



Rose Adams <radams@hghconsulting.com>

Nutfield (APP/M3645/W/25/3374913) - Conditions

Ellie Fowler <efowler@hghconsulting.com>

2 March 2026 at 12:20

To: Peter Lee <plee@tandridge.gov.uk>

Cc: Richard Henley <rhenley@hghconsulting.com>, Rose Adams <radams@hghconsulting.com>, Paul Arnett <paul.arnett@townlegal.com>

Good afternoon Peter,

Many thanks for sending the conditions list to PINS.

We previously requested clarification as to whether condition 30 regards the construction phase or the operational phase. Are you able to clarify please?

I note the two conditions at the end of the document that are currently not agreed. We can discuss these at the inquiry but in the meantime, I wanted to note:

- The description of development does not include any specific metrics; therefore, we are keen to include a condition to secure what we are seeking outline planning permission for.
- The appellant's preference continues to be securing the Sustrans upgrade works through the S.106 agreement, as currently drafted.

Lastly, considering the provision for self-build plots on site, it is worthwhile to distinguish between the self-build reserved matters and everything else at condition 2 as it is unlikely that all plots will come forward at the same time or in conjunction with the other elements of the Appeal Scheme due to the very nature of self-build. Below is some suggested wording for condition 2:

Reserved Matters

Details of the appearance, landscaping, layout and scale, (hereinafter called, the market and affordable reserved matters) shall be submitted to and approved in writing by the Local Planning Authority before any market and affordable development begins and the development shall thereafter be carried out as approved.

Details of the appearance, landscaping, layout and scale, (hereinafter called, the care and IRC reserved matters) shall be submitted to and approved in writing by the Local Planning Authority before any care and IRC development begins and the development shall thereafter be carried out as approved.

Details of the appearance, landscaping, layout and scale reserved matters of any self-build or custom housebuilding plot (hereafter called the SBCH reserved matters), shall be submitted to and approved in writing by the Local Planning Authority before any development relating directly to that self-build and custom housebuilding plot begins and the self-build and custom housebuilding development shall be carried out as approved.

Subject to any response to my email above, we will update Rodwell accordingly later this week.

While emailing, we still haven't heard back from SCC on the draft S.106. Have you received any update from SCC on their timescales for reviewing and commenting on the draft S.106? I'd be grateful for any assistance in seeking their input early this week before Friday's deadline.

Kind regards

Ellie

Ellie Fowler
Associate



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On Tue, 24 Feb 2026 at 11:33, Rose Adams <radams@hghconsulting.com> wrote:

Hi Peter,

Thank you for the update and the suggested conditions.

Thanks,

Rose

Rose Adams
Principal Planner

