

ROVIA

**Nutfield Park Developments Limited
Former Laporte Works Site
Nutfield Green Park, Nutfield**

**Transport Statement of Common Ground with Tandridge District Council
David Bird BSc CEng MICE**

On Transport Matters (CD8.2) Volume 2 (Appendices)

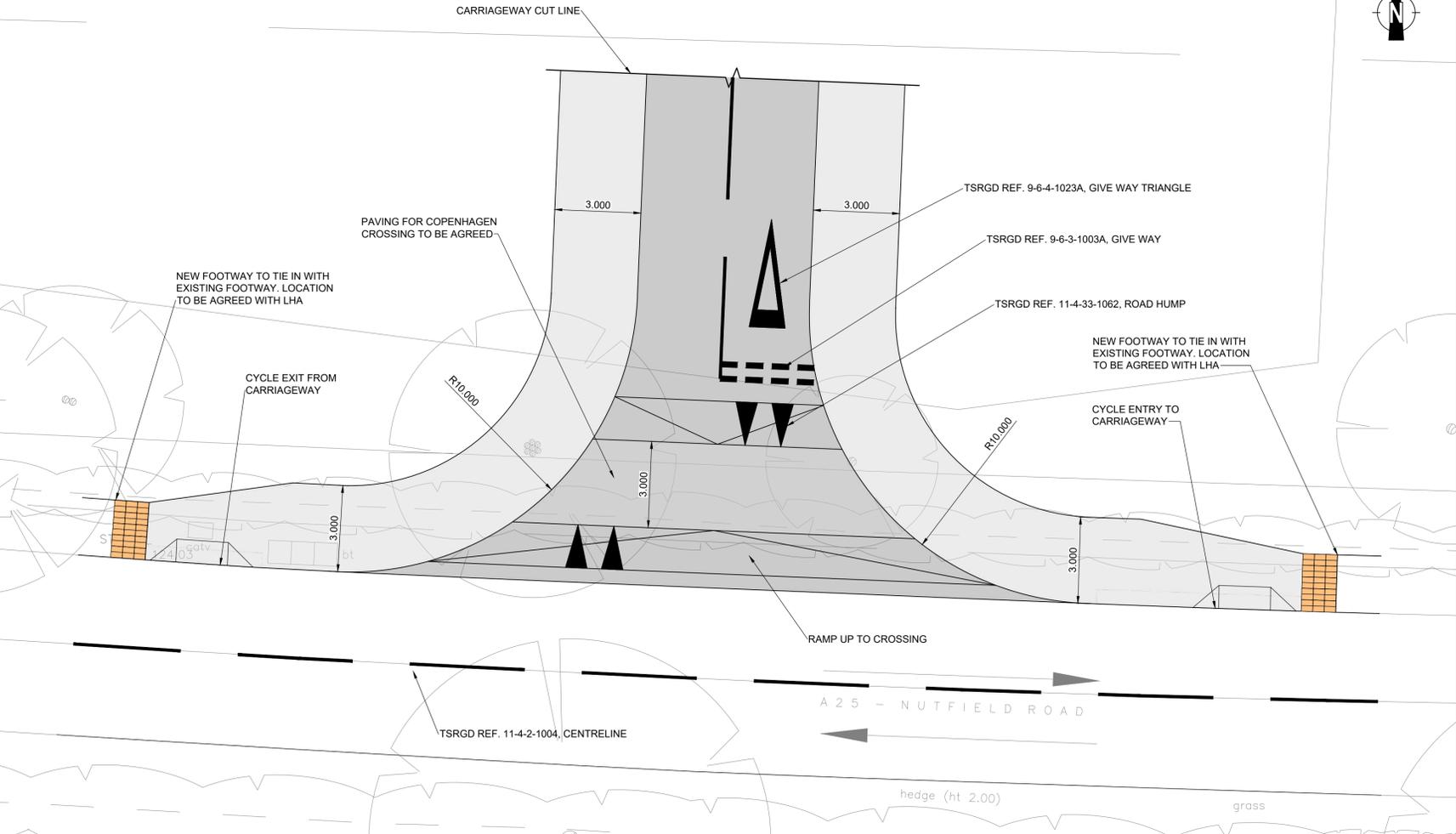
**TDC Planning Reference: 2023/1281
Planning Inspectorate Reference: APP/M3645/W/25/3374913**

