



Park Pale Village

at South Godstone



We would like to hear from you!

Welcome to our Community Engagement event. We would love to hear your views on our emerging proposals for Park Pale Village at South Godstone.

Our plans are to create a new neighbourhood in South Godstone with approximately 500 homes on behalf of local developers Regency and Co.

Feel free to ask a member of the project team any questions and do fill out one of our feedback forms.

Your voice matters!

This is your chance to shape our proposals. Please take a moment to share your thoughts and help us create a development that truly benefits South Godstone today and for generations to come.

For further information, visit our project website

www.jtp.co.uk/projects/south-godstone



About Regency & Co.

Regency & Co. is a family-run landowner and developer with a growing portfolio of residential and mixed-use developments across London and the South East.

While known for their expertise in high-quality build-to-rent schemes, their focus is on creating sustainable, well-designed places that enhance local communities.

With decades of experience in new-build developments, Regency & Co deliver projects that combine strong design, long-term functionality, and a high standard of living. Their developments range from luxury apartments to commercial spaces, carefully crafted for lasting impact.

Regency & Co. are committed to delivering a high-quality development in South Godstone — one that reflects the character of the village and leaves a positive legacy for future generations.

www.regencyandco.com



Current Projects by Regency and Co. in the area: 110–118 Station Road East, Oxted, RH8

Design Team

Architects & Masterplanners



www.jtp.co.uk

EIA Co-ordination



www.triumenvironmental.co.uk

Ground Condition & contamination



www.rma-environmental.co.uk

Town Planning



www.jmsplanning.com

Ecology



www.surreywildlifetrust.org

Built Heritage



www.pegasusgroup.co.uk

Transport & Movement



markidesassociates.co.uk

LVIA

DAVID JARVIS ASSOCIATES

davidjarvis.biz



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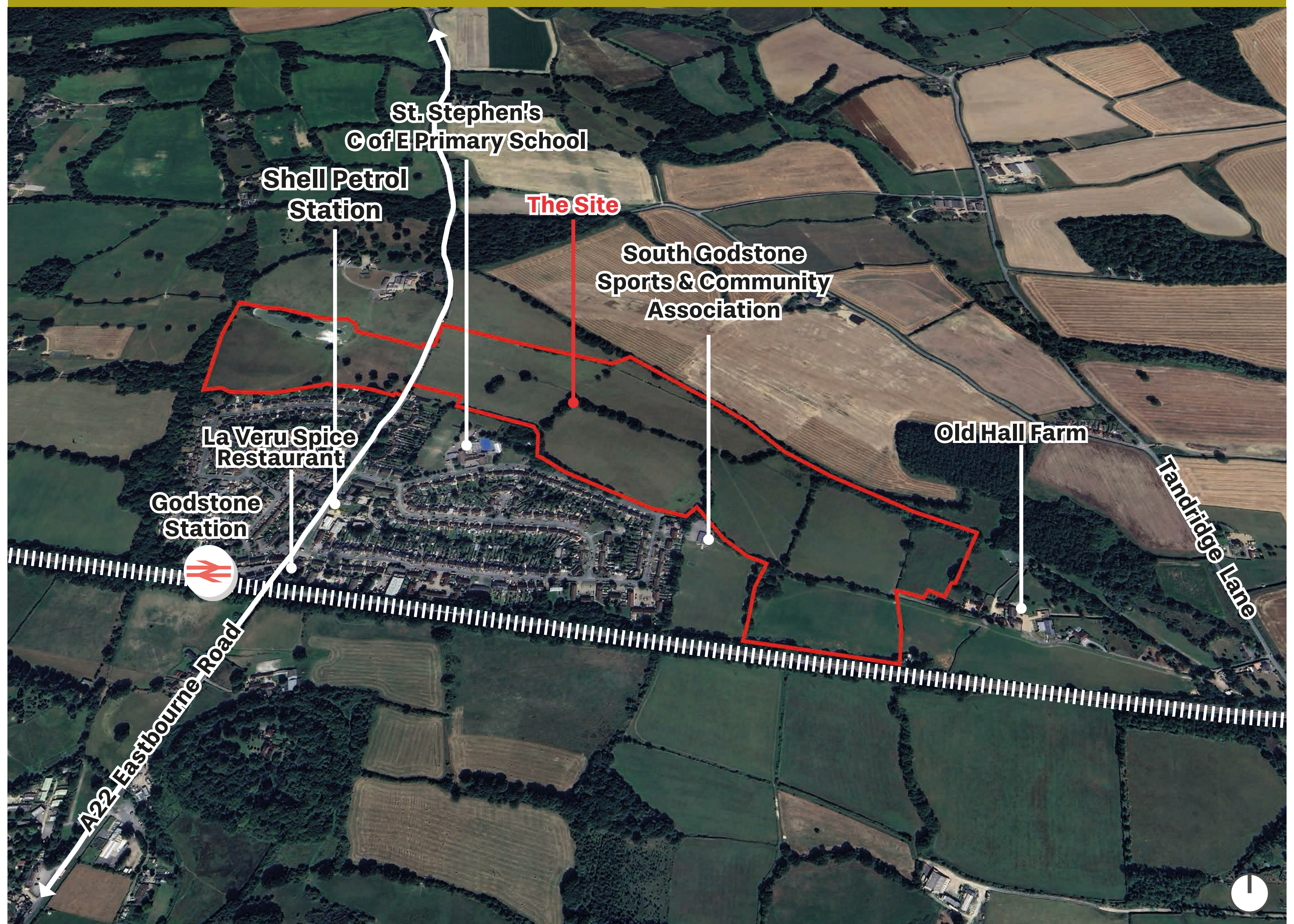


