



NUTFIELD



John Johnson – Chairman NPC

- Introduction & Welcome

TONIGHTS PRESENTATION

- A great deal of important information
- Ask if you need me to repeat or rephrase anything
- Please keep questions until the end

WHY ARE WE HERE?

- For the Parish Council to provide you with Information
- For you to have the opportunity to ask questions
- For you to understand the implications of the proposed development at Redhill Aerodrome
- To enable you to make an informed comment to Tandridge District Council

THIS IS NOT A CHOICE

This is not a choice between the existing aerodrome operations and the proposed provision of new housing

WHY IS THIS HAPPENING?

- Planning authorities are required to have a local development plan
- This plan covers Housing and commercial developments (economic, social & environmental role)
- It must be approved by a Government Inspector before implementation
- Planning authorities are legally required to have a local plan

DEVELOPMENT PLANS

- Detailed within the National Planning Policy Framework (NPPF)
- Normally last 15 years, reviewed periodically
- Must take all relevant information into account
- Duty to cooperate between neighbouring planning authorities

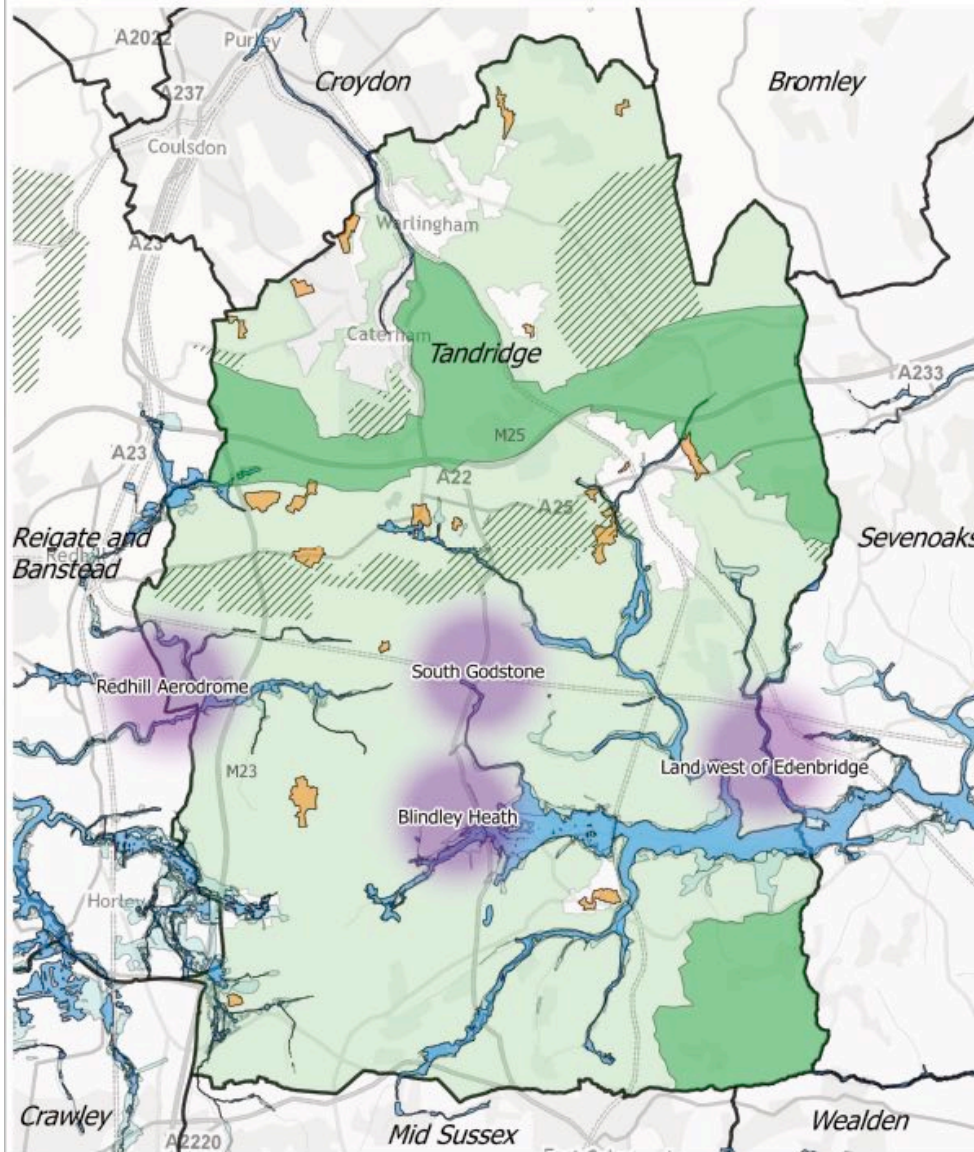
DETAILS OF THE PLAN

- Housing numbers & commercial space
- Strategic Housing Market Assessment
- Population projections, migration, demographic change
- All types of housing – families, older people, people with disability, service families, self build
- Infrastructure improvements to facilitate new development

