



# NUTFIELD GREEN PARK

ENERGY & SUSTAINABILITY STATEMENT - OUTLINE PLANNING

OCTOBER 2023

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This Report should be read in conjunction with all accompanying drawings, and the following submission documents:

- Planning Statement
- Statement of Community Involvement
- Design and Access Statement
- Affordable Housing Statement
- Ecological Checklist, Impact Assessment, species survey and bird strike reports
- Arboricultural Assessment
- Landscape and Visual Appraisal and Green Belt Assessment
- Utilities Feasibility Report
- Air Quality Assessment
- Transport Assessment
- Framework Travel Plan
- Site Investigations
- Flood Risk Assessment and Drainage Strategy
- Heritage Statement
- Planning Noise Assessment
- Social Infrastructure Assessment
- Economic and Social Benefits Statement



**A holistic sustainability strategy has been developed for the site, centred around the following key themes:**



### 1.1 Nutfield Green Park Vision

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

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

1.1.3 The proposals will offer an opportunity to provide greater access to the existing landscape with improved connectivity to the village and the surrounding area, promoting healthy lifestyles and sustainable modes of transport.

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

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



Extract from Site Location Plan by ADAM Architecture, shown for context. Refer to the drawing for details and key

## 2.1 Site Location & Context

2.1.1 Located on the northern edge of Nutfield, the Site is approximately 58.8 hectares (145.3 acres) on the former Laporte Works Site, Nutfield Road, Nutfield, Surrey. Nutfield is a village to the east of Redhill on the A25. The Site is located on the northern edge of Nutfield.

2.1.2 The Site includes the former Laporte Works. This has a long history of mineral extraction and mineral processing which ceased in 1986 and was decommissioned in 1997. The area of the former works and the land surrounding the Site has been restored using extraction wastes and imported materials. This Southern part of the Site is now an area of mixed woodland with areas of mature as well as extensive areas of self-regenerated woodland. To the North, the landscape is more sensitive with areas of grassland framed by blocks of woodland. The Site is bounded by the A25 Nutfield Road to the South, Church Hill to the East, a small group of houses around a green to the Northeast, and blocks of woodland and open grassland to the West, with open countryside beyond.

2.1.3 The majority of the land is designated as a Site of Importance for Nature Conservation (SNIC) and lies wholly within the Green Belt. It is understood that, at the time of surveying, no Tree Preservation Orders apply to any trees within, or in close proximity to, the Site. Additionally, none of the trees surveyed were assessed as being ancient or veteran trees.

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

2.1.5 All parts of the Site are located within Flood Zone 1; meaning that these have the lowest risk of flooding.



Extract from Illustrative Masterplan by ADAM Architecture, shown for context. Refer to the drawing for details and key

## 3.1 Proposed Development

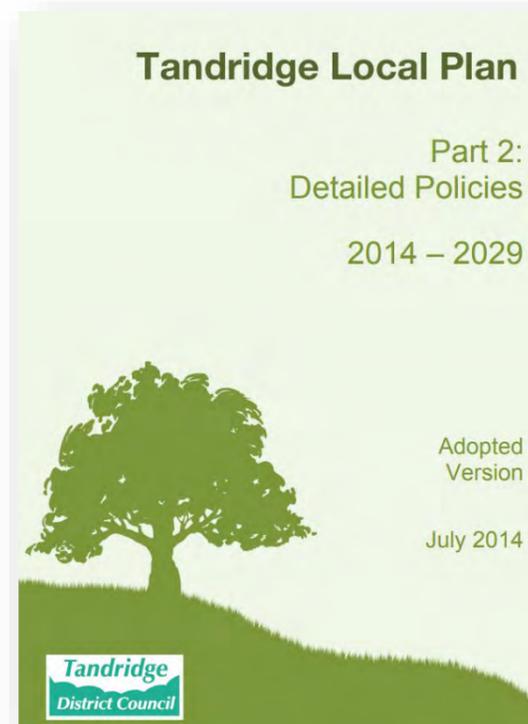
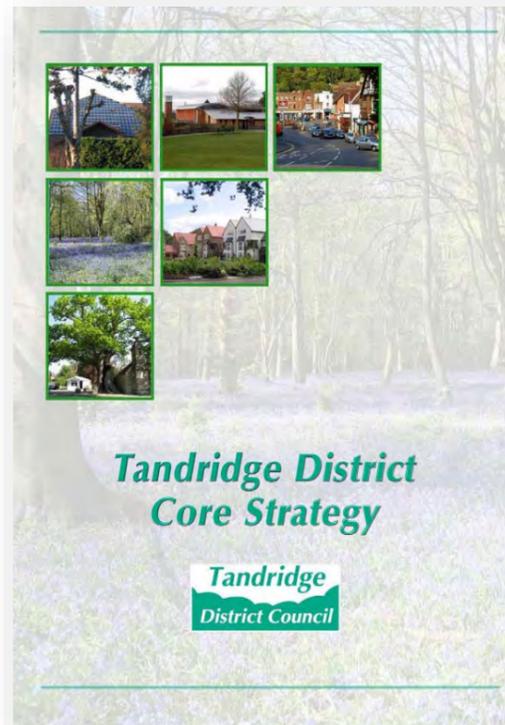
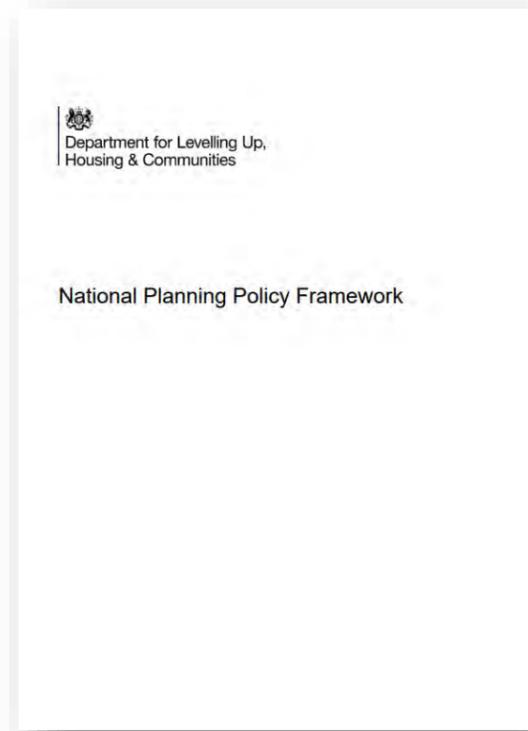
3.1.1 Outline planning permission is being sought for the development of the Nutfield Green Park site for new homes (Use Class C3) and Integrated Retirement Community (Use Classes C2, E(e), F2), creation of new access, landscaping and associated works to facilitate the development, in phases which are severable.

3.1.2 The Application Proposals at Nutfield Green Park (NGP) provide the following key features (amongst others):

- Up to 166 new, low carbon homes, providing a range of housing types that support a diverse and inclusive community, including affordable housing and custom build and self-build plots to meet local need.
- An Integrated Retirement Community (IRC);
- A network of streets, footpaths and cycleways that are safe to use for pedestrians and cyclists, and designed to improve public access to sustainable modes of travel;
- Greater public access to land previously in private ownership, with improved connectivity to the Site and the surrounding area;
- Enhancement of existing Public Rights of Way for improved walking and cycle access across the site and into local cycle routes;
- Creation of new habitats with the restoration and enhancement of existing woodland, wetland, attenuation areas and species rich grassland;
- Maximised access to nature and green space to promote health and wellbeing for new and existing residents;
- Provision of an integrated Sustainable Drainage System (SuDS) to mitigate flood risk and ensure that the development is resilient to the potential impacts of climate change.