The Vision

Our vision for South Godstone is about more than building homes – it's about creating a vibrant, sustainable neighbourhood that will seamlessly integrate with the wider village and that truly benefits the wider community.

By delivering high-quality homes, new employment opportunities, community space and accessible public open space, the development will create a well-connected neighbourhood that both new and existing residents can enjoy.

Site Location Plan



How can Park Pale Village help fulfil the objectives in your draft Neighbourhood Plan?

There is a unique opportunity for this proposal to help the community achieve the some of objectives set out within the draft Godstone Neighbourhood Plan (2023–2040).

These objectives are:

1. Protecting the valued natural landscape and wild features of the Parish

Safeguarding the much-valued landscape setting of the Parish and the individual spaces it provides both as habitats for wildlife and for recreation.

2. Celebrating the built character and history of the Parish

Retaining the distinctive sense of place and identities of the three individual settlements of the Parish and ensuring that development complements and adds value to the local character. Heritage assets must be protected for future generations.

3. Providing a good quality of life for all residents in a rural village environment

Supporting the provision of a range of facilities aimed at serving all sectors of the community.

4. Meets the housing needs of all existing parishioners of all ages

Meeting the housing needs of the current and future community by ensuring that residential developments provide an appropriate mix of dwelling types and size both for rental and purchase.

5. Mitigating against the impacts of climate change

Reducing the environmental impact of new development including on energy consumption and flood reduction, to support national net zero aims.

6. Making sure the parish is easy to get around

Supporting an excellent transport infrastructure and, where possible, seeking to provide opportunities to enable active travel – walking/ wheeling, cycling, riding – for both practical and recreational journeys.

7. Supporting local employment opportunities

Protecting existing employment and supporting new opportunities, to reduce the need for out-commuting and to support the growing homeworking community





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Why Here?

Tandridge is facing a well-documented need for new housing, particularly for affordable and family-sized homes.

The Godstone Neighbourhood Plan (2024–2040) recognises the importance of delivering housing that meets the needs of residents of all ages and income levels, while maintaining the Parish's rural character and identity.



A Strategic and Sustainable Location

The site is ideally positioned to support sustainable development. It benefits from:

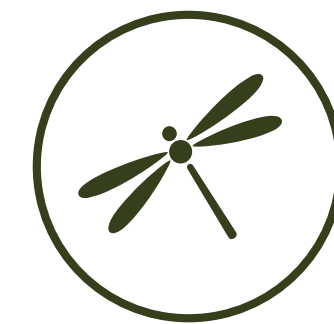
- Proximity to Godstone Station and easy access to the A22 and M25
- Connections to major employment centres including London, Redhill, Gatwick, and East Grinstead
- Surrounding green space and an established landscape setting
- Nearby local services and facilities — many within walking distance

The site has also been identified as available, deliverable, and unconstrained, making it a suitable location for growth that respects the wider context.