THE TANDRIDGE PLAN

- 2013 TO 2033
- Preferred Strategy announced by TDC in March '17 includes a 'Garden Village' (GV)
- GV Proposals range between 3000 TO 9000 homes per site.
- 4 Possible sites (was 5) Edenbridge, Blindley Heath, South Godstone, Redhill Aerodrome
- Number of other sites across Tandridge (near major towns Oxted Caterham etc.) that would not accommodate a GV, but may get some development.
- GV Must have a clear identifiable boundary.
- Does not have to be entirely within Tandridge

Potential Garden Village Locations



Key

- | | |
|---|--------------------------|
| Potential Garden Village location | AONB candidate area |
| Flood Zone 3 (high risk) | Green Belt |
| Flood Zone 2 (medium risk) | Conservation Area |
| Area of Outstanding Natural Beauty (AONB) | Local authority boundary |

The four identified sites for a Garden Village in Tandridge

Land west of Edenbridge

Blindley Heath

South Godstone

Redhill Aerodrome

LAND WEST OF EDENBRIDGE

Tandridge

Key

- Potential Garden Village location
- District boundary

Tandridge

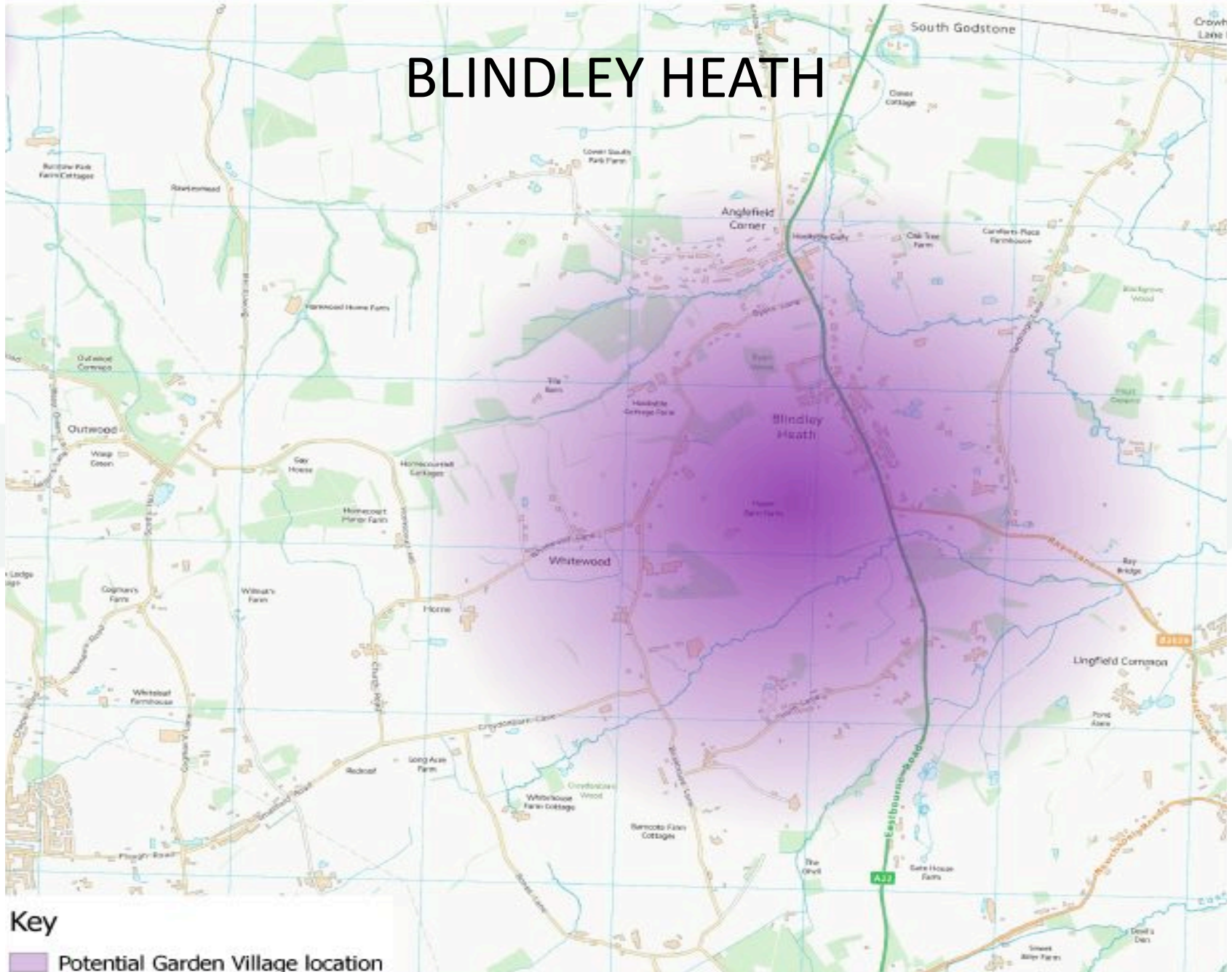
Key

-  Potential Garden Village location
 District boundary

LAND WEST OF EDENBRIDGE

- 237 hectares (586 acres)
- 6000 homes built at a density of 25/Ha
Anticipated start 11 to 15 years
- Build rate 150-300 per annum