3.1.3 This is not an exhaustive list - refer to ADAM Architecture's Design and Access Statement for full detail on the proposals.

4.1 Planning Policy Overview



4.1.1 The following National and Local Planning Policies have been reviewed and addressed in relation to this Sustainability Statement:

- National Planning Policy Framework (2023)
- Tandridge District Core Strategy (October 2008)
- Tandridge Local Plan (Detailed Policies 2014)

4.1.2 Refer to Appendix A for an overview of which policies are addressed by which section of this report, and Appendix B for more detail on these policy requirements.

**4.1.3 Status of the Draft Tandridge Local Plan 2033**

At the time of writing, a letter has been issued to the Council by the Inspector examining the draft Tandridge Local Plan 'Our Local Plan: 2033' dated 10th August 2023, following a procedural meeting held on 27th July 2023. Following a three-year protracted examination process, a number of procedural challenges have been acknowledged in progressing the Plan such that it is not possible to make the Plan sound by proposing main modifications to it and will therefore recommend that the Plan is unsound and that it is not adopted. Alternatively, it has been suggested that the Council may wish to withdraw the Local Plan before their recommendation is confirmed within the Inspector's Examination Report. Until the position on the draft Plan is formalised this Report has included draft Local Plan policies, but in the circumstances, limited weight should now be attributed to them. Once the Local Plan has been found unsound or withdrawn, the draft policies referenced will no longer be relevant and carry no weight in the determination process.

This report includes reference to this Local Plan for information.



Extract from Land Use Parameter Plan by ADAM Architecture, shown for context. Refer to the drawing for details and key.

## 5.1 Green Belt Land

5.1.1 Tandridge’s Local Plan states the following:

*“Proposals involving inappropriate development in the Green Belt will only be permitted where very special circumstances exist, to the extent that other considerations clearly outweigh any potential harm to the Green Belt by reason of inappropriateness and any other harm.”*

This development is proposed on Green Belt land.

5.1.2 The development proposals follow sustainability design principles, to limit the development’s impact on the environment and green belt land, and to provide benefits that enrich and enhance the site and local community. Some of the key sustainable principles on the development can be summarised as follows:

- Sensitive provision of much-needed housing to the borough;
- Enriching local biodiversity and habitats, and enhancing public access to these while protecting and conserving the resident species;
- Enhancement and extension of green and blue infrastructure in a manner that is resilient to future climate change;
- Responsible management of transport impacts of the scheme to drive ongoing improvement;
- Creation of low-carbon, sustainable homes which provide comfortable, and climate-adaptive environments for occupants;
- Provision of new recreational areas that will promote healthy lifestyles for the local community.

5.1.3 The benefits of the sustainable and sensitive development proposals provide a raft of benefits to the site, which outweigh any potential harm to the Green Belt. Refer to the Planning Balance Section in the Planning Statement for further detail.

## 6. LANDSCAPE & BIODIVERSITY OVERVIEW

The Proposed Development is a fantastic opportunity to create and enhance large swathes of wildlife habitats. Nutfield Park Developments Ltd.'s commitment to provide ongoing maintenance to these areas will ensure the ecological benefits are secured and will mature over time.

Through these improvements the proposals can drive biodiversity gain, support priority species, and introduce new areas of woodland and scrubland.

The Proposal leads to sustainable co-benefits: more beautiful and diverse spaces for walkers to enjoy; opportunities for community engagement; and increased carbon sequestration.

### 6.1 Biodiversity Net Gain

6.1.1 The proposals seek to secure biodiversity net gain (BNG) significantly in excess of the forthcoming policy target of 10%. A BNG Calculation has been carried out by FPCR to support this goal. BNG is proposed to be achieved through a variety of measures:

- Increasing species diversity;
- Creation and enhancement of habitats to maximise biodiversity. This includes extensive planting of mixed scrub, creation of wetlands and wildflower meadows, planting of additional woodland, trees and hedgerows, enhancing existing grasslands, ponds, woodlands and hedgerows and planting of SuDS basins and swales to increase aquatic biodiversity;
- Introduction of habitat features such as bat boxes and bird nesting boxes, log piles for invertebrates, and pollinator-friendly planting.

6.1.2 New and enhanced wetlands will be designed to sit alongside scrub planting to ensure they do not attract significant groupings of wildfowl that could lead to an increased bird strike risk at Gatwick Airport. Water-based habitats being created will provide the additional cross-benefit of improving water quality on site.

### 6.2 Social & Community Engagement Through Landscape

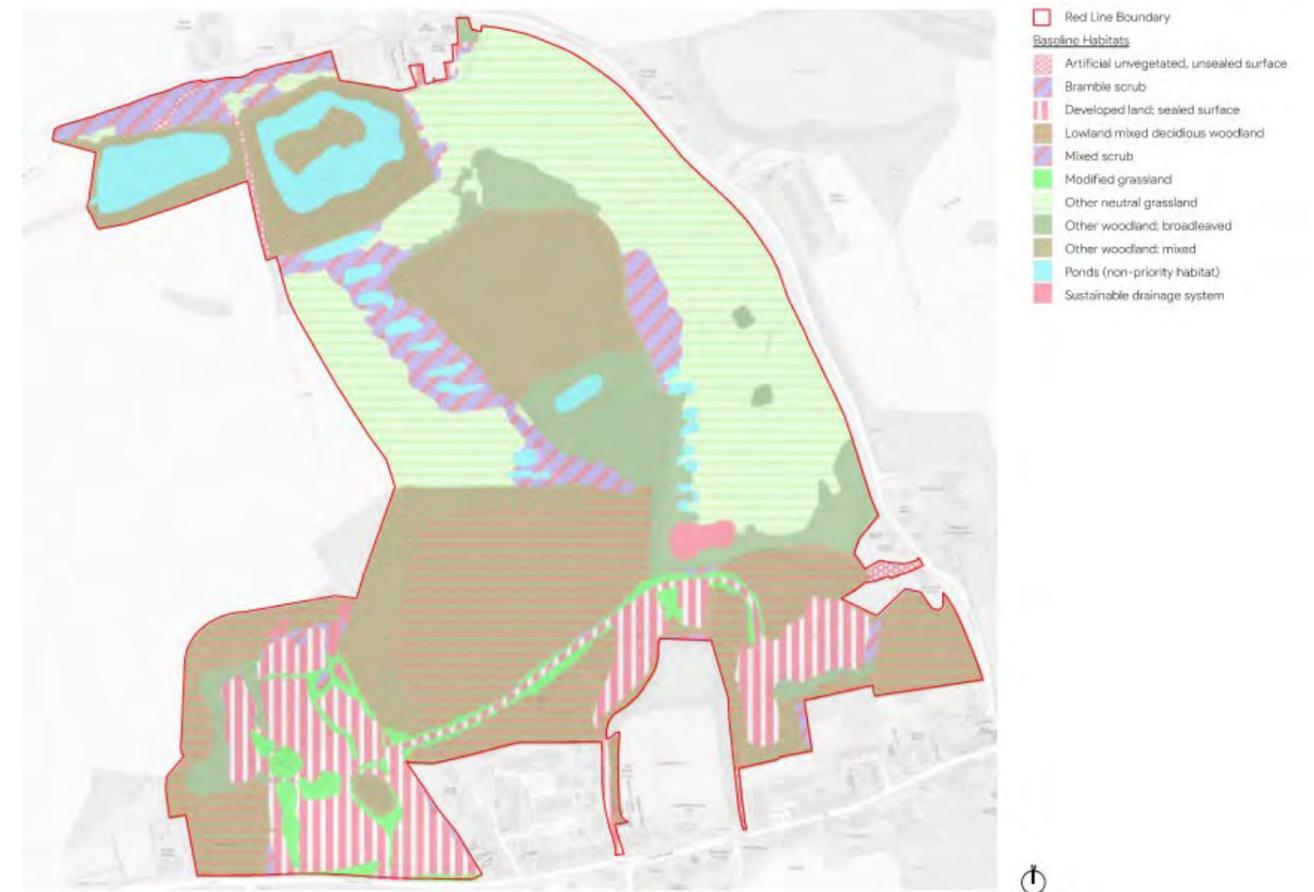
6.2.1 The proposed improved landscaping will provide a more beautiful environment for walkers, cyclists and dogwalkers. The landscape will be more species-rich and diverse, bringing people closer to nature and supporting positive mental health.