Supporting Active and Sustainable Travel

The site offers an opportunity to improve sustainable transport options. With strong rail and road links already in place, proposals aim to enhance bus transport, pedestrian and cycle access to nearby amenities, create a new sustainable transport hub and new green routes, encouraging active travel for both everyday and recreational journeys.

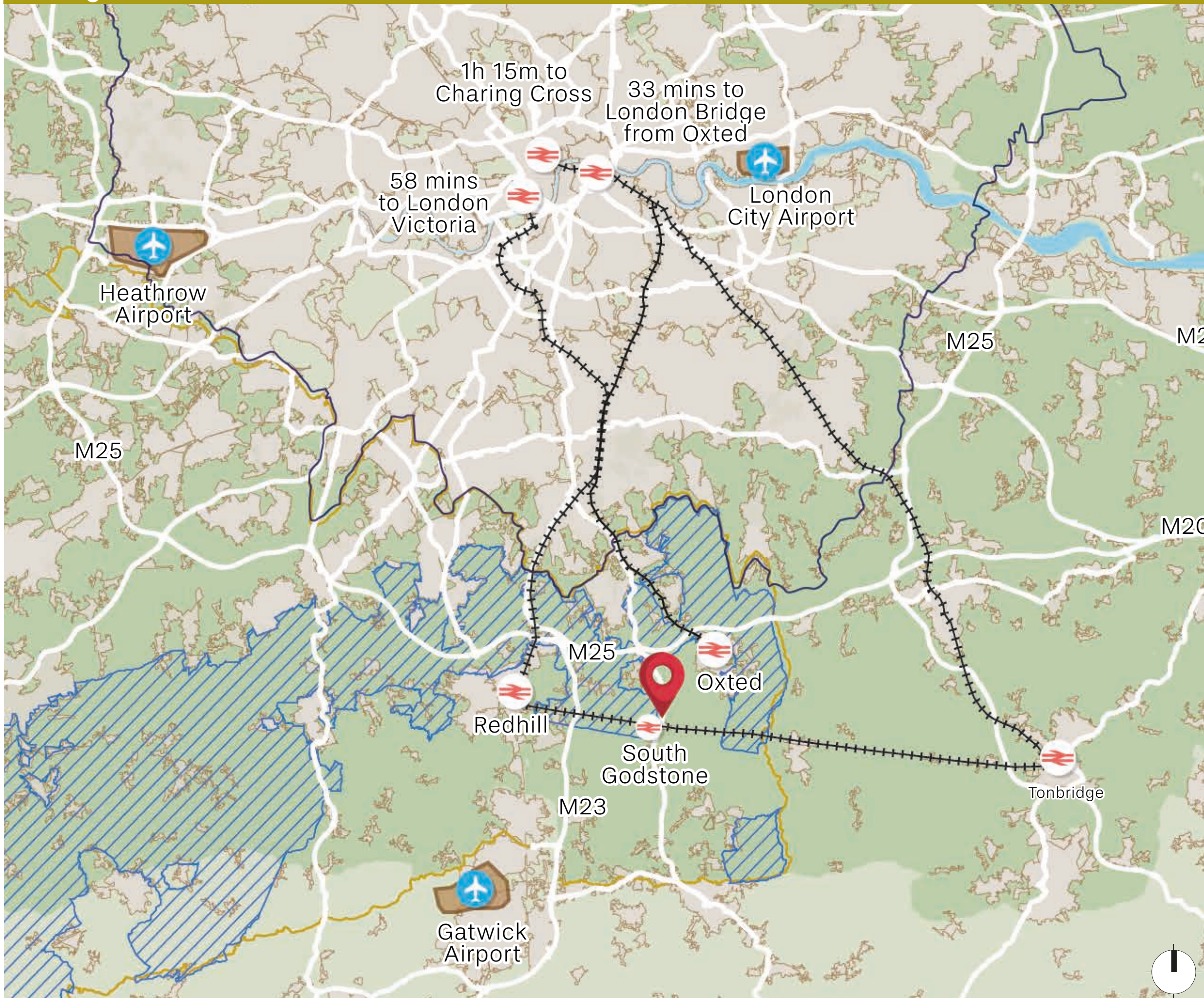


Respecting and Enhancing the Historic Landscape

The neighbourhood sits within a rich historic and natural landscape. A key feature is the **Park Pale**, considered one of the best-preserved medieval park boundaries in Surrey. Its preservation as an archaeological and heritage asset is integral to the proposals.