February 2026

Appendix A

Site Access Drawing

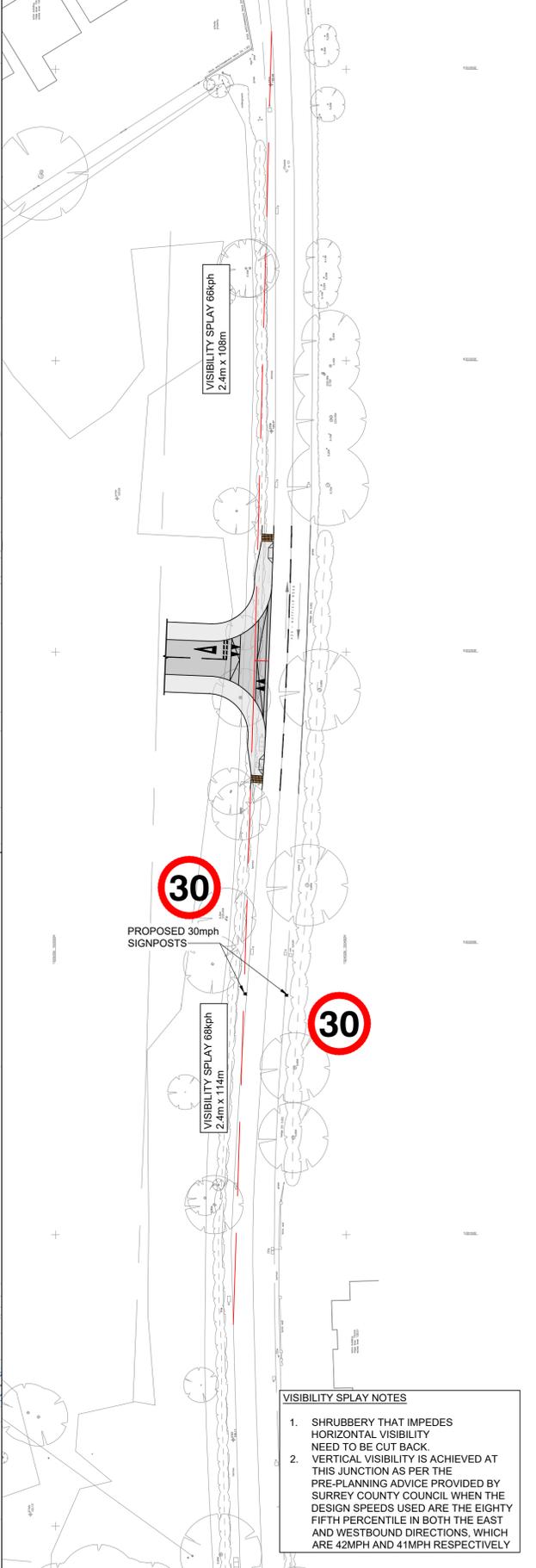
**GENERAL LAYOUT -
SCALE 1:100 @ A1**



0 1 2 4 6
1:100 SCALE (m)



**VISIBILITY SPLAYS -
SCALE 1:500 @ A1**



Dennis Sabre Fire Tender (LWB)	7.700m
Overall Length	2.430m
Overall Width	3.512m
Min Body Ground Clearance	0.397m
Track Width	2.380m
Lock to lock time	5.00s
Kerb to Kerb Turning Radius	7.400m

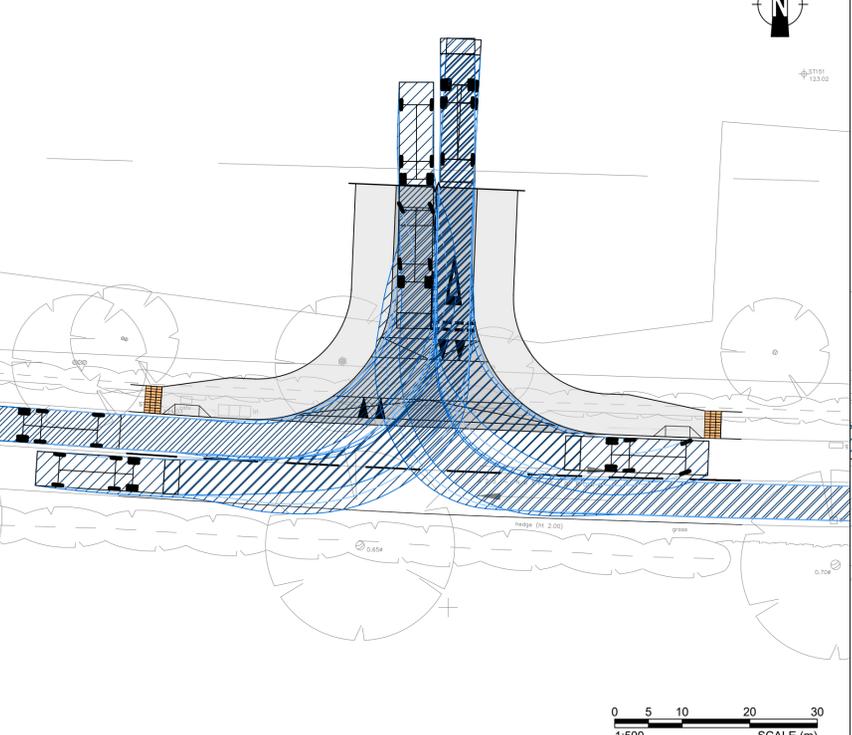
Phoenix 2-23W (with Elite 2 6x2MS chassis)	10.595m
Overall Length	2.530m
Overall Width	3.205m
Min Body Ground Clearance	0.410m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	10.150m

