

# 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 1 (Text)**

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

**February 2026**

# **Former Laporte Works Site Nutfield Green Park**

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**Transport Statement of Common Ground between Rovia  
(Acting for Nutfield Park Developments Ltd) and Tandridge  
District Council**

**February 2026**

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# 1 Introduction

1.1 This document is a Statement of Common Ground (SoCG) on transport matters between Tandridge District Council (TDC) in their role as the planning authority and Rovia, acting as transport consultants on behalf of Nutfield Park Developments Limited (Ltd), the appellant, in relation to planning application (Ref: 2023/1281) validated on 20th October 2023 and was refused on 3rd October 2025. The development description is as follows:

*“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).”*

1.2 This SoCG deals with transport issues only with TDC. There is also a main SoCG with TDC that deals with planning and other matters.

1.3 The remainder of this SoCG addresses the following matters:

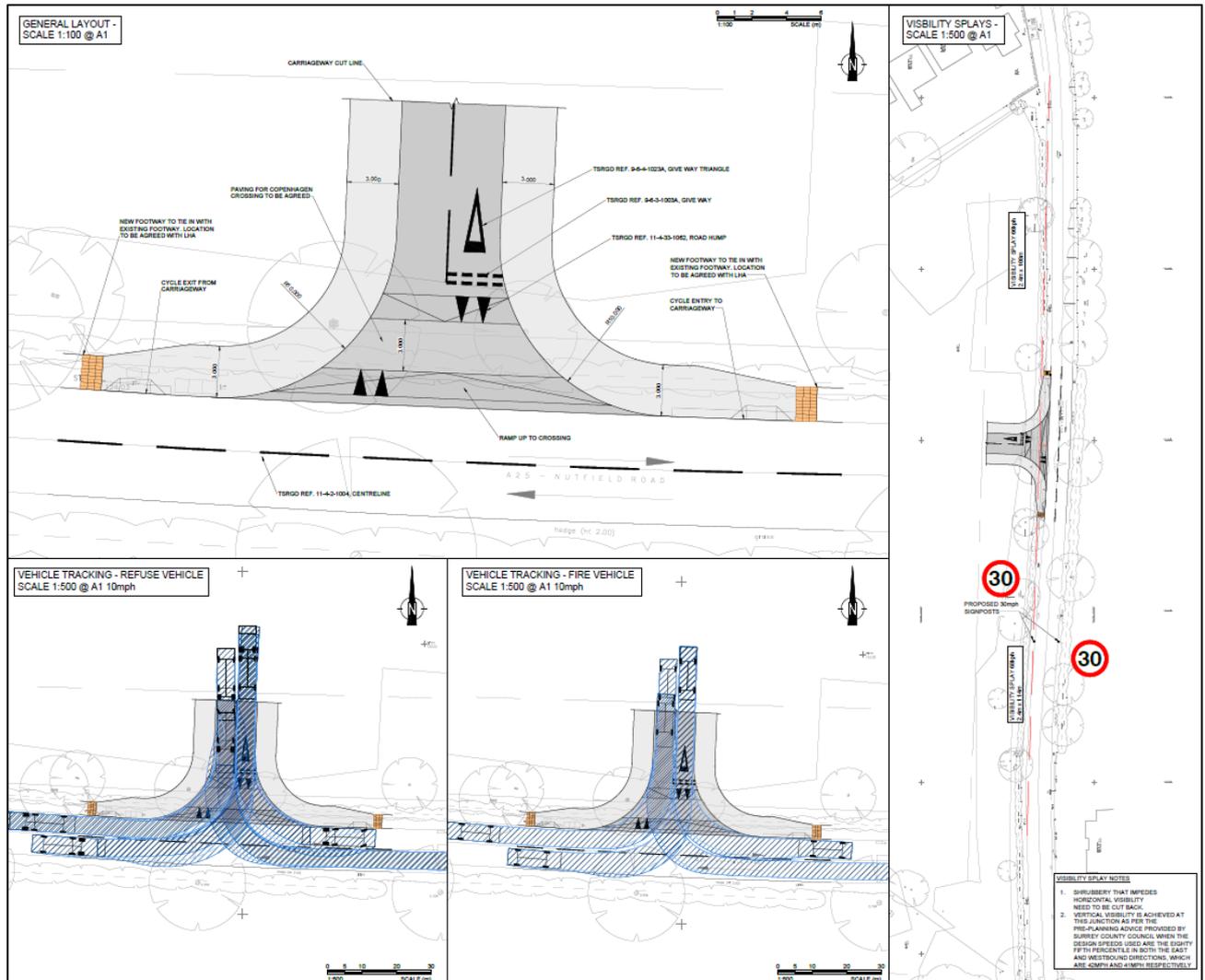
- Section 2: Access and Highway Capacity/Safety Enhancements
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## 2 Site Access and Highway Capacity/Safety Enhancements

### Site Access

- 2.1 The proposed site access is included at **Appendix A** and is shown in Drawing VD22815-VEC-HGN-NUT-SK-CH-005 below.