6.2.2 The enhanced spaces provide opportunities for future community engagement, such as providing scope for voluntary habitat management to be set up for nightingale habitats.

### 6.3 Access to Open Spaces

6.3.1 Only 12% of the Site will be developed, with the remaining 88% being enhanced to become open space;

The proposals will provide a series of attractive open spaces, including retained woodland, wetland, attenuation areas and species rich grassland, as well as provision for informal and equipped play.



Extract from Habitat Baseline Plan by FPCR, shown for context. Refer to the drawing for details and key.

## 6.4 Conserving & Enhancing Priority Habitats

6.4.1 Several ecological surveys have been carried out by FPCR and an ecological impact assessment for the proposed development. The proposals include a range of measures which will conserve and enhance priority habitats. Refer to the FPCR surveys and reports for further details. FPCR’s assessment has demonstrated that in the absence of mitigation, proposals would lead to, at most, not significant negative effects of county importance on the Holmethorpe Sandpits Complex LWS at a County level. In addition, not significant negative effects could be expected for lowland mixed deciduous woodlands, hedgerows, badgers, birds, other broadleaved woodlands, other mixed woodlands, scrub and other neutral grassland habitat.

FPCR’s report flagged Badgers and Reptiles as species of not more than Local significance, and found that Hazel Dormice were not present in spite of the site’s potential to accommodate them. The development proposals will take into account the requirements of The Protection of Badgers Act 1992 with regard to badgers. Reptile survey results identified small numbers of grass snake which is considered to be of not more than Local Importance. These habitats will be retained and enhanced throughout the proposals.

Key commentary on the remaining species and habitats of principal significance are set out below. Refer to FPCR’s Ecological Impact Assessment and Surveys for further information.

### 6.4.2 Bats

No trees on site were found to support roosting bats, however the woodlands on site likely provide suitable foraging habitat. The Site also provides good foraging and commuting habitat for bats. The Site is therefore considered to be of Local importance for bats. The majority of bat commuting and foraging habitats will be retained. The proposals will result in significant enhancements to existing habitats. New species-rich meadow grasslands in particular will provide excellent foraging habitat. Proposals will increase light levels onsite. The resulting reduction in suitability of the on-site habitats is not considered likely to cause a significant effect given the relatively low number of bats recorded, and the abundance of nearby suitable habitats.

### 6.4.3 Breeding Birds including Nightingales

The Site forms part of the Holmethorpe Sandpits Complex SNCI, and accommodates a range of breeding birds, including breeding nightingale. This assemblage is considered to be of Local Importance.

The proposed habitat creation and enhancement measures will improve the quality of foraging and breeding habitats for birds. The proposals include significant additional scrub planting which will provide additional areas of optimal habitat for nightingale. This will be managed for a minimum 30-year period to ensure long-term habitat is available for this species.

### 6.4.4 Great Crested Newts and Invertebrates

A pond in the North of the Site is known to support a population of great crested newt (GCN) and so it meets criteria for classification as a priority habitat. FPCR’s impact assessment has determined that there will be no direct or indirect effects to this species due to the development. The creation and enhancement of wetland, grasslands, scrub and woodlands will lead to an increase in optimal foraging and breeding habitat for this species allowing it to colonise a greater extent of the site. Consequently, the proposals will result in beneficial effects for great crested newts.

Habitat creation and enhancement works across the majority of the site will improve foraging, breeding and shelter resources for invertebrate species.

### 6.4.5 Priority woodland habitat

The site is dominated range of habitats including woodlands, grasslands, scrub and ponds. These are largely common and widespread habitats supporting limited botanical diversity, however the Lowland Mixed Deciduous Woodlands and the Hedgerows onsite are habitats of principle importance.

FPCR’s report has found that, through a combination of mitigation, compensation and ecological enhancement, the proposals will lead to short-term not significant adverse effects on the priority habitats. However, in the medium- to long-term, negligible to Not Significant positive effects are anticipated for all important ecological features.



Left – Right: Nightingale, Great Crested Newt and Bat

6.5 Green Infrastructure



6.5.1 52ha of green infrastructure is proposed, constituting 88% of the total area Site area. This will provide opportunities for habitat creation, including species-rich meadow grassland, mixed scrub, woodlands and wetland habitats.

6.5.2 The existing pasture grasslands of low ecological value will be enhanced into native species-rich meadow grasslands. This will significantly enhance the ecological value and diversity of grassland habitats onsite.

6.5.3 All retained woodlands will be enhanced through the implementation of long-term woodland management for a minimum of 30 years which will enhance their biodiversity value.

6.5.4 New ponds will be created, including a series of cascading features connected by naturalised swales. Other existing ponds will be enhanced to allow the establishment of a diverse emergent and aquatic vegetation assemblage. A diverse range of marginal, emergent and aquatic vegetation will be planted to boost the biodiversity value of ponds.

6.5.5 Habitat creation measures will also see the introduction of mixed scrub and woodland planting. This will ensure that overall, the total area of woodland will remain the same as prior to the development with an equivalent area of woodland being planted to that lost.

6.5.6 Finally, additional native species-rich hedgerows will be incorporated within the development areas to help maintain connectivity across the Site.

6.5.7 Therefore, while overall there will be a decrease in the area of Green Infrastructure onsite, the above measures will provide a significant enhancement of the ecological value and diversity of onsite habitats.

Extract from FPCR’s Landscape and Ecology Strategy Plan, shown for context. Refer to the drawing for details and key.

### 6.6 Trees and Arboriculture

6.6.1 The aim of the proposed development has been to retain as much of the existing high-quality tree cover on site as possible, and as such to retain much of the existing character of the site, and enhance its biodiversity, visual amenity and recreational benefits. The development provides a meaningful opportunity to improve and manage the existing tree cover in the local area, without the loss of any arboriculturally significant trees.

6.6.2 An Arboricultural Assessment has been carried out by FPCR which has involved stages of Arboricultural surveys and information-gathering, including multiple tree surveys and a topographical survey. Refer to FPCR’s Arboricultural Assessment for more information.

6.6.3 The East and West developed areas of the site have been positioned in locations where tree cover was minimal. The extent of these development parcels was then mapped out in order to retain high quality trees. The smaller, central development parcel and connecting access road will require loss of trees, and so they have been positioned such that their introduction will minimise impacts to tree cover.

6.6.4 Although some of the existing tree cover will need to be removed to facilitate the proposals, the overall proportion of loss is considered to be low in comparison to the amount of high and moderate quality trees being retained. Minimal areas of Category A woodland are proposed for removal to facilitate essential infrastructure and the smaller central development parcel.

### 6.7 Woodland Provision

6.7.1 Although the proposed development has sought to minimise loss of tree cover, some woodland must be lost in order to facilitate the proposals, further details of which are set out in the Biodiversity Net Gain (BNG) Assessment. Any loss of woodland is made up on site through the introduction of new woodland.