The wider landscape forms part of Surrey's ecological, cultural, and visual networks. The development presents a unique opportunity to create new green routes linking the village into the wider landscape as well as creating new open spaces rich in biodiversity, for everyone in South Godstone to enjoy.

Strategic Location Plan



Godstone Railway Station



Historic Landscape

Questions for You:

What types of homes would you like to see coming forward?

What types of community facilities or amenities would you like to see included? (e.g., parks, community centres, playgrounds)

Are there any services currently missing that would improve your daily life?

How do you get about and what would you improve getting around in the future?



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Key Considerations & Opportunities



What are the Opportunities here?

- **Heritage assets** such as Old Hall Farm and the Park Pale to be respected.
- **Opportunity to open up private land to the community** and provide new community open space, parks and play areas.
- **Existing Hedgerows** and mature trees to be retained and enhanced.
- **Framing views** toward the Surrey Hills National Landscape.
- **Opportunity to deliver mixed-uses** around existing bus stops to serve the new and existing community.
- **Improved maintenance** of the existing watercourse within the site and introducing sustainable drainage systems (SUDs).
- **New and improved pedestrian and cycle links** through the existing village connecting to the new development to Godstone Station.
- **Integrating with the existing village** through the expansion and improvements of the existing village greenspace and play area on Hunters Chase.

Constraints

- Potential noise from Railway
- Surface Water Flood Zone with Climate Change
 - High
 - Medium
 - Low
- Grade II Listed Building
- Grade II* Listed Building
- Scheduled Ancient Monument
- Dwellings with outlook to site
- Sensitive edge
- Existing Orchard
- Ancient Woodland
- 20m Zone around Ancient Woodland
- Tree Preservation Orders
- Area of Great Landscape Value Biodiversity Opportunity Area
- 11kV Power Line

Opportunities

- Enhancement of existing Park Pale Corridor and new Habitat Creation
- Improved connections and walking connections along the existing road infrastructure to Godstone station.
- Potential Vehicular Access Point
- Potential Pedestrian/Cycle Access Point
- New Community Uses
- Opportunity for a new northern gateway and sense of arrival to South Godstone
- Opportunity to upgrade pedestrian underpass and improve link to existing Public Right of Way
- Existing Greenspace
- Existing Sports pitches
- Potential upgrading and expansion of existing school facilities
- Respect the setting of the Ancient Woodland
- Key View
- Wider views to Surrey Hills National Landscape



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Our Vision

This Vision is to deliver a **self-sufficient** and **sustainable** new neighbourhood, creating a community which balances the **best of town and country**.

An exemplar neighbourhood in South Godstone will offer attractive homes within easy reach of local amenities and **well-connected transport** links to nearby towns. Rooted in the area's rich heritage, the new community will feature **modern facilities, generous green spaces, and seamless access to the surrounding countryside**, creating a welcoming and well connected place to live work and enjoy.