**Image 2.1: Drawing VD22815-VEC-HGN-NUT-SK-CH-005 – Site Access**

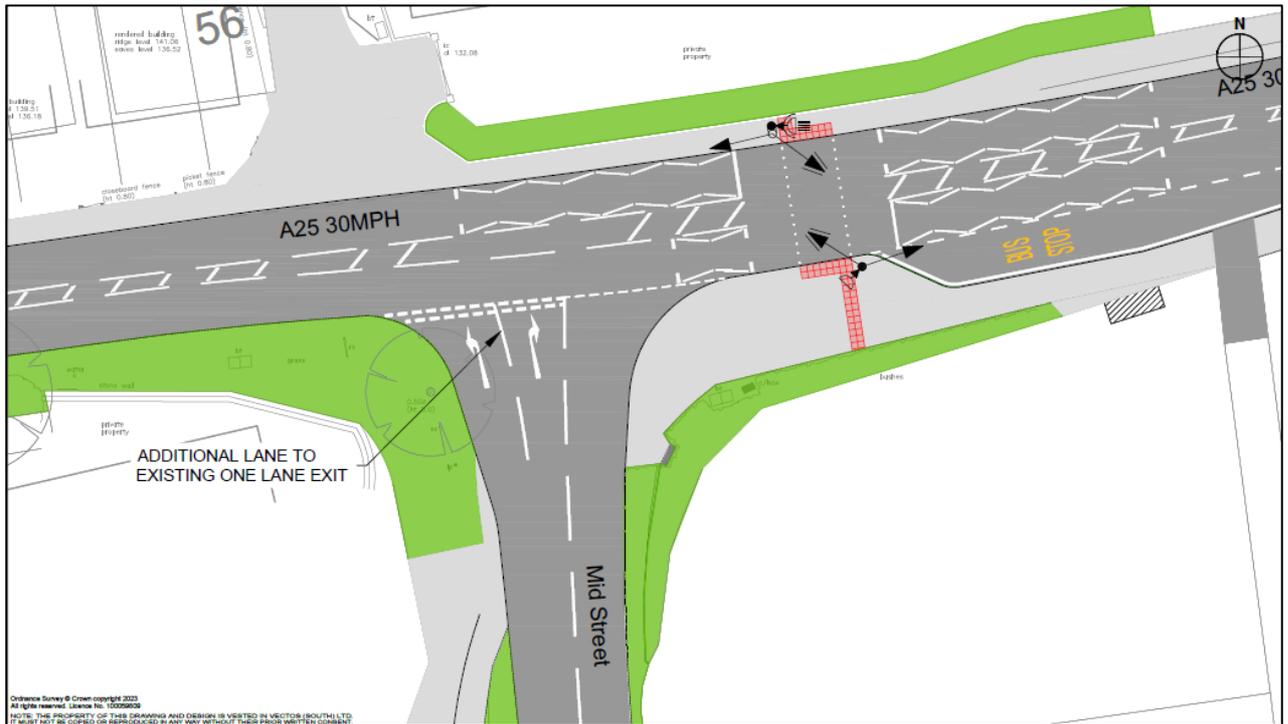


- 2.2 It is agreed that the proposed site access shown on Drawing VD22815-VEC-HGN-NUT-SK-CH-005 is suitable and satisfactory and has been subject to a Stage 1 Road Safety Audit. Moving the 30mph speed limit to the west of its current location will assist in reducing speeds at the site access and on the approach to Nutfield leading to a safety benefit.

### Capacity Enhancement - Mid Street

- 2.3 The proposed junction enhancement, including the new signalised pedestrian crossing to the east of the junction, is included at **Appendix B** and shown in Drawing 226799\_PD11\_Mid Street improvements below.