- NOTES**
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND RELATED DRAWINGS ISSUED BY THE ENGINEER.
 - THE DESIGN SPEED IS 40MPH
 - ALL DIMENSIONS ARE SHOWN IN METRES UNLESS OTHERWISE STATED.
 - THE HIGHWAY AUTHORITY IS SURREY COUNTY COUNCIL (SCC)
 - ALL STATUTORY CONSENTS, OPENING NOTICES ETC. AS REQUIRED UNDER HIGHWAYS AND WATER INDUSTRY ACTS ARE TO BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENTS OF THE WORKS
 - ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF SCC HIGHWAYS DEPARTMENT
 - THE PRESENCE OF LIVE UTILITY EQUIPMENT IN THE HIGHWAY SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY STARTING ANY WORKS.
 - ALL UTILITY COVERS AND GULLIES IN CARRIAGEWAY/FOOTWAY TO REMAIN UNLESS SHOWN OTHERWISE
 - TOPOGRAPHICAL SURVEY AS PER MIDLAND SURVEY LTD DRAWING "TOPOGRAPHICAL SURVEY" DRAWING NUMBER "42367" DATED NOVEMBER 2022
 - UNTIL SUCH TIME THAT THIS DRAWING IS MARKED "APPROVED FOR CONSTRUCTION" THE INFORMATION SHOWN IS INDICATIVE AND IS SUBJECT TO CHANGE
 - ALL LINING TO THE SPECIFICATIONS OUTLINED IN TSRGD AND TSM GUIDANCE
 - MARKINGS SHOWN INDICATIVELY, TO BE REVIEWED DURING DESIGN

KEY

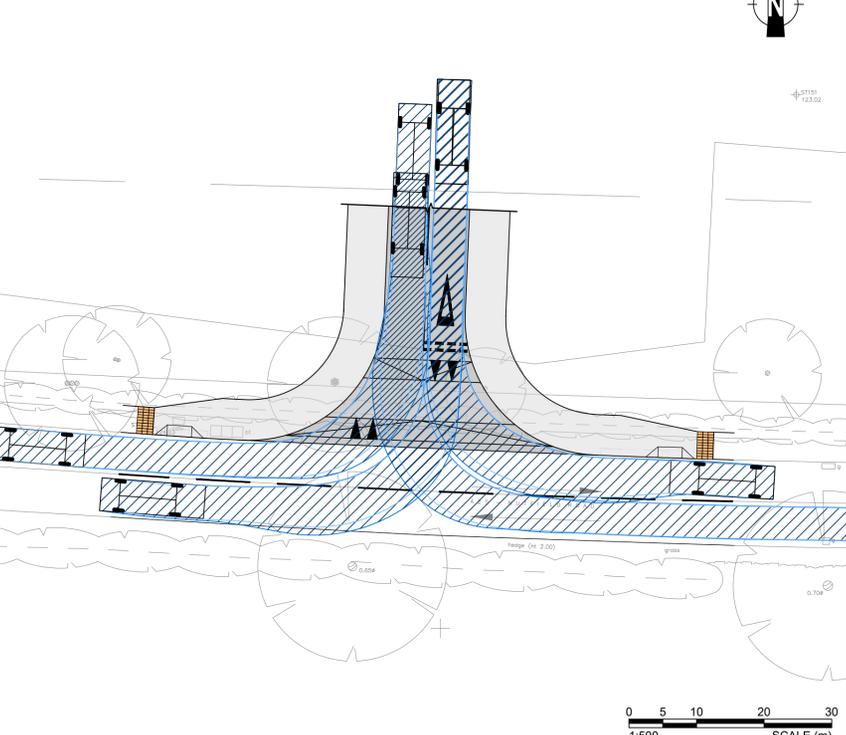
HB2	HALF BATTERED KERB, SIZE 125x255mm, TYPE HB2 - LAID WITH 125mm UPSTAND
TK	TRANSITION/DROPPER KERB (125x255/150mm DROPPER KERB)
BN	125x150mm BULLNOSE KERB REF BN - KERB UPSTAND 6mm MAX
	BUFF COLOURED TACTILE PAVIOURS 60mm THICK 400mm SQUARE

