area. The development will add to this, especially the integrated retirement community centre with staff, visitors and delivery vehicles which currently will be directed down the access roads which runs parallel with the houses of Parkwood Road. This will create more noise and light pollution to these houses.

Appellant's response: No objection has been raised by TDC or SCC on grounds of noise impact.

There will be some level of noise associated with the construction phase of the Appeal Scheme but any planning permission will be required to prepare and submit a Construction Environmental Management Plan, which will set out details of appropriate measures for the construction phase of the development. This will be the case for each

Reserved Matters application that follows the outline planning approval, should this Appeal be allowed.

- 2) Additional dust will be created by the additional traffic especially the 60 HGV trucks per day during the lengthy construction phase.

Appellant's response: The number of HGV movements has not been determined or documented as part of the planning application submission, so it is unclear where the number of 60 has originated.

At this outline stage, the illustrative masterplan has been created to ensure any land remediation / spoils work will be balanced on site. As with the consideration to noise, any planning permission will be required to prepare and submit a Construction Environmental Management Plan and Construction Logistics Management Plan, which will set out details of appropriate measures for the construction phase of the development. This will be the case for each Reserved Matters application that follows the outline planning approval, should this Appeal be allowed.

No objection has been raised by TDC or SCC on grounds of dust impact. The Odour and Dust Assessment, prepared by AQ Consultants, confirms that the development parcels are at a sufficient distance from the Redhill Landfill to conclude odour impacts will not affect the amenity of the proposed residents/users. The assessments have been desktop only at this stage. Further surveys work can be undertaken and secured. by conditions and provided at reserved matters stage.

- 3) Despite the perceived rurality of the area, as result of the proximity to motorways and Gatwick, air quality is low and air pollution levels are higher than one would expect. The development will add to this. Any tests on air quality which the developers conduct need to take place or make account of the fact that we are not currently experiencing the amount of traffic or air traffic which is normal for this village. I would urge adjustments be made to recognise that air quality is likely to decrease significantly when we return to 'normal'. Removal of woodlands will exacerbate this as they will no longer be able to provide the ecosystem service of air purification.

Appellant's response: As noted above, overall proportion of loss to be low in comparison to the amount of high and moderate quality trees being retained. The development also provides a meaningful opportunity, to improve and manage the existing tree cover in the local area through appropriately applied work without the loss of any arboriculturally significant trees.

An Air Quality Impact Assessment, prepared by AQ Consultants, is also submitted in support of this application and assesses the construction and operational air quality effects of the Appeal Scheme. The proposal will generate additional traffic on the local

road network, however the assessment demonstrates there will be no significant adverse effects at any existing, sensitive receptor including the existing neighbouring residents. Best practice mitigation measures will be implemented during the construction stage to reduce dust emissions and therefore the overall effect will be no significant.

A subsequent Construction Environmental Management Plan, the submission and approval of which is to be secured by suitably worded planning condition, will set out further details of appropriate measures.

No objection has been raised by TDC or SCC on grounds of air quality impact.

- 4) Removal of the woodland will also reduce the ability of the trees to remove particulate pollution and CO<sub>2</sub> from the atmosphere locally.

Appellant's response: As noted above, overall proportion of loss to be low in comparison to the amount of high and moderate quality trees being retained. The development also provides a meaningful opportunity, to improve and manage the existing tree cover in the local area through appropriately applied work without the loss of any arboriculturally significant trees. As such there isn't expected to be any reduction in the ability of the trees to remove particulate pollution and CO<sub>2</sub> from the atmosphere locally.

## Privacy

- 1) Substantial areas of the housing will lose their privacy with greater numbers of visitors attracted to the site and increase in residents in the local area. The road access is particularly of concern.

Appellant's response: This Appeal concerns an outline planning application, as such the layout and specific design of the homes is yet to be undertaken. As the detailed design comes forward during Reserved Matters application, further consideration to design and privacy will be undertaken.

The Appeal Scheme is not anticipated to have an impact on the privacy of the existing residents of the local area. The improvements to existing and creation of new footpaths and cycle routes throughout the Appeal Site will also help improve the natural surveillance within the Appeal Site.

## Impact on infrastructure, community and other services

- 1) 2011 census data calculated the village's population at under 3,000. The scale of this development is likely to significantly increase this up to 25% in just 3 years. This will have a noticeable impact on the local infrastructure. There is no additional school provision for the development and the new houses are very likely to be offering a significant number of 'family' housing. Where will these children go to nursery or school? It is highly unlikely that the oversubscribed

primary school within walking distance of the development will accommodate these additional children as it is already oversubscribed, has one form entry offering 30 places in 2021 but with 51 applications as first choice and is a church school which has their own admission criteria.

Appellant's response: A Social Infrastructure Assessment (Turley Economics) accompanied the application submission, assessing both the scheme's impact on existing infrastructure and its role in meeting identified local needs, including education needs.

In regard education, overall, the existing provision of early years, primary and secondary provision is anticipated to accommodate the uplift in demand from the Appeal Scheme.

The Appeal Scheme contributes to local and national infrastructure through CIL payments (estimated at £2 million), an NHS Integrated Care Board (ICB) contribution of approximately £215,466, and other education-related contributions (quantum TBA). It also includes up to 1,500 sqm of flexible Class E(e)/F2 floorspace for health and community uses, alongside up to 70 care home beds and 41 extra care units (both Class C2).