Image 2.2: Drawing 226799\_PD11\_Mid Street improvements



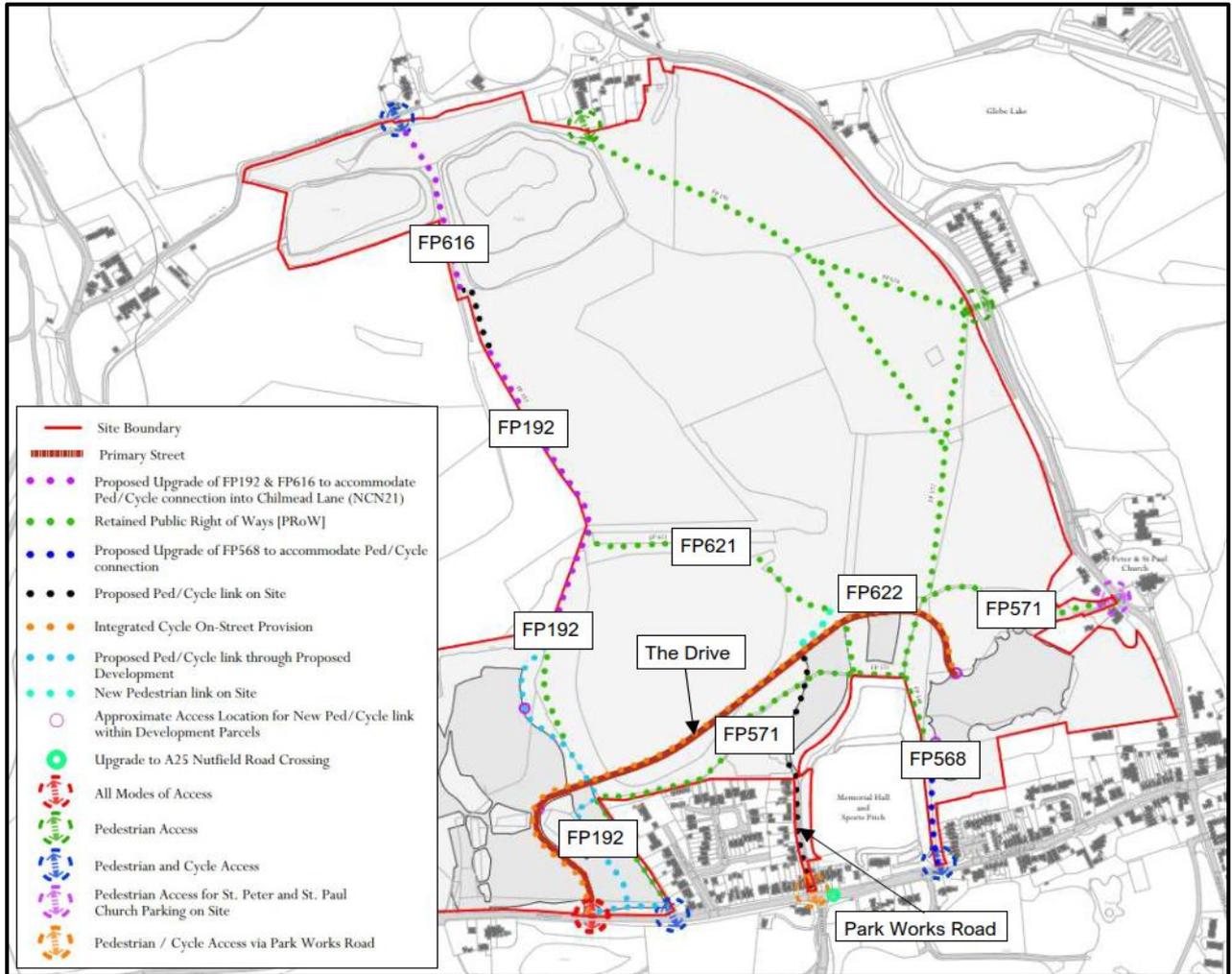
- 2.4 This is agreed as a suitable minor improvement to contribute to mitigating the traffic impact of the development.

### 3 Accessibility by Active Travel Modes

#### Walking and Cycling

##### On-site

Image 3.1: Proposed On-site Walking & Cycling Provision



3.1 **Image 3.1** shows the proposed walking and cycling provision within the site. These are parameters and hence are subject to minor amendment during design development. However, it is agreed that the proposed routes provide links for travel within the site and to connect to the A25, Chilmead Lane and Church Hill.

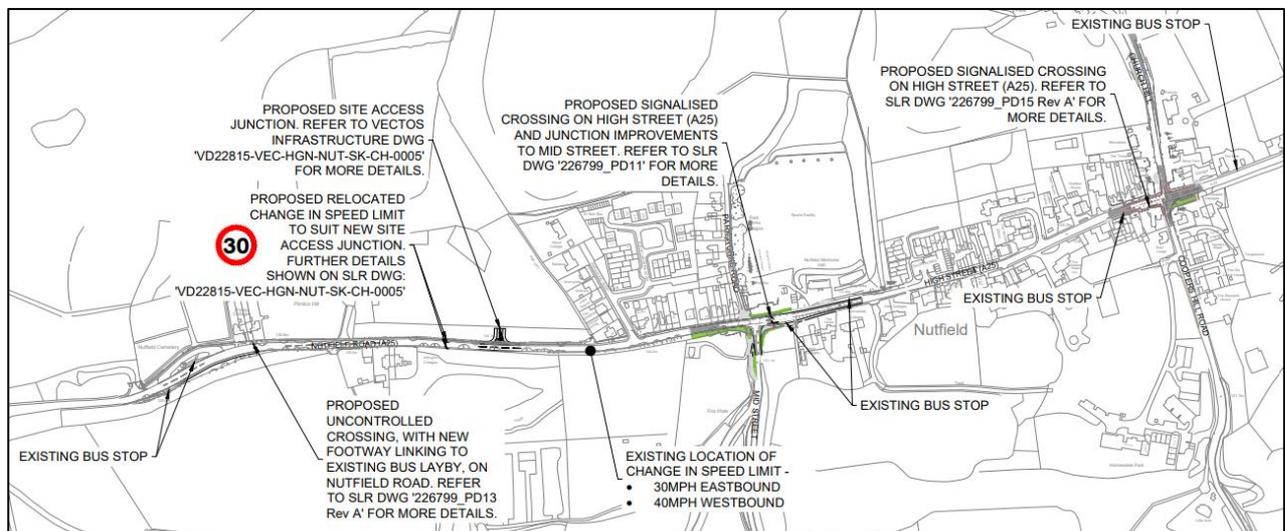
##### Off Site

##### A25 Improvements

3.2 The following measures that are shown on Drawing 250103-ROV-HGN-XXX-PL-TP-0001 at **Appendix C** and in the plan below are agreed.