**VEHICLE TRACKING - REFUSE VEHICLE
SCALE 1:500 @ A1 10mph**



0 5 10 20 30
1:500 SCALE (m)

**VEHICLE TRACKING - FIRE VEHICLE
SCALE 1:500 @ A1 10mph**

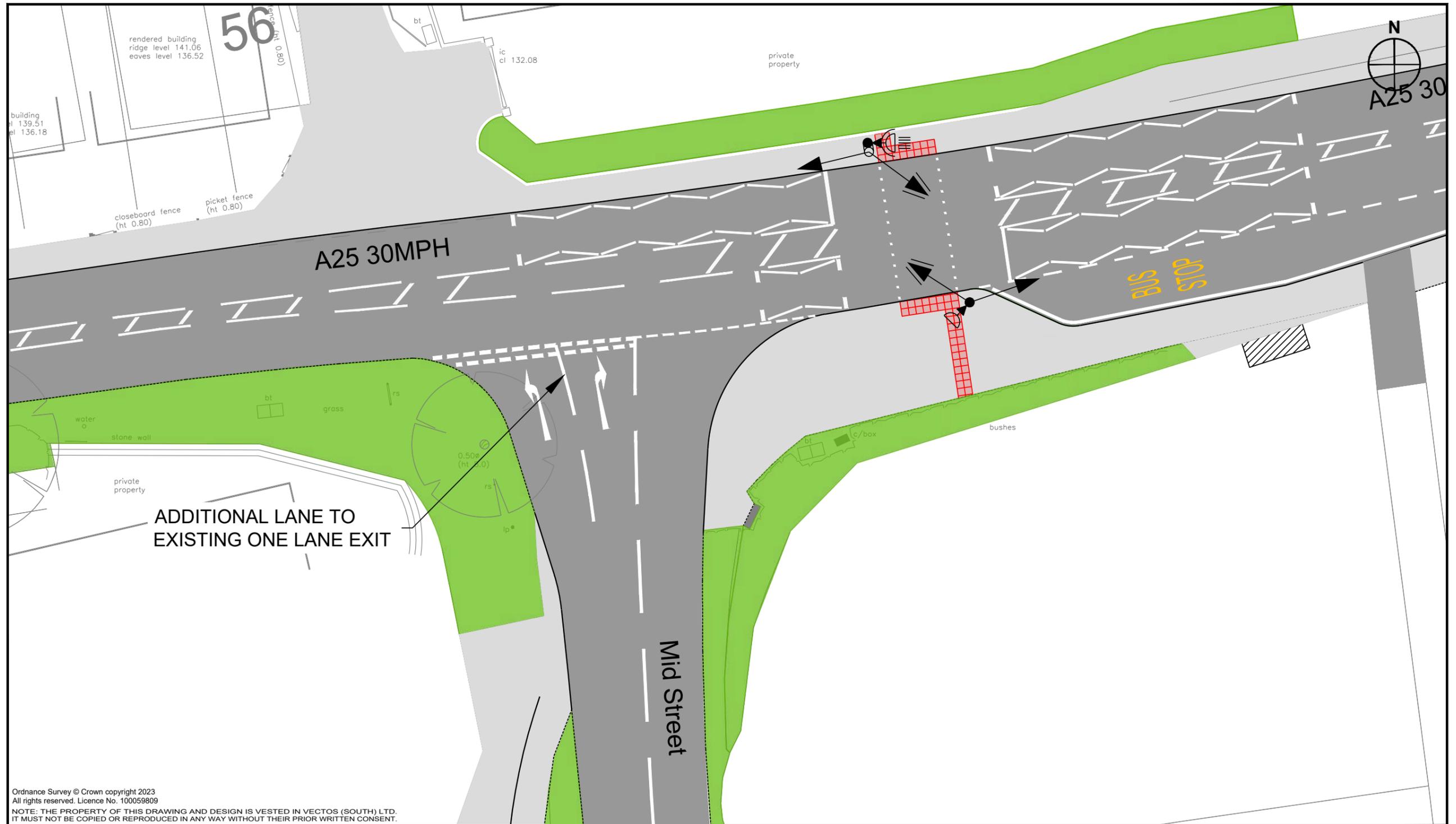


0 5 10 20 30
1:500 SCALE (m)