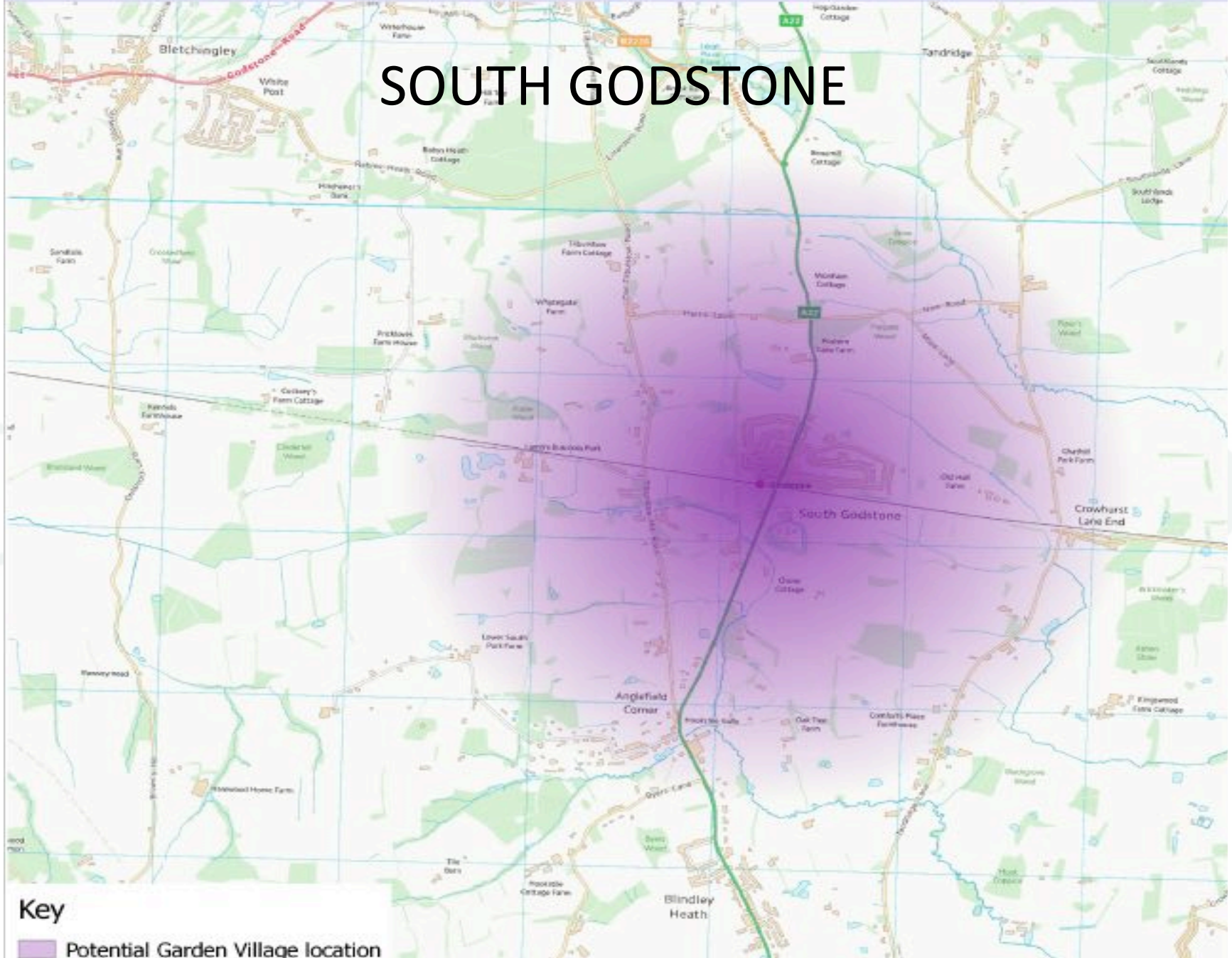
BLINDLEY HEATH



BLINDLEY HEATH

- Site of 196 hectares (484 acres)
- 3100 homes built at a density of 16 per hectare
- Anticipated start 6-10 years
- Build rate 150-300 per annum

SOUTH GODSTONE



SOUTH GODSTONE

- Two areas separated by east/west railway line
- North area 157 hectares (387 acres) 4000 homes built at a density of 25.4 per hectare
- South area 150 hectares (370 acres) 5000 homes built at a density of 33.3 per hectare
- Anticipated start 6 – 10 years
- Build rate 150-300 per annum

REDHILL AERODROME

Reigate and Banstead

Tandridge

Key

- Potential Garden Village location
- District boundary

REDHILL AERODROME

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REDHILL AERODROME

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- Potential Garden Village location
- District boundary

The map displays the Redhill Aerodrome area, highlighting the potential garden village location in purple. The map includes labels for various locations such as Redhill, Reigate, Banstead, Tandridge, and South Nutfield. A key indicates that the purple shaded area represents the potential garden village location and the black outline represents the district boundary.

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- REDHILL AERODROME**
- Reigate and Banstead*
- Tandridge*
- Key**
- Potential Garden Village location
 - District boundary
- The map displays the Redhill Aerodrome area, highlighting the potential garden village location in purple. The map includes labels for various locations such as Redhill, Reigate, Banstead, Tandridge, and South Nutfield. A key indicates that the purple shaded area represents the potential garden village location and the black outline represents the district boundary.