1. Proposed uncontrolled crossing, with new footway linking to existing bus layby, on Nutfield Road. (Drawing 226799\_PD13 Rev A)
2. Proposed relocated change in speed limit to suit new site access junction (Drawing VD22815-VEC-HGN-NUT-SK-CH-0005), with alternative road safety improvements to be agreed with the County Highways Authority in the event that the statutory process required to deliver the speed reduction is unsuccessful.
3. Proposed signalised crossing on High Street (A25) to east of Mid-Street (Drawing 226799\_PD11)
4. Proposed signalised crossing on High Street (A25) to west of Coopers Hill Road (Drawing 226799\_PD15 Rev A)
5. Proposed alterations to the A25 junction with Mid Street to provide improved capacity on the Mid Street arm of the junction (Drawing 226799/PD13 Rev A)

**Image 3.2: Highway Proposals Overview**



- 3.3 It is agreed that these are suitable measures to enhance the pedestrian connectivity across the A25 and will lead to a safety benefit. The measures will be of assistance to existing residents in Nutfield as well as residents of and visitors to the proposed development.
- 3.4 Provided the necessary consents can be obtained, it is proposed to provide a significant enhancement to Sustrans NCR 21 which passes from the northern boundary of the site to Redhill. Plans of the route are included at **Images 3.3 and 3.4** below.
- 3.5 With completion of this enhancement there will be a suitable cycle route between the site and Redhill.

Image 3.3: NCR21 Cycle Route to Redhill



## 4 Public Transport

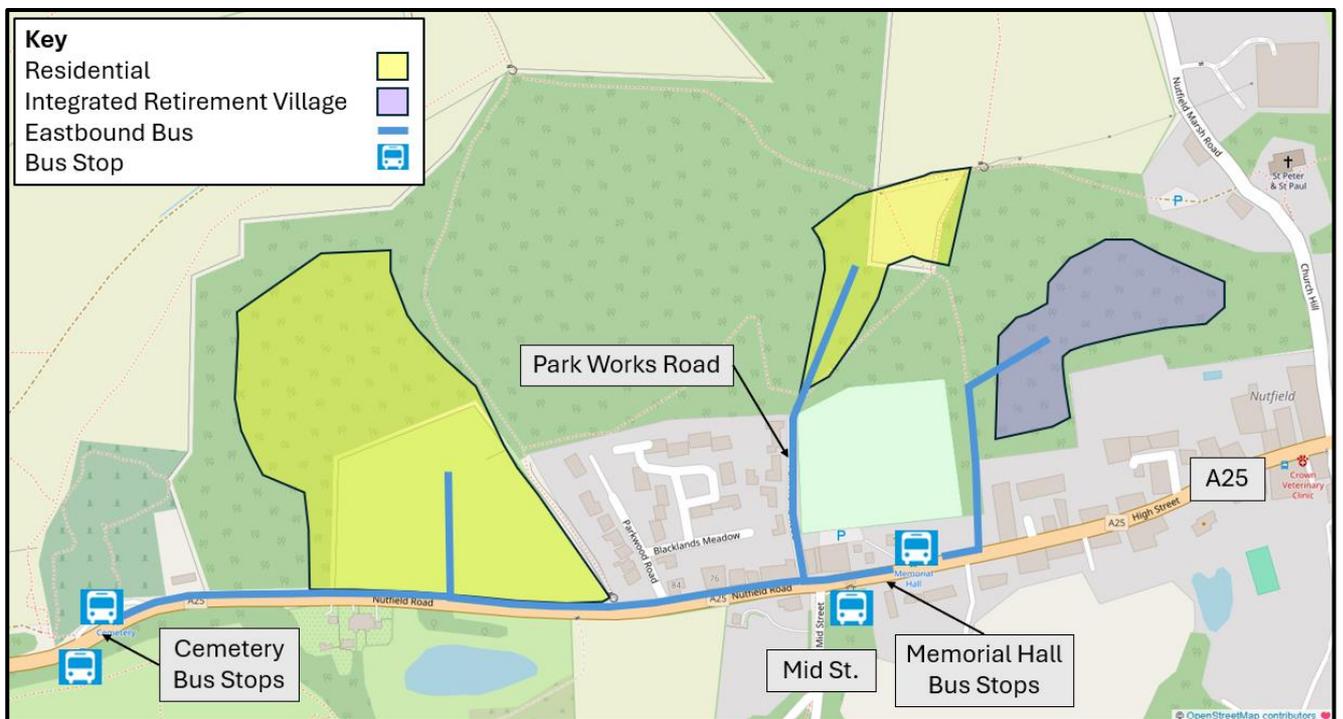
4.1 The paragraphs below include details of existing bus and rail services and are agreed.

### Bus Provision

4.2 There are a number of bus services available within Nutfield.

4.3 The nearest bus stops to the site are located on Nutfield Road and Mid Street to the south of the site. The locations of the Cemetery and Memorial bus stops on Nutfield Road are shown at **Image 4.1** below.

**Image 4.1: Bus Stop Proximity to Development Use**



4.4 The relevant distances from the centre of each of the development areas to these bus stops are summarised in **Table 4.1**.

**Table 4.1: Bus Stop Proximity**

Location	Cemetery Eastbound	Cemetery Westbound	Memorial Eastbound	Memorial Westbound
Residential (West)	460m	500m	550m	500m
Residential (Central)	N/A	N/A	360m	435m
Retirement Village	N/A	N/A	330m	405m

4.5 The Nutfield Road bus stops are served by bus routes 400, 410 and 610 and the Mid Street bus stops by route 315. The frequency of service on these routes is summarised in **Table 4.2**.