6.7.2 All retained woodlands on site will be enhanced (with the exception of the retained areas of good condition lowland mixed deciduous woodland which cannot be enhanced further) through selective thinning, the introduction of additional tree planting, retention of felled deadwood and/or the introduction of ground flora.



Extract from FPCR’s Tree Retention Plan, shown for context. Refer to the drawing for details and key

## 7. MATERIALS AND WASTE OVERVIEW

Waste will be minimised on the development in line with the Government’s waste hierarchy. The “waste hierarchy ranks waste management options according to what is best for the environment. The Proposal will seek to use local materials and supply chains where possible, and are exploring practices to reduce construction waste, such as offsite manufacture.

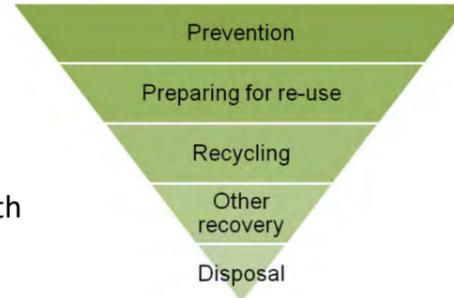
Cut and fill will be balanced on site – meaning that all excavated material will be reused in the site’s development. This means that no excess cut material will be produced, and therefore no disposal required.

Circular Economy principles, set out in section 7.2, will be taken into account during the development of the building design.

### 7.1 Waste mitigation measures

7.1.1 A range of measures will be adopted to mitigate waste production on site. The design will be developed with the intention of adopting a selection of these principles:

- Maximising reuse of existing materials, either from the site, from surrounding schemes, or sourcing materials with reused or recycled content
- Segregation of waste streams on site to improve opportunities for ongoing reuse or recycling
- Removal of recoverable materials from site to be processed
- Introduction of a site waste management plan (SWMP) to prevent over-ordering, damage to stored materials, and inform construction practices to reduce waste
- Setting targets for construction waste arisings
- Providing sufficient space in the development for safe storage, segregation, and collection of municipal waste streams



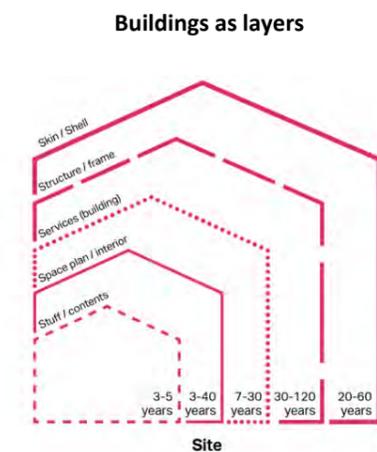
### 7.2 Circular Economy Principles

7.2.1 A Circular Economy (CE) is an alternative to a traditional linear economy (make, use and dispose) in which resources are kept in use for as long as possible; maximum value is extracted from these resources while in use; and then products and materials are recovered and regenerated at the end of resources’ service life.

7.2.2 There are six commonly-accepted CE principles:

1. **building in layers** – ensuring that different parts of the building are accessible and can be maintained and replaced where necessary.
2. **designing out waste** – ensuring that waste reduction is planned in from project inception to completion, including consideration of standardised components, modular build, and reuse of secondary products and materials.
3. **designing for longevity** – where built assets are expected to be in use for a long time, ensuring they are designed to last through design and material selection, and to facilitate maintenance to extend that lifespan.
4. **designing for adaptability or flexibility** – designing to allow building use to change over time to meet needs; reducing the likely need for carbon-intensive rework
5. **designing for disassembly** – Designing to facilitate takedown and reuse of materials at the end of the building lifespan
6. using systems, elements or materials that can be **reused and recycled**.

7.2.3 The development proposals will seek to incorporate circular economy principles as the design develops. An initial step that has been taken at this outline stage is the development of a proposal to reuse all excavated material on site through careful balancing of the landscape design, to avoid waste and maximise reuse of existing materials.



Source: Building Revolutions (2016), David Cheshire, RIBA Publishing ©

## 8. COMMUNITY & ACCESSIBILITY OVERVIEW

The development will seek to incorporate Secured by Design principles, and Lifetime Homes principles will also be considered. The design is being developed with the aims of being accessible and flexible; and of achieving compliance with Part M of the Building Regulations. The transport design further promotes active travel for all.

A robust program of pre-application consultation has been carried out in accordance with national and local guidelines, including both physical and digital elements. The Statement of Community Involvement (SCI) sets out this process.

Further detailed design will follow in the Reserved Matters Stage.

### 8.1 Secured by Design (SBD)



8.1.1 SBD is a design and product standard which improves the physical security of buildings using products, such as doors, windows, locks and walling systems that meet key security requirements. It also includes design strategies for layout and landscaping of new developments which are proven to mitigate crime, such as increasing natural surveillance, creating defensible spaces and limiting excessive through movement. These techniques known as Crime Prevention Through Environmental Design (CPTED), work together to greatly increase the chances of strangers being seen and reduce hiding places and escape routes.

8.1.2 The Nutfield Green Park development will seek to incorporate these principles into the design as it advances.

### 8.2 Community Engagement

NPDL has been committed to delivering a thorough program of consultation to ensure that the community is fully informed of the plans and presented with an opportunity to help shape the final proposals. Refer to the Statement of Community Involvement (SCI) for more information on this aspect.

As the design evolves, the architecture will be developed to promote a sense of community for residents and users of the spaces.

### 8.3 Accessibility

8.3.1 The development proposals promote active travel for all with enhanced connections to the village, public transport and the wider countryside, as well as connecting to the NCN 21 Cycle Route to Redhill. Detailed studies have been carried out to assess the accessibility of routes around the site for people with mobility-related disabilities. The masterplan has been designed with consideration to providing and enhancing accessibility for those that are mobility impaired, and to generally comply with Part M of the Building Regulations.

8.3.2 Housing should meet the needs for people of all ages, including the elderly. This objective is a priority for the applicant and the proposals include an Integrated Retirement Community (IRC), that has been an integral part of the masterplan design and the wider community.

### 8.4 Affordable Housing

8.4.1 The Site will deliver affordable housing in a range of tenures, including affordable rent and intermediate, in excess of current Tandridge District Council policy requirements to meet local housing need.

8.4.2 In the interests of providing socially integrated communities, the design allows for affordable housing to be clustered in small groups interspersed with the market housing. The affordable housing will be designed to the same external specification and will be visually indistinguishable from the market housing.

### 8.5 Meeting the Needs of Older People

8.5.1 Tetlow King have produced an Older Persons' Needs Topic Paper which illustrates a local need for extra care units and care home beds in Tandridge, particularly where these can be co-located. The proposals seek to provide this.

8.5.2 The Economic and Social Benefit Statement produced by Turley notes that the delivery of 70 care home beds and 41 extra care units will help to meet the anticipated increase in demand from the aging population, and will do so in a way that generates wider social benefits.

8.5.3 The Statement also notes further positive social impacts from meeting the specialist housing needs of older people: combatting loneliness and isolation through the establishment of an age friendly environment, whilst also potentially releasing much-needed family housing onto the market;



Illustrative image of a rural residential area with renewable energy technologies

## 9. ENERGY & CARBON OVERVIEW

In line with the broader context of mitigating the climate emergency, the development proposals will prioritise energy efficiency and reduction of carbon emissions. This will reduce the development’s environmental impact and reduce occupant fuel bills.

Building design will take a fabric-first approach, putting emphasis on passive design solutions. The use of fossil fuels will be avoided. High-efficiency heat pumps are proposed for heating and hot water. The use of District heat networks, and the inclusion of on-site renewables will be considered as the design progresses.

### 9.1 Alignment with Net Zero Carbon

9.1.1 The homes on the development will be built to meet the requirements of the Future Homes Standard, to align with a net zero carbon trajectory.