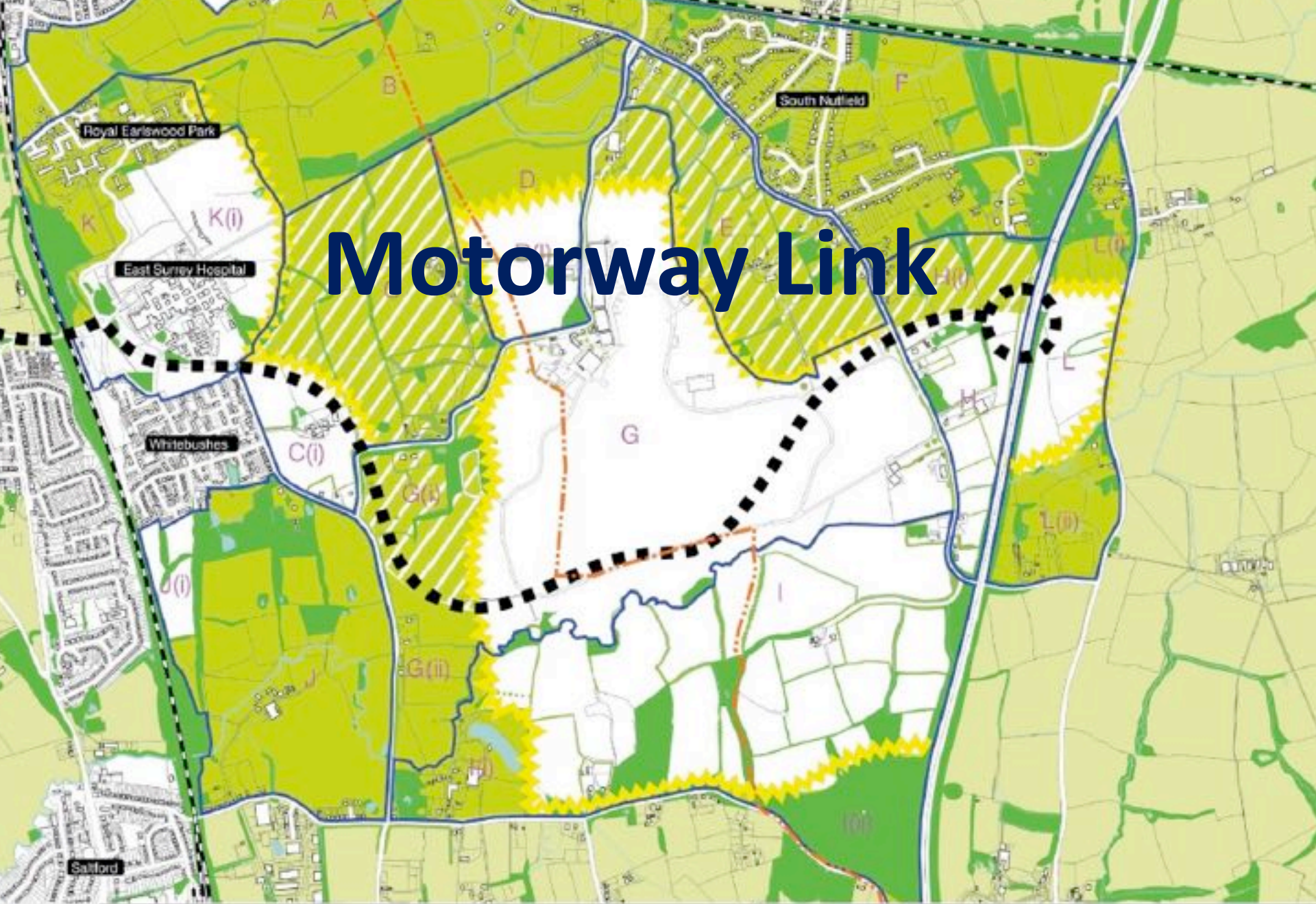
REDHILL AERODROME

- 616 hectares (1522 acres)
- 6500 to 8000 homes
- 8000 built at a density of 12 per hectare
- Anticipated start date 15 years +
- Build rate 150-300 per annum
- **Equates to a TOWN THE SIZE OF CATERHAM**

DEVELOPMENT ISSUES

- Motorway junction (process, cost, smart motorway, timescale)
- Requires cooperation with R&B
- Substantial local road improvements required
- Land acquisition
- Timescales beyond TDC plan period
- Build Period at 300 units per year lasts over 26 years

Motorway Link



POSSIBLE BENEFITS

- Motorway link
- Amenities
- More council tax income
- Community infrastructure Levy (CIL)
- Housing
- More buses
- More Jobs

POSSIBLE PROBLEMS

- Motorway link may not be possible
- Road congestion, noise, construction traffic
- Loss of Green Belt
- Increased Parking especially at stations
- Future urbanisation of green belt sites
- Loss of wildlife and wildlife habitat
- Loss of General Aviation facility
- Loss of existing jobs
- Villages of South Nutfield, Salfords & Whitebushes will effectively merge.



WHAT YOU NEED TO DO

Make a comment to TDC

- This is your chance to have comment
- It's not a tick box questionnaire
- Use your own words, relate your comment to how this may affect you
- Make valid & relevant observations
- Be sure to include your name and address/e-mail address
- Encourage your friends and neighbours to do the same

What You Need To Do

- Each comment received by Tandridge DC counts as **One Comment**.
- A petition signed by 2000 residents counts as **One Comment**