**Table 4.2: Existing Bus Service Frequency**

Bus No.	Route	Frequency (Monday-Friday)	Frequency (Saturday)	Frequency (Sunday)
315	Dormansland – Lingfield Station – Blindley Heath – South Nutfield – Redhill Bus Station – East Surrey Hospital	5 services per day (1 is a school service)	-	-
400	East Grinstead – Three Bridges Station – Crawley Bus Station – Gatwick Airport – Redhill Bus Station – Nutfield - Godstone - Caterham	2 per hour (until 20:10)	2 per hour (until 19:08)	1 per hour (until 18:07)
410	Snow Hill - South Godstone Station – Broadham Green – Hurst Green – Oxted Station – Godstone – Bletchingley – Nutfield – Redhill Bus Station	2 per hour (until 19:56)	2 per hour (until 18:46)	1 per hour (until 17:44)
612	Smallfield – South Nutfield – Bletchingley – Godstone Green – Oxted	School Service	-	-

4.6 These services provide for direct access to Redhill Bus Station within a circa 15 – 19 minute journey time using the criteria set out in Section 5 of this document. Redhill Bus Station is immediately adjacent to Redhill Railway Station which is deemed the most attractive nearby station for rail trips due to its wide range of destinations and good frequencies (ranging from 2 - 5 services per hour to each destination). Furthermore, Redhill Bus Station is located within the town centre of Redhill with a range of facilities, shops, and leisure venues accessible within a 400m walking distance from Redhill Bus Station.

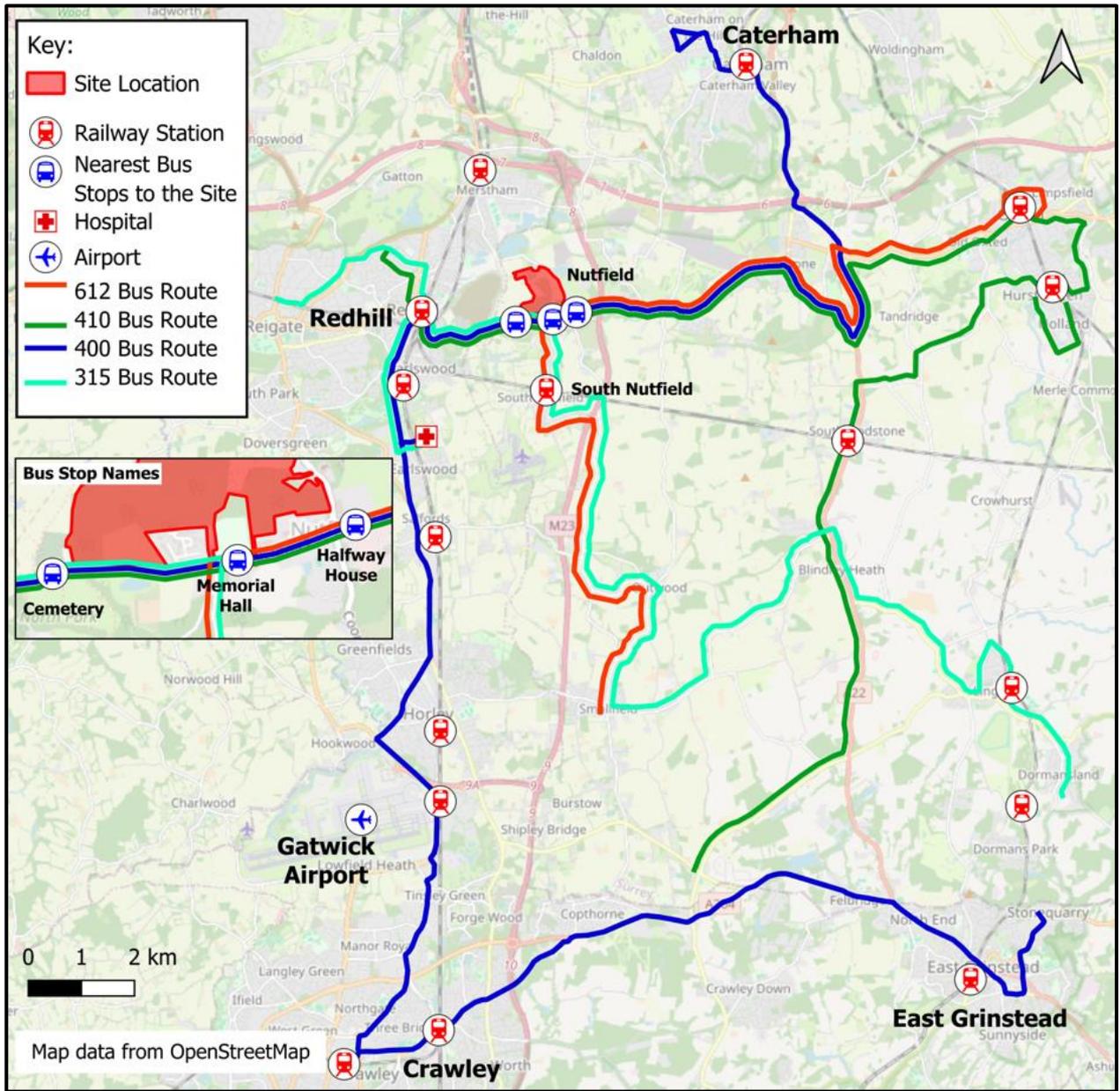
4.7 **Table 4.3** below shows the bus timings between the Cemetery bus stops and Redhill during peak periods. As can be seen, between 7.20 and 9.20 in the morning there are 10 services. In the evening peak between 16.30 and 18.36 there are 7 services:

**Table 4.3: Cemetery Bus Stop Services via Redhill – Peak Times**

AM Bus Services to Redhill (07:00-10:00)		PM Bus Services from Redhill (16:00-19:00)	
Bus Service	Time	Bus Service	Time
400	07:23	400	16:15
410	07:24	410	16:31
410	07:50	400	16:54
400	07:55	410	17:32
315	08:00	400	17:32
410	08:17	410	18:02
400	08:26	400	18:14
410A	08:45	410	18:36
400	09:00	400	18:36
410	09:20	410	19:01
400	09:33		
410	09:50		
<b>Total AM Peak Period Services</b>	<b>12</b>	<b>Total PM Peak Period Services</b>	<b>10</b>

4.8 A plan showing the aforementioned bus routes with key destinations is shown at **Image 4.2**.

Image 4.2: Local Bus Service Route Plan



**Proposed Bus Enhancements**

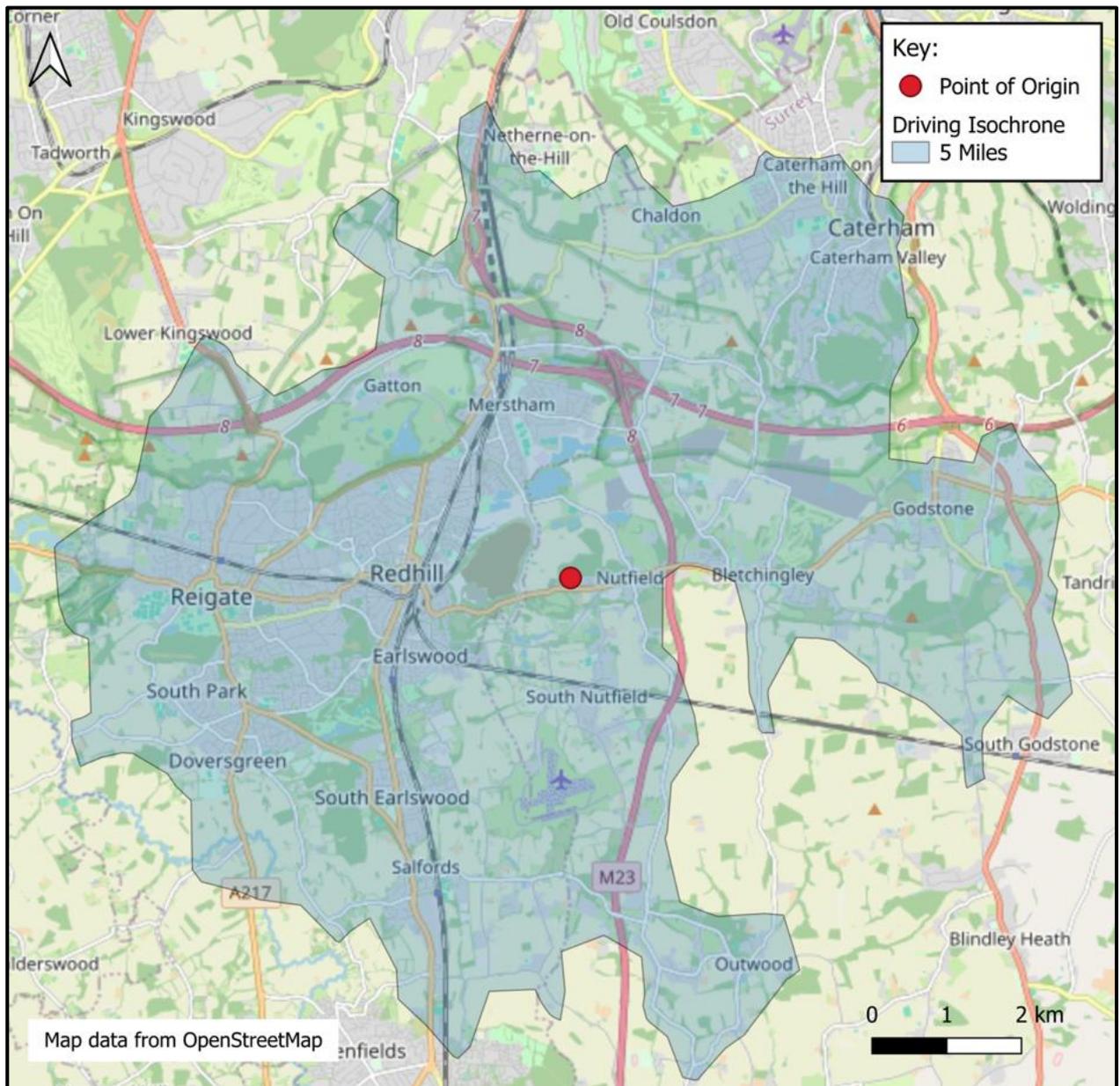
4.9 It is agreed that the appellant will fund an enhancement to the existing Digital Demand Responsive Transport bus system. The service would:

- Operate within a 5-mile radius of the appeal site;
- Operate Monday to Saturday 6am to 11pm and Sundays between 8am and 10pm

4.10 The 5 mile catchment form the appeal site is shown below. Some of the key destinations included within this area are:

- Redhill
- Reigate
- Godstone
- Caterham

**Image 4.3: 5 Mile DDRT Catchment from Appeal Site**



### Rail Provision

4.11 The nearest rail station to the site is Nutfield Station which is circa 1.8km to the south via Mid Street and Station Approach. Nutfield Station provides local services between Tonbridge and Redhill.