9.1.2 This Government Standard, set for draft issue in 2024 and implementation in 2025, will set standards such that that new homes will produce 75-80% less carbon emissions than homes delivered under current regulations. The standard is focussed on improving heating and hot water systems and reducing heat waste through solutions such as very high-quality building fabric, triple glazing, and low-carbon heating through heat pumps. Homes built to the new standard will need to be fossil fuel free.

9.1.3 The Government has stated that homes built to these standards will not need further refurbishment to reach zero-carbon as the electricity grid continues to decarbonise.

## 9.2 Low Carbon Homes

9.2.1 A fabric-first approach will be applied to all buildings on the proposed development to minimise energy consumption. Passive design will be optimised at initial stages, prioritising design strategies which have the greatest impact on energy demand and carbon emissions. The hierarchy of design considerations is set out below:

### 9.2.2 Passive Design

The form, massing and orientation of the buildings will be reviewed to consider how these can make best use of natural daylight and ventilation, and how the shape, size and articulation of buildings can be rationalised to reduce heating demand in winter. These considerations will be considered alongside other key design parameters.

### 9.2.3 “Fabric First”

Efficient building fabric and envelope design will be used to reduce operational energy use and manage demand during operation. This will have the added benefit of improving internal thermal comfort.

### 9.2.4 Local Energy Resources & District Heat Networks

The design aims to make use of local energy resources. It is proposed to investigate the feasibility of using the large pond adjacent to the Integrated Retirement Community to provide a heat source for a Water Source Heat Pump (WSHP), to provide heating and domestic hot water to buildings within the retirement community.

Across the site the proposals include looking into the possibility to supply energy efficiently and cleanly by establishing district heat networks, in line with local and national policy. These networks will reduce the strain on local utility grids, since they allow diversity to be applied to development loads.

### 9.2.5 Efficient Building Services

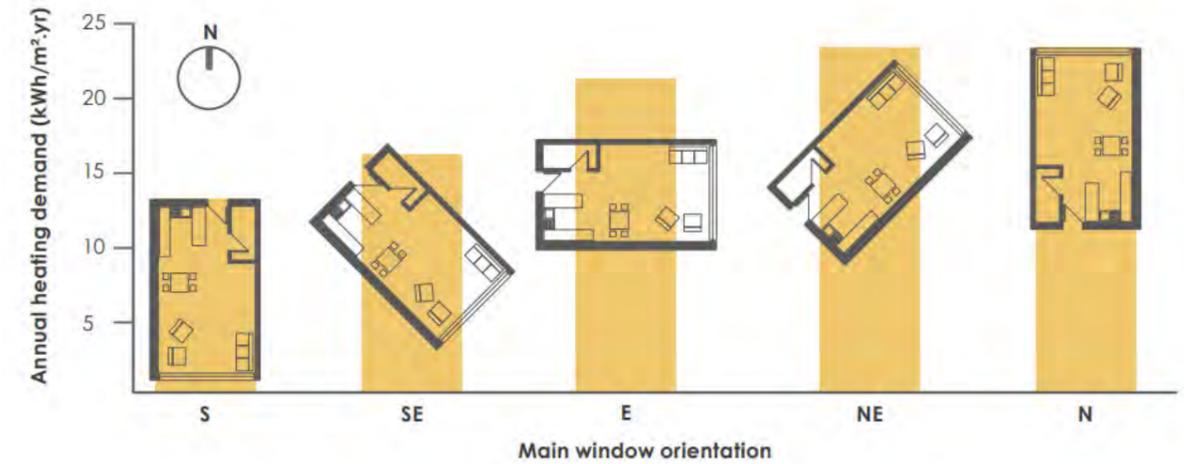
Efficient services such as mechanical ventilation with heat recovery (MVHR) and LED lighting will be implemented to reduce energy demand. Systems will be designed to minimise energy losses. Ease of maintenance will be prioritised to maximise service life of components, reducing lifecycle carbon.

### 9.2.6 Renewable technologies

It is proposed to maximise opportunities for renewable energy on site. The development will be all-electric and is expected to be heated by Heat Pumps. On-site renewable generation from solar PVs is also being considered.

### 9.2.7 Energy monitoring

Ways to monitor and verify energy performance will be explored through a suitable metering strategy.



Improving winter solar gains through window orientation, source: LETI Climate emergency design guide



Illustrative images of renewable technologies in a residential context

## 9.3 Utilities

9.3.1 Assessments of electrical, heating and water loads have been carried out for the proposed development. Refer to the QODA Utilities Feasibility Report.

9.3.2 UK Power Networks (UKPN) are the local provider for electricity, and Sutton and East Surrey Water (SES) for water. They have been contacted in order to evaluate the calculated utility loads against their network capacities. Through this exercise they will identify any network deficiencies and/or the need for reinforcement to facilitate the successful development of the site. The UKPN and SES capacity reviews are currently ongoing. Results to these investigations are expected to be received during the Reserved Matters Stage.

## 10. WATER & DRAINAGE OVERVIEW

Sustainable Drainage Systems (SuDS) will be used to manage surface water runoff close to the source, mitigate flood risk, and ensure that the development is resilient to the potential impacts of climate change. These SuDS features will have wider benefits through the provision of wetland habitats, enhancing biodiversity.

A Flood Risk Assessment has been carried out. The development site is within Flood zone 1, and therefore has a low risk of flooding. Refer to Waterman’s Flood Risk Assessment and Drainage strategy for more details.

### 10.1 Sustainable Drainage Systems

10.1.1 The proposed drainage strategy has been developed to mitigate potential impacts on the local ecology. The most sustainable way to drain surface water runoff is through the use of sustainable Drainage systems (SuDS), which need to be considered in relation to Site-specific constraints.

10.1.2 SuDS mimic the natural drainage system and provide a method of surface water drainage which can decrease the quantity of water discharged, and hence reduce the risk of flooding. In addition to reducing flood risk, SuDS features can improve water quality, and provide biodiversity and amenity benefits.

10.1.3 A variety of SuDS are available to reduce or temporarily hold back the discharge of surface water runoff. The potential for SuDS was considered throughout the design development. Waterman have identified the following SuDS devices as suitable for use at the Site are:

- Green/brown roofs
- Pervious surfaces
- Rainwater harvesting (non-residential units)
- Swales
- Filter drains
- Bioretention systems / Rain gardens
- Detention basins
- Attenuation underground

Refer to the Waterman drainage strategy for mor detail on these methods. The Surface Water Drainage masterplan is shown overleaf.



Illustrative image of an attenuation pond

### 10.2 Water Consumption and Wastewater

10.2.1 The development will target a water consumption of 110 l/person day in line with local targets. Water efficient fixtures and fittings will be considered, as will those with European Water Labels to show their water consumption has been tested against a consistent methodology.

10.2.2 Grey water recycling and water reuse will be considered as the design develops.

### 10.3 Flood Risk

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

10.2.3 The assessment has taken into account the potential impacts of climate change, futureproofing the site against future flood risks.

10.4 Surface Water Drainage Masterplan

10.4.1 The proposed drainage strategy has been developed to mitigate potential impacts on the local ecology.

10.4.2 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.

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

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

10.4.4 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, in line with the existing hydrological regime.

10.4.5 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.



Extract from Waterman’s Surface Water drainage Strategy, shown for context. Refer to the drawing for details and key.



Illustrative images of public paths through natural areas

## 11. SUSTAINABLE TRANSPORT OVERVIEW

Across the Nutfield Green Park site, the proposals seek to enhance existing public rights of way, promoting healthy active lifestyles and getting outside. The proposals improve routes to the Nutfield transport infrastructure, promoting the use of public transport.