Design Principles

Celebrating Village Heritage

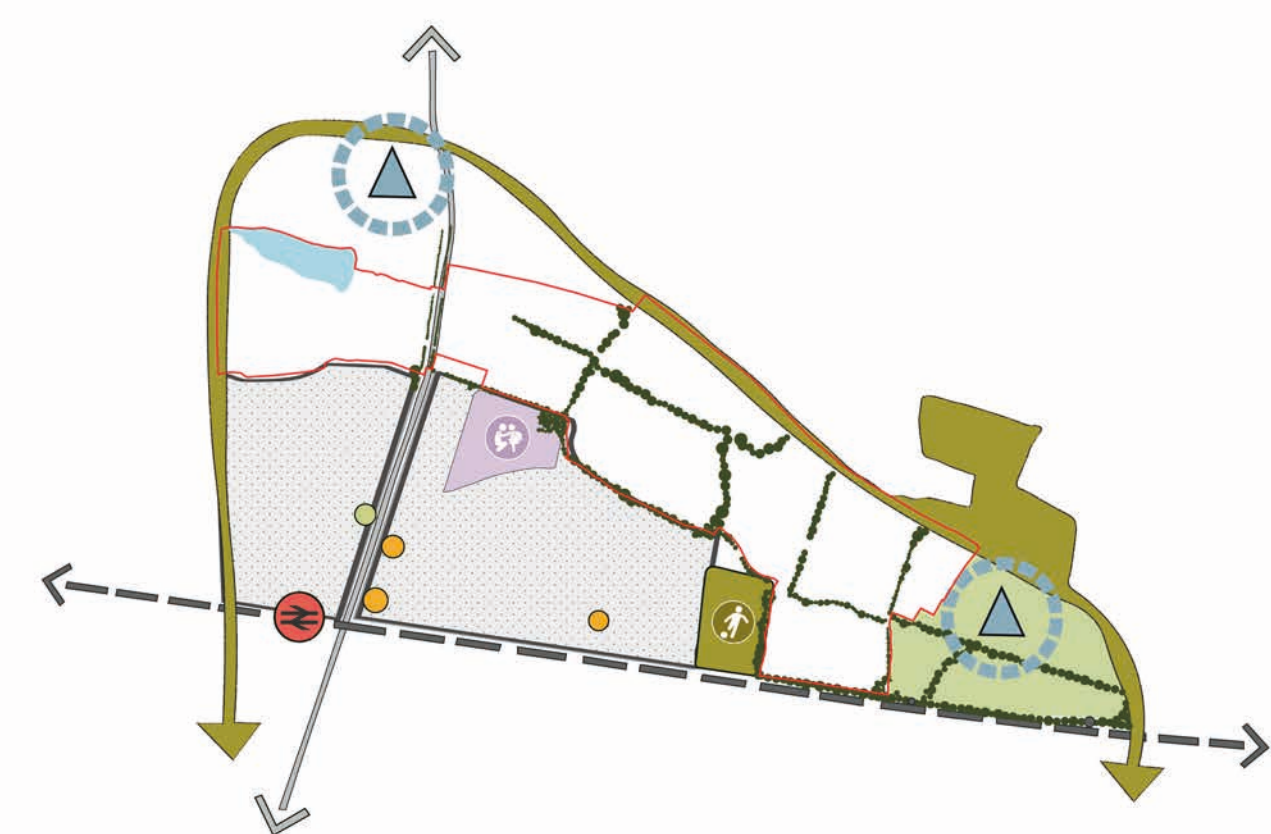
Conserve and sensitively integrate listed buildings, non-designated heritage assets, and historic landscape features such as the Park Pale.

Creating a Village Green

A new village green fronting Hunters Chase and enhancing the existing play space, designed as the heart of community life, providing an open, and attractive space for play and relaxation connecting new and existing neighbourhoods.

Connecting Community Greenspaces

Community Green spaces will be designed to open up the land for community use, providing accessible, areas for recreation, walking, growing and playing all connected through green routes maintaining and enhancing the majority of hedgerows.



A network of green active travel routes

Greenspaces will be connected through a clear network of paths, planting, and public realm that create safe, accessible routes that link neighbourhoods and encourage social interaction, walking, and play.