- A letter or email send by each individual resident counts as **One Comment**

WHERE TO GET INFORMATION

- NPC web site Nutfieldpc.com
- NPC email contact list – sign up today
- NCS web site
<http://nutfieldconservationsociety.org.uk>
- Tandridge District Council web site
- Beware of developer propaganda

Nutfield PC POSITION

- NPC have consistently opposed inappropriate development in the Green Belt including Redhill Aerodrome.
- NPC are very concerned about the environmental impact of increased traffic generated by so many new homes
- We are also concerned about the traffic generated by the proposed new M23 junction which will result in additional congestion on local roads

HOW TO COMMENT

- Via the Tandridge planning portal, website http://tandridge-consult.objective.co.uk/portal/planning_policy/gv/gv
- Or <http://consent.tandridge.gov.uk/portal>
- **NPC recommend using email to comment**
- By email to localplan@tandridge.gov.uk
- In writing to Planning Policy, Tandridge District Council, Council Offices, 8 Station Road East, Oxted, Surrey, RH8 0BT

BY 09/10/2017

WHAT NEXT

- Following this consultation Tandridge will decide which is their preferred GV site.
- They will draw up a detailed area action plan
- They will then consult again on the area action plan
- They will then present their development plan to the Inspector for approval
- If their development plan is agreed by the inspector detailed planning work and application will begin



Question Time

Thank you for attending
this evening
Don't forget to comment
to TDC before
9th October 2017