Transport infrastructure development and improvements seek to create priority for pedestrians and cyclists, and to encourage use of more sustainable modes of transport. Ample cycle parking and charging facilities for electric bikes and cars will be provided in line with current standards. A Travel Plan will be introduced, with ongoing management to support the locals to be able to use sustainable transport.

### 11.1 Healthy & Sustainable Travel

#### 11.1.1 Widespread Enhancement Of Public Rights Of Way

Across the Nutfield Green Park site, the proposals seek to enhance existing public rights of way. These routes will allow locals to access to green open spaces for walkers and cyclists, promoting healthy active lifestyles and getting outside. These will also improve current access routes, and connect the new development sites, to the existing Nutfield transport infrastructure, which will promote the use of public transport.

#### 11.1.2 Cycling And Walking Lead The Way

The development proposals have a key goal of improving quality and access for cycling and walking routes across and around the site.

The development proposes to upgrade existing routes to provide cycle access North-South through the site, connecting Nutfield Village and the A25 with the National Cycle Network (NCN) route along Chilmead Lane which connects into Redhill. NCN Routes are well-maintained, safe and accessible. Such a route would provide locals with a favourable option for cycle commuting, supporting a shift to sustainable transport modes.

11.2 Access & Movement

11.2.1 Vectos (Part of SLR) have created a Transport Assessment that explains the proposals, and the ways in which these promote healthy modes of travel across, and into / out of the site.

It includes the following proposals:

- A network of footways and cycle routes within the site, some of which are upgrading of existing Public Rights Of Way.
- The pedestrian/cycle routes link to the A25 where there are existing bus stops. The applicant is content to fund upgrades to the stops such as vegetation clearance, shelter improvements and Real Time Information boards.
- A new signalised toucan crossing is proposed that will assist pedestrians crossing the A25. This will make it safer and more convenient to access westbound bus stops
- A link is proposed to NCN 21 which will provide an alternative cycle route to Redhill using quiet roads and off-road routes.
- A Travel Plan will be introduced in conjunction with the development that will encourage use of sustainable modes of transport.
- Hence, in summary residents will have the opportunity to:
  - Use the on-site facilities;
  - Cycle to Redhill which is a major service centre as well as rail station;
  - Use the existing bus services to access Redhill, Godstone, Gatwick Airport and Crawley.

11.2.2 These measures increase locals' choice of transport modes, facilitating a shift to lower carbon/pollution modes of transport, and promoting healthy lifestyles.



Extract from Vectos (Part of SLR) /Adam Architecture's Access Route Plan, shown for context. Refer to the Design & Access Statement, and Transport Assessment for further details

### 11.3 Transport Impact

11.3.1 Modelling of key local junctions has been undertaken along the road network utilising 2022 traffic surveys. This can be reviewed in the Traffic Impact Assessment section of Vectos' (Part of SLR) Transport Assessment.

11.3.2 The traffic impact assessment models show that that two junctions in the local area reach their theoretical capacity based on the proposed development alongside the committed development. However, the modelling concludes that the development itself is not the result of this outcome; instead, the performance issues shown are the result of background traffic growth along the A25 which can be attributed to committed developments. As such, the proposed development does not propose mitigation measures at these locations.

### 11.4 Cycle Parking

11.4.1 The residential and later living aspects of the proposals will comply with TDC and SCC cycle parking guidance for Use Class 'C3 Dwelling Houses', and the care home with Use Class 'C2 Care Homes/Nursing Homes'. The care home and nursing home require an individual assessment under this guidance.

11.4.2 Given the care home will be for elderly residents with limited mobility, and given the village location, it is deemed that cycle parking should only be provided for staff and visitors. The proposed number of cycling parking spaces will be determined by the prospective number of staff on-site.

### 11.5 Electric Vehicle and Bike Charging

11.5.1 Charging facilities for electric cars and bikes will be provided in accordance with Surrey's parking policy, to aid de-carbonisation of travel. The proposals include the following, subject to availability of electrical supply:

- 1 fast charge socket per residential dwelling
- 50% of Care Home parking spaces will be provided with a fast charge socket
- 50% of visitor parking provided with charge points
- Power socket for cycle spaces (be this within garages or dedicated cycle stores) to enable the charging of electric bikes

### 11.6 Travel Plan

11.6.1 A Framework Travel Plan has been developed for the site by Vectos (Part of SLR) with the objective of ensuring that travel made by all occupants of the site is carried out by the most sustainable means possible. This FTP sets out the overarching principles to be adopted to promote sustainable travel. A Travel Plan coordinator will be appointed to manage the Plan and drive ongoing engagement with residents and Surrey Council.

### 11.7 Alternative Modes of Transport

11.7.1 A car club initiatives would allow shared use of some on-site vehicle(s). The possibility of a car club will be investigated, although there may be challenges given the location and size of the development.

11.7.2 A Demand Responsive Bus Service (DRT) operates in the Mole Valley area. Such a service would offer residents an alternative to traditional public transport modes via a non-fixed bus service that responds to actual demand in the local area. The developer is keen to engage with the local authorities to actively promote any DRT services that are extended to the area to future residents/visitors of the proposed development.



Illustrative image of one of Surrey's Demand Responsive Buses

## 12. HEALTH & WELLBEING OVERVIEW

A key feature of the proposals is the provision of outdoor spaces and routes that promote healthy active lifestyles for locals. The proposed development will create comfortable internal environments that support occupant wellbeing, as set out below.

The development will be designed to have a neutral effect on local air quality, and a plan will be developed to mitigate any potential effects on air quality during the construction period. Noise, air quality and contamination studies have been conducted, and no significant risks have been flagged in relation to these.

### 12.1 Design to Promote Wellbeing

12.1.1 The design proposals include a range of features to promote wellbeing and healthy active lifestyles:

- Enhanced access to walking and cycle routes, and connectivity into wider walking & cycling networks
- Provision of open spaces with greater accessibility, learning and recreation provision with enhanced biodiversity.
- Increased opportunities to connect with nature, promoting improved mental health
- Thermally comfortable homes with energy efficient designs reducing fuel costs

12.1.2 The proposals will create comfortable internal environments that support wellbeing, taking into account the following:

- Comfortable levels of lighting and daylight
- Thermal comfort
- Indoor air quality
- Indoor ambient noise levels



### 12.2 Air Quality

12.2.1 An air quality assessment (AQA) has been carried out for the Proposed Development by Air Quality Consultants.

12.2.2 Modelled air quality conditions for future residents of the proposed development were found to be acceptable, with concentrations well below the air quality objectives throughout the site in 2029. The assessment has demonstrated that pollutant concentrations will be well below the objectives at all existing receptors in 2029, with or without the proposed development, and that the emissions from the additional traffic generated by the proposed development, will have a negligible impact on air quality conditions at all existing receptors along the local road network.

12.2.2 The impacts of dust effects will be minimised, with appropriate mitigation recommended within the air quality assessment, the effects will not be significant.

12.2.4 The overall operational air quality effects of the proposed development are judged to be 'not significant'. This conclusion is based on the concentrations at existing and future receptors being well below the objectives and impacts all being negligible.

12.2.5 In conclusion, the AQA has judged that the proposed development is appropriate for its location both in terms of its effects on the local air quality environment and the air quality conditions for future residents. It will also not affect compliance with relevant limit values or national objectives.



Illustrative images of rural development, ADAM Architecture

### 12.3 Noise and Vibration

12.3.1 A noise and vibration assessment prepared by Noise Solutions has been undertaken across and adjacent to the site.

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

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

The site can, therefore, be considered suitable for residential development.