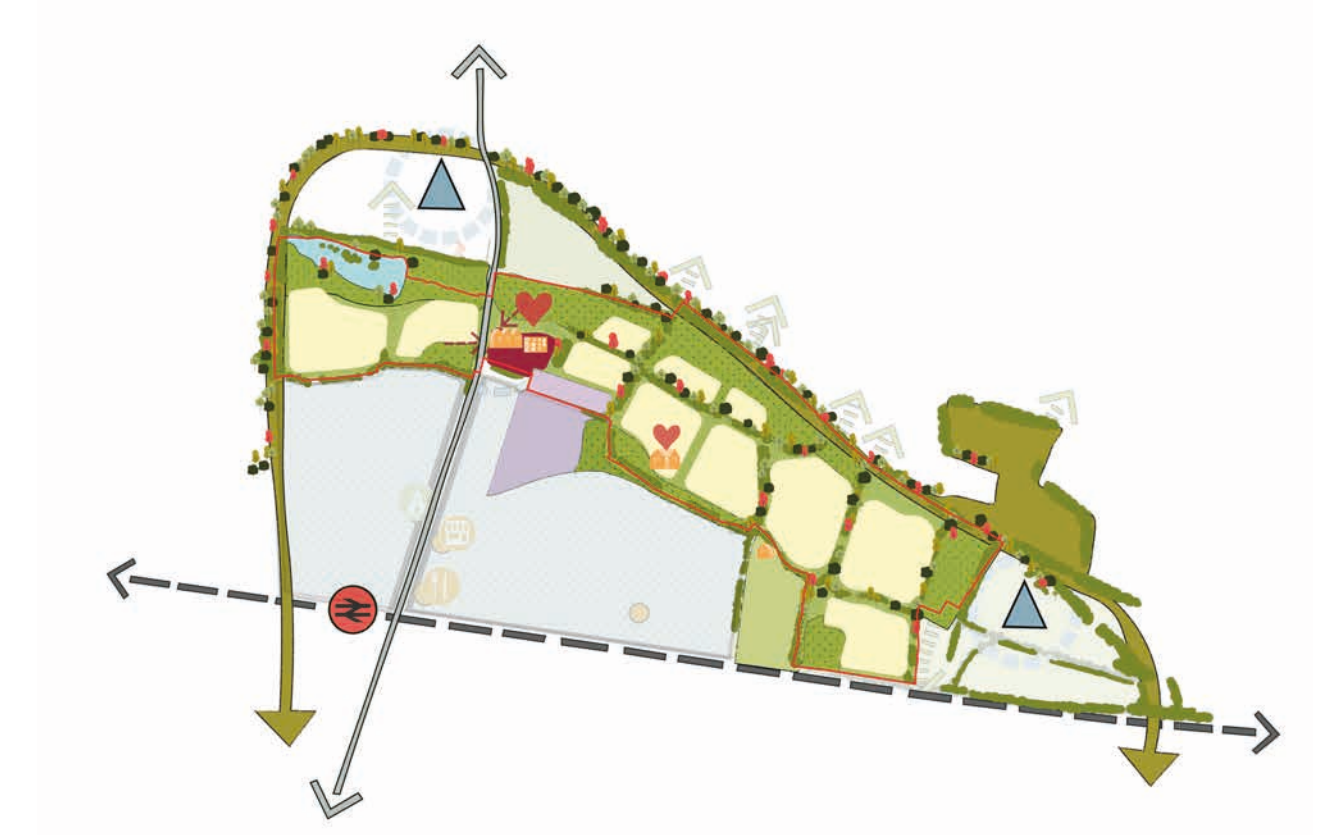
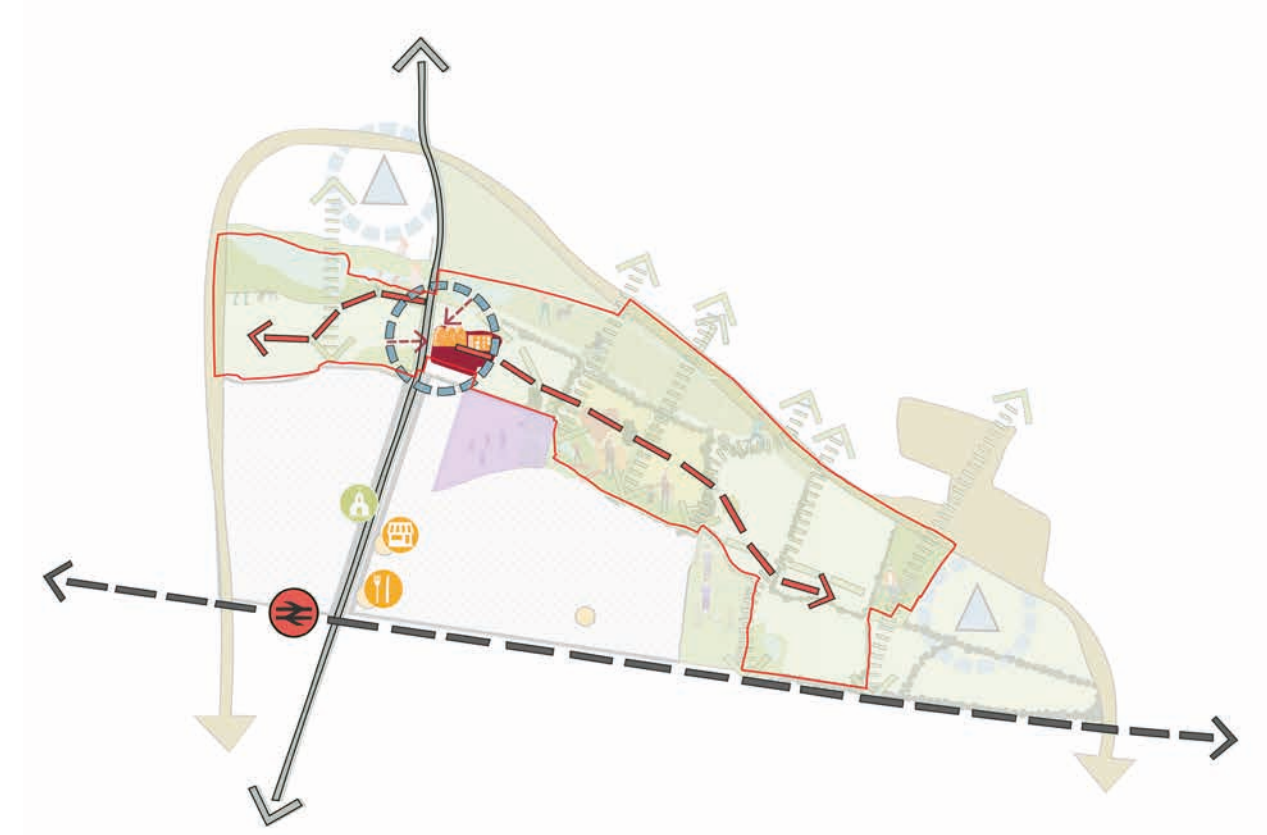
Creating a new Gateway on the A22