- VISIBILITY SPLAY NOTES**
- SHRUBBERY THAT IMPEDES HORIZONTAL VISIBILITY NEED TO BE CUT BACK.
 - VERTICAL VISIBILITY IS ACHIEVED AT THIS JUNCTION AS PER THE PRE-PLANNING ADVICE PROVIDED BY SURREY COUNTY COUNCIL WHEN THE DESIGN SPEEDS USED ARE THE EIGHTH FIFTH PERCENTILE IN BOTH THE EAST AND WESTBOUND DIRECTIONS, WHICH ARE 42MPH AND 41MPH RESPECTIVELY

Appendix B

Mid Street Proposed Improvements Plan



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REV.	DETAILS	DRAWN	CHECKED	DATE

Notes:

- This is not a construction drawing and is intended for illustrative purposes only.
- White lining is indicative only.

Key:

-  Proposed road markings
-  Controlled tactile paving
-  Proposed carriageway
-  Proposed footway
-  Proposed verge
-  Proposed signal equipments

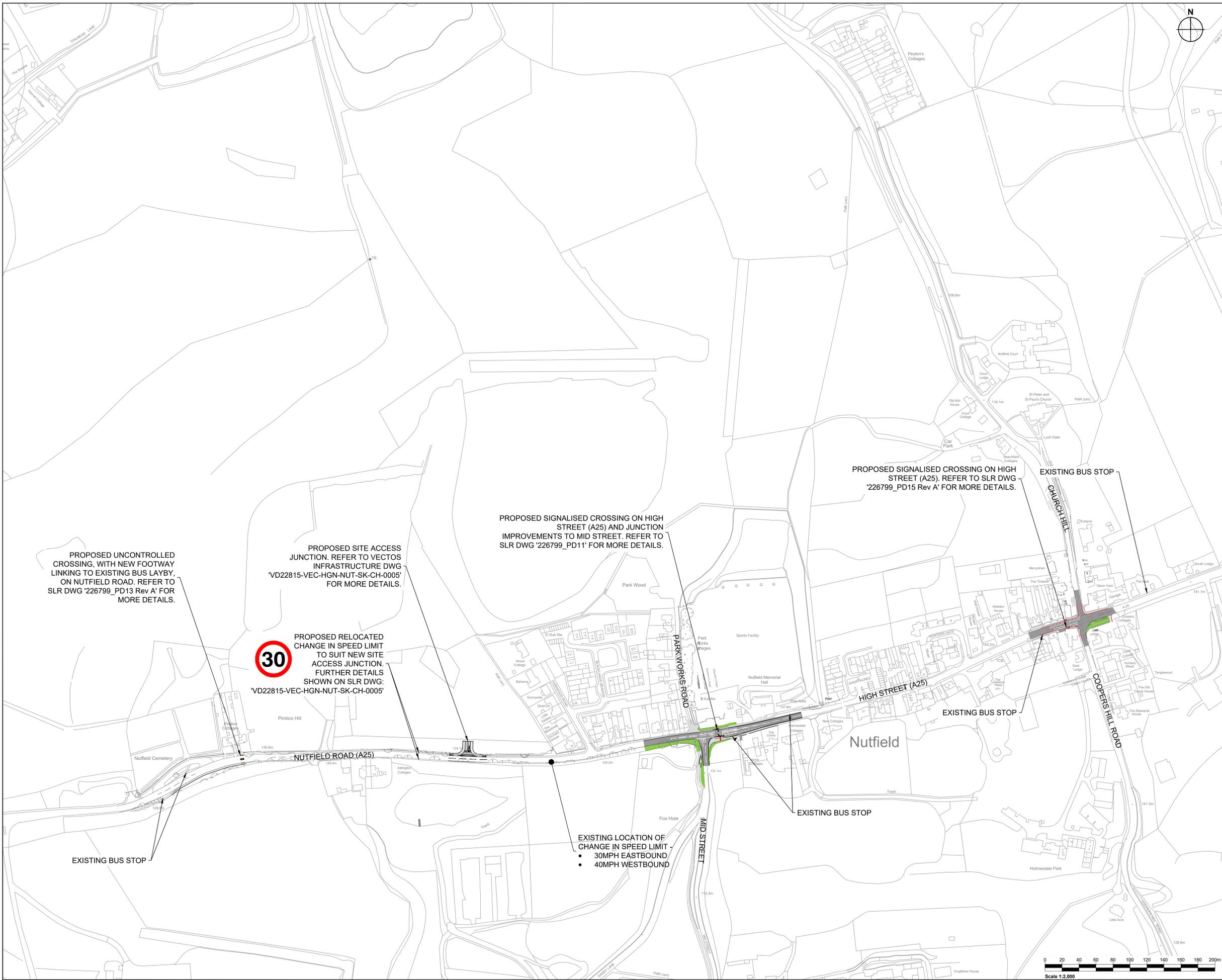
INFORMATION ONLY

Nutfield Green Park		Nutfield Park Developments Ltd	
Proposed Improvements Mid Street			
DRAWN:	CHECKED:	DATE:	SCALES:
MZ	TF	08.03.2024	1:200 at A3
DRAWING NUMBER:			REVISION:
226799/PD11			.