### 12.4 Contaminated land/ Site investigation

12.4.1 The site investigations prepared by MJCA have not identified any significant contamination around the proposed residential and commercial development that cannot be remediated as part of the development.

12.4.2 As is the accepted normal practice for developing sites with historical industrial uses, further site investigation work will be carried out at the reserved matters stage. A remediation strategy would be put in place to achieve ground conditions, and a development, which is protective of human health and the environment in accordance with appropriate standards. This would be secured by condition on any consent.

### 13. CLIMATE ADAPTATION OVERVIEW

The development is being designed to be adaptable to future climates.

The capacity of the development's drainage systems will be designed to accommodate for increased capacity in line with the expected impact of climate change.

The building designs will mitigate the risk of overheating based on future climate predictions.

#### 13.1 Surface Water Drainage

13.1.1 Surface water drainage and flood risk have been analysed based on future climate projections. The development proposals include capacity to protect the development from flooding and to provide adequate drainage in these future scenarios.



#### 13.2 Mitigation of Overheating

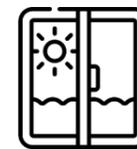
13.2.1 As the design of the buildings on site develops, this will be reviewed and assessed to determine, reduce and manage the risk of overheating.

#### 13.3 Building Regulations Part O – New Requirements

13.3.1. Building Regulations relating to mitigation of overheating were introduced in 2021. These new requirements ensure that thermal comfort is considered, and consider the interrelation between thermal comfort, noise, security and ventilation.

The development will be designed to meet the requirements of Part O.

##### 13.3.2 Overview of Part O considerations:



Reasonable provisions should be made to **limit unwanted solar gains** in summer and provide an adequate means to **remove heat from the indoor environment**



The **safety of any occupant** and their reasonable enjoyment of the residents must be taken into account.



**Mechanical cooling** may only be used where it is not possible to remove sufficient heat from the indoor environment without it.



The approved guidance cannot guarantee the comfort of the building occupants as everyone has a different **tolerance to comfortable temperatures**.

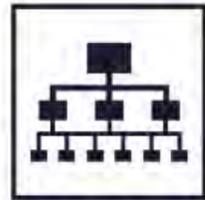
**14. CERTIFICATION OVERVIEW**

The adoption and targeting of the BREEAM “Very Good” standard is being considered for the buildings within the Integrated Retirement Community.

**14.1 BREEAM**

14.1.1 BREEAM is a holistic sustainability certification scheme that secures sustainable design by requiring the design to meet requirements across 12 categories.

14.1.2 Evidence is required across these categories to secure certification, making it an effective way to secure and maintain targets throughout a project lifespan.



Management



Water



Energy



Transport



Health & wellbeing



Resources



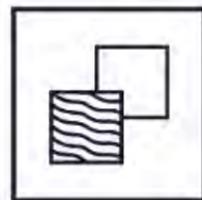
Resilience



Land use & ecology



Pollution



Materials



Waste



Innovation

15.1 Conclusion

15.1.1 This report has shown how the proposed development incorporates sustainability principles across a broad spectrum of topics in compliance with the relevant national and local sustainability-related policies. Refer to Appendix A to see an overview of how each chapter of this report addresses the relevant policies.

15.1.2 Landscape and biodiversity proposals drive significant biodiversity gain, support priority species, and introduce new areas of woodland and scrubland, all of which will lead to sustainable co-benefits

15.1.2 The proposals seek to minimise waste, source materials responsibly, and incorporate circular economy principles

15.1.3 Community & Accessibility features are incorporated to secure a development that is safe and accessible, and supports the local community. The community have been consulted extensively on the proposals.

15.1.4 The proposed development prioritises reduction of carbon emissions and energy efficiency to meet local and national policy targets and aligning with a net zero carbon trajectory

15.1.5 Sustainable Drainage Systems are proposed throughout the site, and a Flood Risk assessment has determined that the site has a low risk of flooding

15.1.6 Sustainable Transport proposals seek to enhance existing public rights of way, improve routes to public transport infrastructure, create priority for pedestrians and cyclists, and encourage use of more sustainable modes of transport.

15.1.7 A key feature of the proposals is the provision of outdoor spaces and routes that promote healthy active lifestyles for locals.

15.1.8 The proposals take into account the potential effects of climate change, safeguarding comfortable and fit-for-purpose buildings as time progresses.

15.1.9 The proposals will target BREEAM “Very good” Certification for the non-residential elements, securing sustainable design across a holistic range of metrics.



Illustrative images of Nutfield Green Park, ADAM Architecture

Planning Policy Summary Table

The below table summarises how the report chapters address the relevant Planning policy requirements. More details on policies can be found overleaf

Sustainability Statement Chapter	Land Use	Landscape & Biodiversity	Materials & Waste	Community & Accessibility	Energy & Carbon	Water & Drainage	Sustainable Transport	Health & Wellbeing	Climate Adaptation	Certification
<b>Planning Policy</b>										
<b>National Planning Policy Framework (2023)</b>										
Achieving Sustainable Development	X	X	X	X	X	X	X	X	X	X
Promoting Healthy & Safe Communities				X				X		X
Promoting Sustainable Transport							X			
Protecting Green Belt Land	X				X	X			X	
Climate Change, Flooding & Coastal Change					X	X			X	X
Conserving & Enhancing the Natural Environment		X	X			X				X
<b>Tandridge District Core Strategy (October 2008)</b>										
CSP 14 Sustainable Construction			X		X				X	X
CSP 15 Environmental Quality			X	X		X				X
CSP 17 Biodiversity		X								X
<b>Tandridge Local Plan (Detailed Policies) 2014</b>										
DP19 Biodiversity & Green Infrastructure		X								X
DP21 Sustainable Water Management						X			X	X
DP22 Minimising Contamination, Hazards and Pollution								X		X
<b>Tandridge Local Plan 2033 (Submission)</b>										
TLP18 Place Making and Design	X			X					X	X
TLP30 Green and Blue Infrastructure		X				X				X
TLP35 Biodiversity, Ecology & Habitats		X								X
TLP37 Trees & Soft Landscaping		X				X				
TLP38 Play and Open Space		X		X				X		X
TLP45 Energy Efficient and Low Carbon Development					X					X
TLP46 Pollution & Air Quality								X		X
TLP47 Sustainable Drainage & Reducing Flood Risk						X			X	X
TLP48 Water Consumption & Waste Water						X				X
TLP49 Waste			X							X
TLP50 Sustainable Transport & Travel							X			

## B1 Local & National Sustainability Planning Policy

B1.1 The following Planning Policy is relevant to this application, and will be summarised in the subsequent sections.

- National Planning Policy Framework (2023)
- Tandridge District Core Strategy (October 2008)
- Tandridge Local Plan (Detailed Policies 2014)

## B1.2 National Planning Policy Framework (NPPF) 2012 – updated 2023

The National Planning Policy Framework sets out government's planning policies for England and how these are expected to be applied. It was updated on 5 September 2023 to update policy on planning for onshore wind development in England. A summary of the sustainability related policies are set out below.

### B1.2.2 Achieving sustainable development

This policy requires that plans and decisions should apply a presumption in favour of sustainable development. It states that all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change, and adapt to its effects. It also requires that strategic policies should provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas.

### B1.2.3 Promoting Healthy and Safe Communities

Planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles.

### B1.2.3 Promoting Sustainable Transport

Transport issues should be considered from the earliest stages of plan-making and development proposals so that the potential impacts of development on transport networks can be addressed; opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised; opportunities to promote walking,

cycling and public transport use are identified and pursued; the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account; and patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

### B1.2.4 Protecting Green Belt Land

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans.

### B1.2.5 Meeting the challenge of climate change, flooding and coastal change

The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

New development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change and can help to reduce greenhouse gas emissions.