- 4.12 Redhill Station is located 3km to the west of the site and can be reached directly by bus routes 315, 400 and 410, and by a cycle ride of circa 12 minutes utilising the enhanced NCR 21.
- 4.13 Redhill Station provides services to destinations such as Gatwick Airport, Peterborough, Reading, Tonbridge, Horsham, London Victoria, Bedford and Reigate with between 2 – 5 services per hour.
- 4.14 A summary of all of the rail services, destinations and frequencies from Nutfield and Redhill stations are set out in **Table 4.4** below with frequencies to key destinations shown at **Table 4.5**.

**Table 4.4: Rail Services**

Route	Frequency		
	Monday - Friday	Saturday	Sunday
<b>Nutfield Station</b>			
Tonbridge – Leigh (Kent) – Penshurst - Edenbridge – Godstone – Nutfield - Redhill	1 per hour	1 per hour	1 per hour
<b>Redhill Station</b>			
Gatwick Airport – Redhill – East Croydon – London Bridge – London St Pancras International – Luton Airport Parkway - Bedford	2 per hour	2 per hour	2 per hour
Horsham – Crawley – Three Bridges – Gatwick Airport – Redhill - East Croydon – London Bridge – London St Pancras International – Stevenage - Peterborough	2 per hour	2 per hour	No direct services
Redhill – Reigate – Guildford – Farnborough North – Blackwater – Wokingham - Reading	2 per hour	2 per hour	2 per hour
Tonbridge – Leigh (Kent) – Penshurst - Edenbridge – Godstone – Nutfield - Redhill	1 per hour	1 per hour	1 per hour
Reigate – Redhill – Merstham – Coulston South – Purley – East Croydon – Clapham Junction – London Victoria	2 per hour	2 per hour	No direct services

Table 4.5: Key Destinations by Rail – Peak Hours

AM Rail Services (07:00-10:00)		PM Rail Services (16:00-19:00)	
Destination	Time	Origin	Time
<b>Nutfield Station</b>			
<b>From Nutfield</b>		<b>To Nutfield</b>	
Tonbridge	07:27	Tonbridge	16:21
	07:59		16:51
	08:46		17:44
	09:30		18:14
Redhill	07:44	Redhill	16:35
	08:26		17:04
	09:00		18:08
	09:51		18:38
<b>Redhill Station</b>			
<b>From Redhill</b>		<b>To Redhill</b>	
London Bridge	Every 15 mins	London Bridge	Every 15 mins
London Victoria	Every 30 mins	London Victoria	Every 30 mins
East Croydon	Every 10 mins	East Croydon	Every 10 mins
Gatwick Airport	Every 10 mins	Gatwick Airport	Every 10 mins
Crawley	Every 15 mins	Crawley	Every 30 mins