Appendix C

A25 Proposed Improvement Plans



Notes:
 1. This drawing is not for construction and is intended for illustrative purposes only.

PROPOSED UNCONTROLLED CROSSING, WITH NEW FOOTWAY LINKING TO EXISTING BUS LAYBY, ON NUTFIELD ROAD. REFER TO SLR DWG '226799_PD13 Rev A' FOR MORE DETAILS.

PROPOSED SITE ACCESS JUNCTION. REFER TO VECTOS INFRASTRUCTURE DWG 'VD22815-VEC-HGN-NUT-SK-CH-0005' FOR MORE DETAILS.

PROPOSED SIGNALISED CROSSING ON HIGH STREET (A25) AND JUNCTION IMPROVEMENTS TO MID STREET. REFER TO SLR DWG '226799_PD11' FOR MORE DETAILS.

PROPOSED SIGNALISED CROSSING ON HIGH STREET (A25). REFER TO SLR DWG '226799_PD15 Rev A' FOR MORE DETAILS.

EXISTING BUS STOP

30
 PROPOSED RELOCATED CHANGE IN SPEED LIMIT TO SUIT NEW SITE ACCESS JUNCTION. FURTHER DETAILS SHOWN ON SLR DWG: 'VD22815-VEC-HGN-NUT-SK-CH-0005'

EXISTING LOCATION OF CHANGE IN SPEED LIMIT -
 • 30MPH EASTBOUND
 • 40MPH WESTBOUND

EXISTING BUS STOP

EXISTING BUS STOP

EXISTING BUS STOP

Rev	Details	Drawn	Checked	Date

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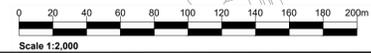
Drawing Status: INFORMATION ONLY