The proposed flexible floorspace is located within the Integrated Retirement Community (IRC) alongside the care provision but is designed to operate independently of the C2 uses. It is not ancillary to the care element but positioned to complement it, also serving residents of the C3 housing and the wider community.

- 2) The community cohesion will be affected by the development with 'incomers' likely to be commuters as there will be fewer jobs created than residents. This will not support the developer's vision of improving the sociability of the village.

Appellant's response: There will undoubtedly be some new residents who commute from South Nutfield or Redhill but there will also be residents who use the local school and facilities. Similarly, the nature of the IRC will mean that many of the residents will only visit the local area or remain on site. The location of the IRC has been design to help create a hub within the site that is closest to the heart of the existing village, with accessibility by cycle and footpaths. This will allow existing residents to use the facilities of the IRC, including the flexible floorspace as use classes E(e) and F2 but can be used for a community use and healthcare uses, all outlined in full as part of the Planning Proof of Evidence.

- 3) No additional bus services of train services will be added to support the additional residents. School buses in the mornings are already rammed as this is one of the final stops on the way into Redhill.

Appellant's response: The Appellant is making a £4M financial contribution to fund the SCC's Digital Demand Responsive Transport (DDRT) services and mainstream bus services

in the area. There are also Enhancements to existing bus stops along the A25 such as vegetation clearance, shelter improvements and Real Time Information boards.

- 4) East Surrey Hospital cannot cope with additional residents as the population across the county increases.

Appellant's response: As noted above and within the Planning Proof of Evidence, the Appeal Scheme includes up to 1,500 sqm of flexible Class E(e)/F2 floorspace for health and community uses, alongside up to 70 care home beds and 41 extra care units (both Class C2).

The proposed flexible floorspace is located within the Integrated Retirement Community (IRC) alongside the care provision but is designed to operate independently of the C2 uses. It is not ancillary to the care element but positioned to complement it, also serving residents of the C3 housing and the wider community.

As I have outlined above, the floorspace will have no operational restrictions and will support a range of community and healthcare uses. Potential occupiers could include a convenience store, medical screening / MRI, pharmacy, dentist, physiotherapist, or other health and wellbeing services, meeting both local and wider Tandridge needs. This has the opportunity to relieve pressure on the local hospitals.

The flexible design enables adaptation to specific local healthcare needs. The NHS Surrey Heartlands ICB confirmed support (in their response dated 23 January 2025), subject to a S.106 contribution, and expressed interest in exploring detailed design opportunities for this space.

This has been supported by Prof. Stephen Langley (see Appendix 3) as well as the NHS Surrey Heartlands ICB confirmation of their support submitted as part of the application determination.

#### Parking provision

- 1) This is inadequate. Evidence in nearby developments such as Watercolour and Park 25 make it clear that this development has underestimated the amount of parking required for the residents. Factor in that residents will need to travel to the supermarket or the train stations it is likely that the majority of residents will be car owners and significant proportion of families are likely to have more than one car.

Appellant's response: It is common ground between TDC and the Appellant that the masterplan has been designed to accommodate the Council's car parking guidance. The detailed Reserved Matters application that deals with layout will set out each parking space for each residential unit in line with relevant standards.



## Appendix 8: Benefits Graphic for Appeal Scheme

Improving existing footpaths linking nature trails and fishing lakes and wider area to make them usable in all weathers for pedestrians and cyclists



Rebuilding the National Cycle Route NCNR21 to connect Nutfield to Redhill avoiding the A25 in just 15-20 minutes



Extensive new swales, scrapes and wetlands to manage surface water flows and improve bio-diversity



New wet woodlands created within the footprint of the historic settlement lagoon at the former Park Works Site



Homes to be designed to highly energy efficient standards, reducing energy usage and residents bills



Provision of an electric bike pool on site for residents to access local facilities including those in Redhill



Each home to have an electric vehicle charging point



166 new family homes including 50% Affordable Homes to address Tandridge's housing waiting list



Reducing traffic speed limit of the A25 in the village to improve pedestrian safety (30mph)



Development located on just 12% of the former Laporte Works site



Extensive tree retention and new planting to enhance biodiversity and habitats



22% Biodiversity Net Gain (BNG) – more than double national targets



52 hectares of open space for the community



A £4m contribution to Surrey Connect bus service to allow new and existing residents access to stations, supermarkets and NHS facilities



1,500sqm for healthcare & community diagnostics & community use



Intergenerational living with 70 bed care home beds



Intergenerational living with 41 independent later living homes



New signalised crossing of the A25 at Mid Street and west of Church Hill to enable families to cross safely

# Economic Benefits



Around 185 jobs in construction and operational phases onsite



Around 45 new jobs in shops and leisure businesses around the site due to increased resident spending



Around £10m boost to area from construction and operation



Estimated resident spend of £6.9m in local economy



Annual Council Tax of around £510,000 to Tandridge (est)



Estimated Business Rates receipts of c. £30,000 per annum



Community Infrastructure Levy (CIL) contribution of c. £2.11m



Other financial contributions to support growth across Tandridge District Council

- Environmental benefits
- Transportation benefits
- Social benefits
- Safety benefits



[hghconsulting.com](http://hghconsulting.com)