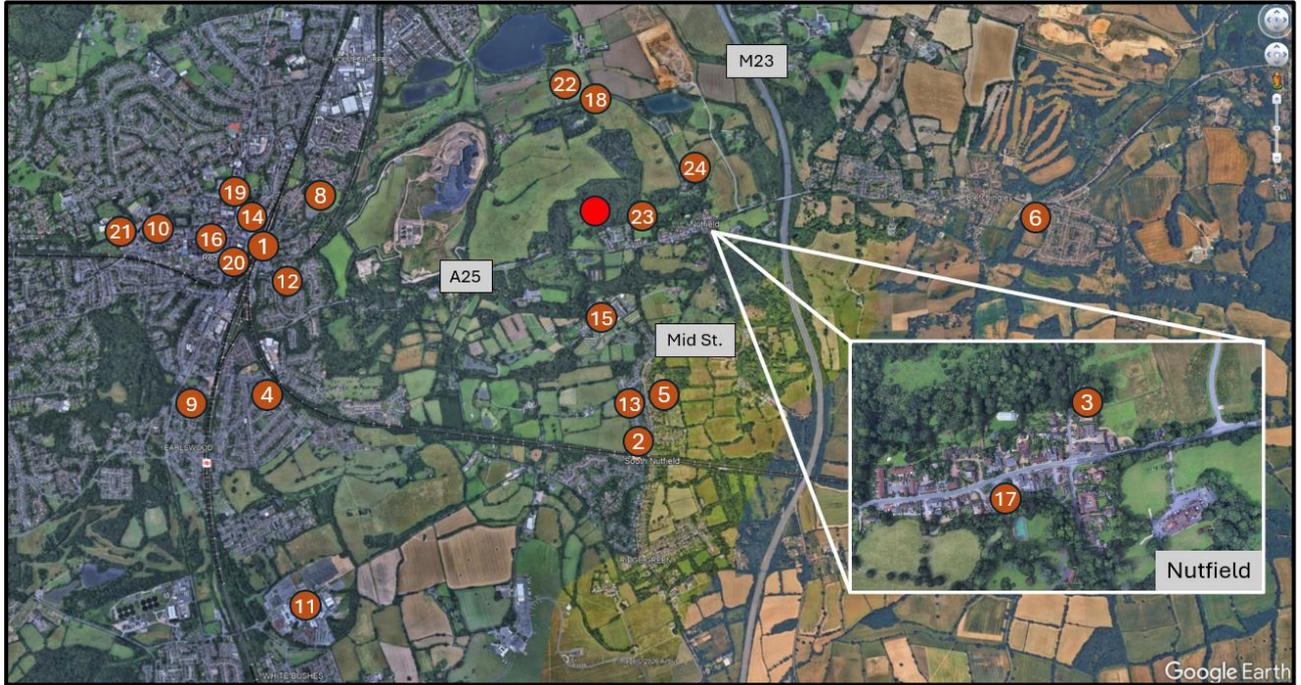
## 5 Amenities

- 5.1 **Table 5.1** shows relevant amenities that residents living on the appeal site may wish to access. **Image 5.1** shows the location of those amenities.
- 5.2 The table has been produced using the following assumptions:
- Measurement point from the mid-point of the western proposed residential area;
  - Use of Cemetery bus stops for buses in Redhill direction. These are circa 500m from the measurement point;
  - Walk speed of 80m/minute;
  - Cycling speed of 15km/hr;
- 5.3 Existing bus journey times are total journey times using existing scheduled services, including, walk to bus stop and 5 minute wait (on basis that people have real time information on bus arrival time but will aim to arrive at the bus stop 5 minutes before the scheduled bus arrival time). The variability in times is a reflection of peak and off-peak times.
- 5.4 Proposed bus journey times are estimated total journey times using the Digital Demand Responsive Transport system where the bus arrival time is booked by the passenger.
- 5.5 The table and plan are agreed.

**Table 5.1 – Key Destinations**

Ref	Service	Category	Distance (m)	Walking Time (mins)	Cycling Time (mins)	Existing Bus Time (mins)	Proposed Bus Time (mins)
1	Redhill Station	Transport	3000	36	12	15-19	7-14
2	Nutfield Station	Transport	1850	23	7	0	Circa 5 mins
3	Church Hill Nursery	Nursery	850	11	4	0	Circa 3 mins
4	Earlswood Nursery & Infant School	Education	2650	33	11	22-25	6-11
5	South Nutfield Primary	Education	1450	18	6	0	Circa 5 mins
6	Bletchingly Village Primary School	Education	3400	43	14	23-24	7-14
7	Oxted School	Education	13350	0	0	34	0
8	Carrington School	Education	2750	34	12	0	6-12
9	Woodlands Surgery	Health	3250	41	13	26-32	7-14
10	Greystone House Surgery	Health	3450	43	14	25-30	8-16
11	East Surrey Hospital	Health	4950	0	20	28-34	12-24
12	Lowcroft Dental Surgeries	Health	2450	31	10	18-22	5-10
13	Holborn's, South Nutfield	Retail (inc food Post Office)	1550	19	6	0	Circa 5 mins
14	Sainsbury's	Retail (inc food)	3150	39	13	16-21	7-13
15	Priory Farm Shop & Garden Centre	Retail (inc food)	1050	13	4	0	Circa 5 mins
16	The Belfry Shopping Centre	Retail (inc food)	2950	37	12	16-21	7-13
17	The Queen's Head, Nutfield High St	Public House	800	10	3	0	Circa 3 mins
18	Inn on the Pond, Chilmead Lane	Public House	850	11	3	0	Circa 5 mins
19	The Gym	Leisure	3150	39	13	16-21	7-13
20	The Light (Cinema/Bowling Alley/Bar)	Leisure	2850	36	12	16-21	6-11
21	Donyngs Leisure Centre	Leisure	3550	44	14	26-31	8-17
22	Nutfield Cricket Club	Community/Leisure	850	11	3	0	Circa 5 mins
23	Nutfield Youth Football Club	Community/Leisure	450	6	2	0	Circa 3 mins
24	St Peter and St Paul Church	Community	800	10	3	0	Circa 3 mins
25	Gatwick Airport	Transport/Employment	13250	0	0	44-55	N/A
26	Crawley	Town Centre	19350	0	0	54-66	N/A
27	Redhill	Town Centre	>3000	37	12	16-21	6-12
28	Reigate	Town Centre	5750	0	23	0	13-25
29	Godstone	Town Centre	5350	0	21	21-22	11-22
30	Oxted	Town Centre	12850	0	0	33-41	0

Image 5.1: Local Amenities Plan



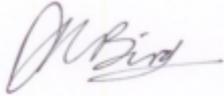
## **6 Traffic Analysis**

- 6.1 The scope of the traffic analysis was agreed with Surrey County Council (SCC) prior to submission of the planning application.
- 6.2 Following testing of the identified junctions, details of which were included in the Transport Assessment, and detailed discussions with SCC, it was agreed between the appellant and SCC that, with the proposed improvement to the Mid-Street junction there were no residual traffic capacity issues and it is therefore agreed that there are no traffic capacity or safety objections to this application, subject to the delivery of all highways measures and contributions sought by SCC.

## 7 Agreement

7.1 Agreement between Rovia, on behalf of Nutfield Park Developments Limited (Ltd), and TDC.

Signed:



David Bird, Rovia (on behalf of the applicant)

10/2/2026

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Signed:

*Peter J. Lee*

Planning Development Manager, Tandridge District Council

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10/2/2026