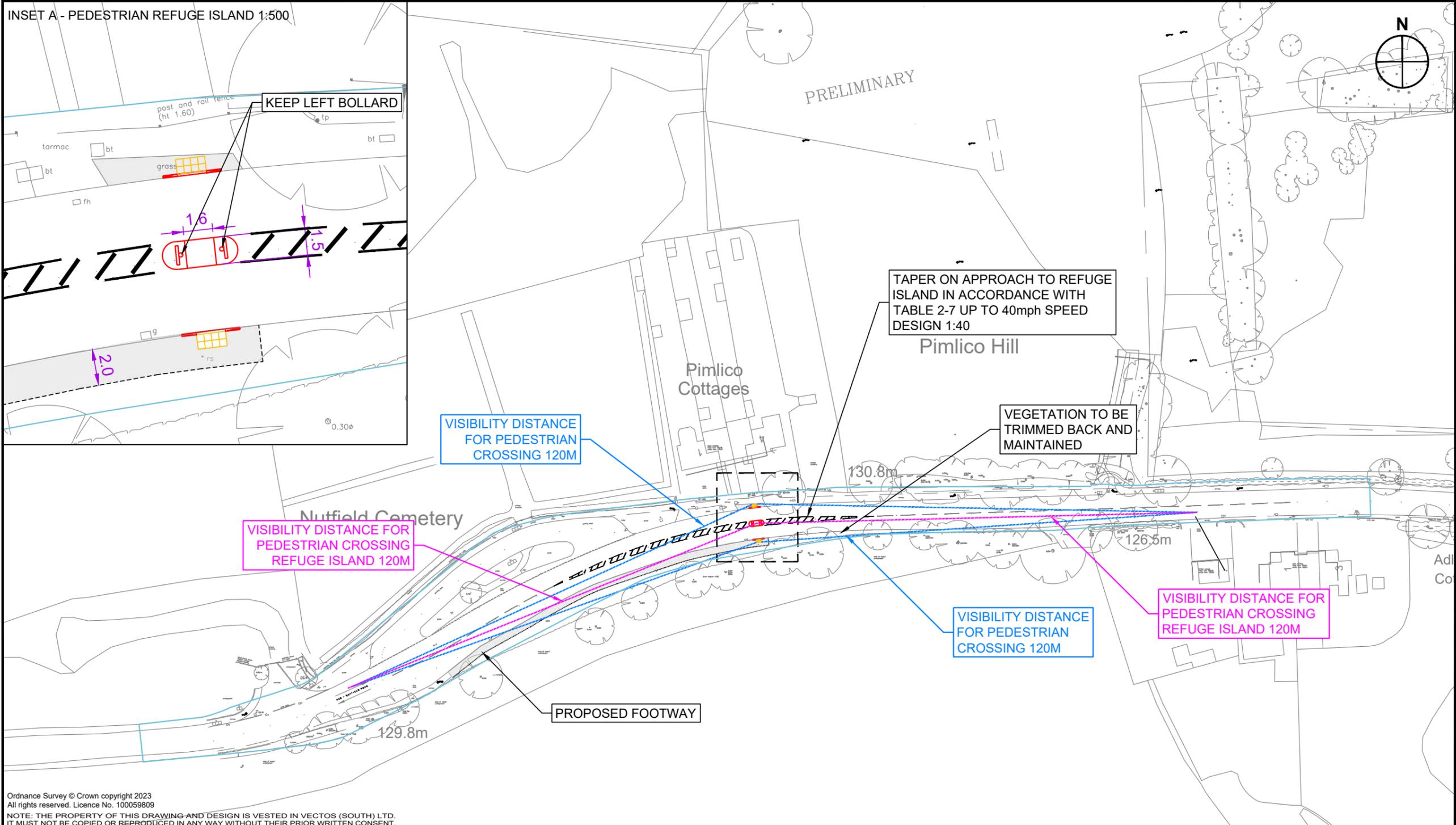
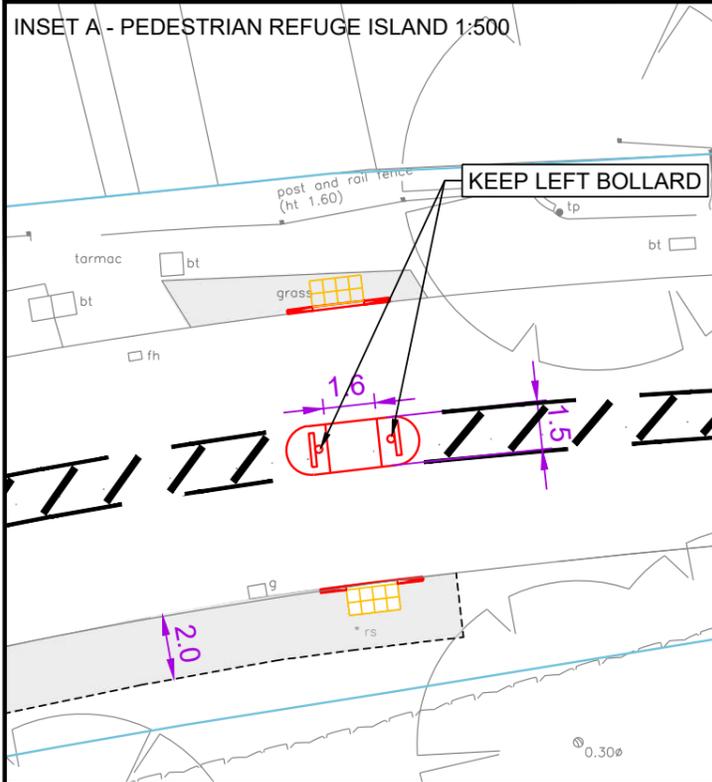
Client: NUTFIELD PARK DEVELOPMENTS LIMITED

Project: NUTFIELD GREEN PARK

Drawing Title: HIGHWAY PROPOSALS OVERVIEW

Scale: 1:2000	@ A1	Project Ref. No: 250103
Designed: N/A	Drawn: TF	Checked: PW
Date: N/A	Date: 20.01.26	Date: 20.01.26
Drawing number: 250103-ROV-HGN-XXX-PL-TP-0001	Revision: P1	





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REV.	DETAILS	DRAWN	CHECKED	DATE
A	Highway boundary updated	MZ	TF	04.04.2024

Notes:
 1. This is not a construction drawing and is intended for illustrative purposes only.
 2. White lining is indicative only.