Proposals should increase the use and supply of renewable and low carbon energy and heat, plans through provision of a positive strategy for energy from these sources; consideration of suitable areas for renewable and low carbon energy sources and supporting infrastructure; and identification of opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers

## B1.2 National Planning Policy Framework (NPPF) 2012 – updated 2023 (cont.)

### B1.2.6 Conserving and enhancing the natural environment

Planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services; maintaining the character of the undeveloped coast, while improving public access to it where appropriate; minimising impacts on and providing net gains for biodiversity; preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.

Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate

## B1.2 Tandridge Core Strategy 2008

The Core Strategy sets out Tandridge’s vision for the District and a set of key policies within which other more detailed policies can be prepared.

### B1.2.1 CSP 14 Sustainable Construction

This policy sets out the following requirements for developments:

- Residential developments to meet Code for Sustainable Homes level 3 as set out in the published Code for Sustainable Homes *[NOTE the Code for Sustainable homes was withdrawn in 2015 so this policy is n longer relevant]*
- Commercial development with a floor area of 500m2 or greater will be encouraged to meet the BREEAM “Very Good” standard.

- All new residential development (either new build or conversion) and commercial\* development with a floor area of 500m2 or greater will be required to reach a minimum percentage saving in CO2 emissions through the incorporation of on-site renewable energy. The requirement varies according to the type of development and in the case of dwellings, the size of development.
- Development over 5000m2 will be expected to incorporate combined heat and power or similar technology. *[NOTE, due to the decarbonisation of the electricity grid this policy no longer aligns with best practice for sustainable development]*
- Small scale renewable energy projects will be permitted except where there are overriding environmental, heritage, landscape, amenity or other constraints.

### B1.2.2 CSP 15 Environmental Quality

This policy sets out the following requirements for developments:

- Meet “Secured by Design” Standards where possible
- All commercial and community developments to be accessible to meet the needs of those with disabilities
- Include Sustainable Urban Drainage Systems
- Encourage design of new dwellings to “Lifetime Homes” principles
- Encourage reuse of buildings before development
- Use green infrastructure to impede surface water run-off
- Provide grey water recycling, or dispose of surface and foul sewer water separately
- New development to include cabling for ICT connectivity

### B1.2.3 CSP 17 Biodiversity

Development proposals should protect biodiversity and provide for the maintenance, enhancement, restoration and, if possible, expansion of biodiversity, by aiming to restore or create suitable semi-natural habitats and ecological networks to sustain wildlife in accordance with the aims of the Surrey Biodiversity Action Plan.

The Council will seek to enhance biodiversity by supporting the work of the Downlands Countryside Management Project and by supporting Local Nature Reserves and Community Wildlife Areas.

## B1.3 Tandridge Local Plan (Detailed Policies)

The Local Plan (Detailed Policies) supports the adopted Core Strategy by containing a set of detailed planning policies to be applied locally in the assessment and determination of planning applications.

### B1.3.1 DP19 Biodiversity, Geological Conservation & Green Infrastructure

There will be a presumption in favour of development proposals which seek to:

1. Protect, enhance or increase the provision of, and access to the network of multi-functional Green Infrastructure (GI);
2. Promote nature conservation and management;
3. Restore or create Priority Habitats; or
4. Maximise opportunities for geological conservation.

In order to conserve and enhance the natural environment, proposals which would result in significant harm to local, national or statutory sites of biological or geological importance or the broader GI network will be refused planning permission unless:

1. All reasonable alternative locations with less harmful impacts are demonstrated to be unsuitable; and
2. The proposal incorporates measures to avoid the harmful impacts arising, sufficiently mitigate their effects, or, as a last resort, compensate for them.

Where a proposal is likely to result in direct or indirect harm to an irreplaceable environmental asset of the highest designation, such as a Site of Special Scientific Interest (SSSI), ancient woodland or veteran trees, the granting of planning permission will be wholly exceptional.

1. With regard to SSSIs, exceptions will only be made where benefits of development at the site clearly outweigh both the impacts on the features of the site and on any broader networks of SSSIs.
2. In the case of ancient woodland and veteran trees exceptions will only be made where the need for and benefits of the development in that location clearly outweigh the loss.
3. In all cases, any impacts or harm should not just be mitigated, but overall ecological benefits should be delivered.

Planning permission for development directly or indirectly affecting protected or Priority

species will only be permitted where it can be demonstrated that the species involved will not be harmed or appropriate mitigation measures can be put in place.

### B1.3.2 DP21 Sustainable Water Management

Water will be retained in the natural environment as far as possible. Proposals which seek to restore natural flows in the river systems or re-establish areas of functional floodplain will be supported, particularly where they would provide opportunities for recreation, habitat restoration/enhancement or additional Green Infrastructure provision.

Proposals should seek to secure opportunities to reduce both the cause and impact of flooding; for example through the use of Green Infrastructure for flood storage and, where necessary, the incorporation of Sustainable Drainage Systems (SuDS) suitable to the scale and type of the development, ensuring the discharge of surface run off is restricted to that of the pre-development site. Consideration should be given as to the future maintenance of any proposed SuDS schemes.

Development within flood risk zones 2 and 3 or on sites of 1 hectare or greater in zone 1, and sites at medium or high risk from other sources of flooding as identified by the Council's Strategic Flood Risk Assessment, will only be permitted where:

1. The sequential and, where appropriate, exception tests as detailed in 'technical Guidance to the National Planning Policy Framework'(32) have been applied and passed and the proposal is a development form compatible with the level of risk;
2. For all sources of flood risk, it can be demonstrated through a site specific Flood Risk Assessment (FRA) that the proposal would, where practicable, reduce flood risk both to and from the development or at least be risk neutral; and
3. Appropriate flood resilient and resistant design, and mitigation and adaptation measures are included in order to reduce any level of risk identified through a site specific FRA to acceptable levels.

### B1.3.3 DP22 Minimising Contamination, Hazards and Pollution

Development will be permitted provided it would not have an adverse impact on health, the natural or built environment or amenity of existing or proposed uses by virtue of odour, dust and/or other forms of air pollution; nor be likely to suffer unacceptable nuisance as a result of proximity to existing sources of odour, dust and/or other forms of air pollution.

## B1.4 Tandridge Local Plan 2033 (Submission)

At the time of writing, the Inspector examining the draft Tandridge Local Plan 'Our Local Plan: 2033' has issued a letter to the Council dated 10th August 2023, following a procedural meeting held on 27th July 2023. Following a three year protracted examination process, the Inspector has acknowledged a number of procedural challenges in progressing the Plan such that it is not possible to make the Plan sound by proposing main modifications to it and will therefore recommend that the Plan is unsound and that it is not adopted. Alternatively, the Inspector has suggested that the Council may wish to withdraw the Local Plan before his recommendation is confirmed within the Inspector's Examination Report. Until the position on the draft Plan is formalised this Report has included draft Local Plan policies, but in the circumstances, limited weight should now be attributed to them. Once the Local Plan has been found unsound / withdrawn, the draft policies referenced will no longer be relevant and carry no weight in the determination process.

The Plan contains the following policies relevant to sustainability:

- TLP18 Place Making and Design
- TLP30 Green and Blue Infrastructure
- TLP35 Biodiversity, Ecology & Habitats
- TLP37 Trees & Soft Landscaping
- TLP38 Play and Open Space
- TLP45 Energy Efficient and Low Carbon Development
- TLP46 Pollution & Air Quality
- TLP47 Sustainable Drainage & Reducing Flood Risk
- TLP48 Water Consumption & Waste Water
- TLP49 Waste
- TLP50 Sustainable Transport & Travel

This report includes reference to this Local Plan for information.