- Key:**
- Proposed kerb
 - Proposed edging
 - Highway boundary
 - Proposed footway
 - Uncontrolled tactile paving

INFORMATION ONLY

Nutfield Green Park

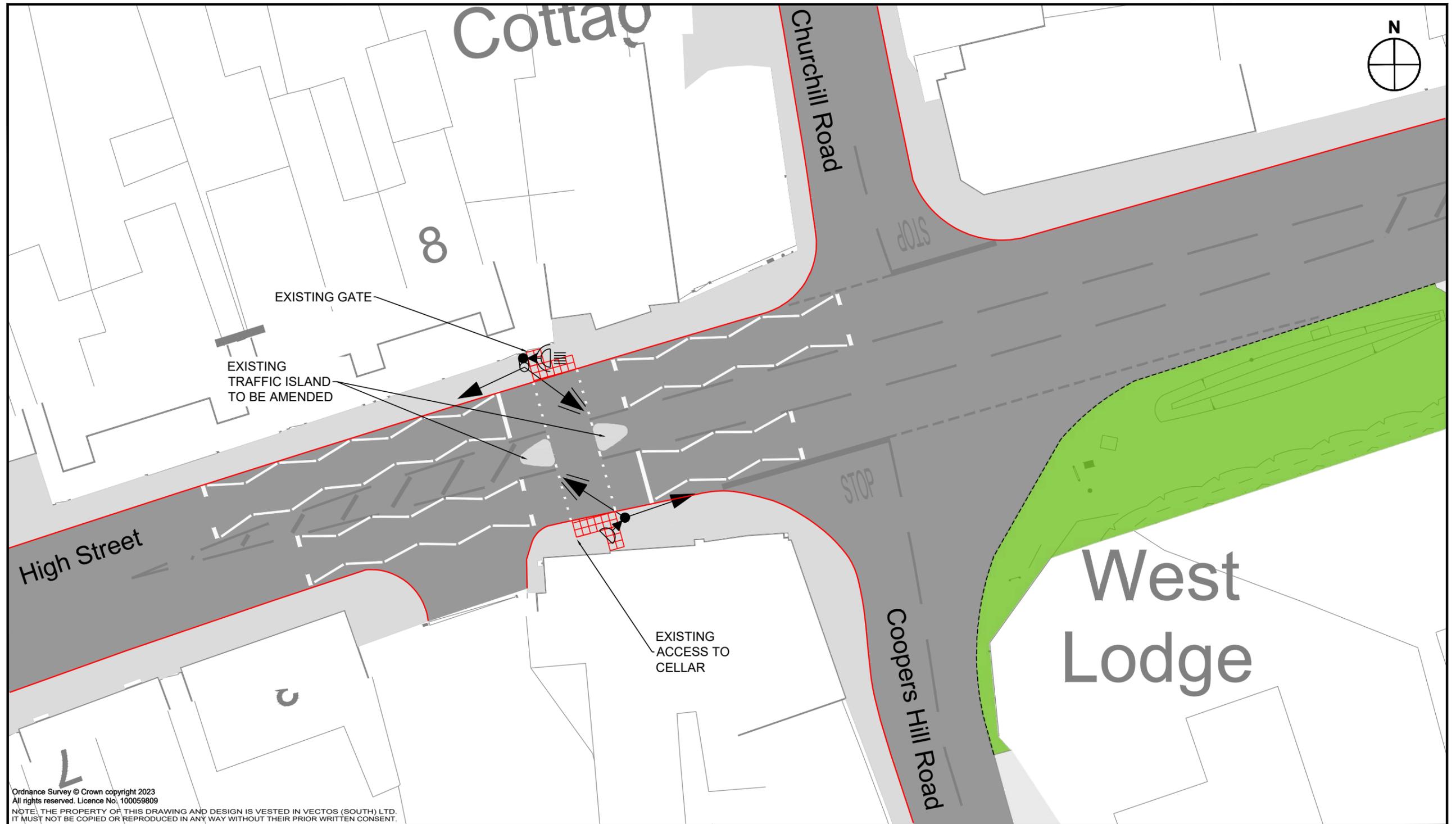
Nutfield Park Developments Ltd

Proposed Uncontrolled Crossing on Nutfield Road



DRAWN: MZ	CHECKED: TF	DATE: 13.03.2024	SCALE: 1:1000 at A3
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DRAWING NUMBER: 226799/PD13	REVISION: A
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REV.	DETAILS	DRAWN	CHECKED	DATE
A	Updated drawing	MZ	TF	15.04.2024

Notes:
 1. This is not a construction drawing and is intended for illustrative purposes only.
 2. White lining is indicative only.

Key:

- Proposed road markings
- Proposed traffic island
- Controlled tactile paving
- Proposed carriageway
- Proposed footway
- Proposed verge
- Proposed signal equipments

INFORMATION ONLY

Nutfield Green Park		Nutfield Park Developments Ltd	
Proposed Controlled Crossing on High Street			
DRAWN: MZ	CHECKED: TF	DATE: 04.04.2024	SCALE: 1:200 at A3



DRAWING NUMBER: 226799/PD15	REVISION: A
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