A new gateway will front onto the A22 forming an attractive entrance into the new neighbourhood and will signal arrival into the village, creating space for a mix of commercial and community uses.



The village tomorrow

South Godstone will evolve as a sustainable and well connected, community, where growth enhances local character, supports daily life, and creates lasting benefits for future generations.



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Vision Masterplan

Central to the plans is a clear commitment to community benefit, including:

- Affordable housing – 49% of the homes will be affordable, with 75% of these for social rent. This is significantly above local policy requirements and represents a substantial opportunity for Tandridge District Council to meet urgent local housing need.
- Support for Tandridge's housing supply – the Council currently has a 1.92-year land supply, well below the five-year requirement. Our plans would make a meaningful contribution to reducing that pressure.
- Community facilities and infrastructure – making sure education, health and wellbeing, green spaces, and other facilities are designed around what local people need.
- Opportunities for young people and employment – helping to create a sustainable community, with spaces and initiatives to support young people, jobs, and training.

Key

- | | |
|--|--|
| 1 New Village Park and Lake walk | 6 Village Green and new Community Building |
| 2 Gateway and Village Hub with new spaces for local facilities | 7 New pedestrian and cycle access from Hunters Chase |
| 3 Park Pale Walk, Green buffer with biodiverse landscaping, including footpath and natural play trails | 8 Orchards and food growing |
| 4 Potential School site Extension | 9 New Area for Play |
| 5 Green connections enhancing existing hedgerows and biodiversity | 10 Enhanced green buffer to heritage assets |



Questions for You:

How can spaces be designed to encourage community?

What types of homes are most needed in South Godstone? (e.g., family houses, affordable rental units, homes for older residents)

How important is affordable housing in this development?

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What will be submitted for planning?

When planning a new development, the first step is to seek approval from the local planning authority. This involves submitting a planning application that sets out what is proposed and how it fits with the area.

We will be submitting an outline planning application accompanied by a set of parameter plans.

What is an Outline Planning Application?

An outline planning application is a type of planning permission that seeks approval in principle for a development. It focuses on the overall concept and key aspects of a proposed project without providing all the detailed information at this stage. This helps to establish whether the land can be developed for the intended use before detailed plans are prepared.

Outline applications usually cover the general scale, use, and location of buildings but leave detailed design, landscaping, and other specifics to be agreed later through reserved matters applications.

What are Parameter Plans?

Parameter plans are key application drawings submitted with an outline planning application. They set out the main spatial and physical characteristics of the development, including:

- The site layout and boundaries
- Distribution of different land uses (such as housing, commercial areas, and green spaces)
- Building heights
- Main points of access

Parameter plans provide a clear framework that guides the development's overall form and ensures it stays within agreed limits. They also help local authorities and the community understand the scale and impact of the project at an early stage.

Land Use and Green Infrastructure Parameter Plan



Key

Land Use

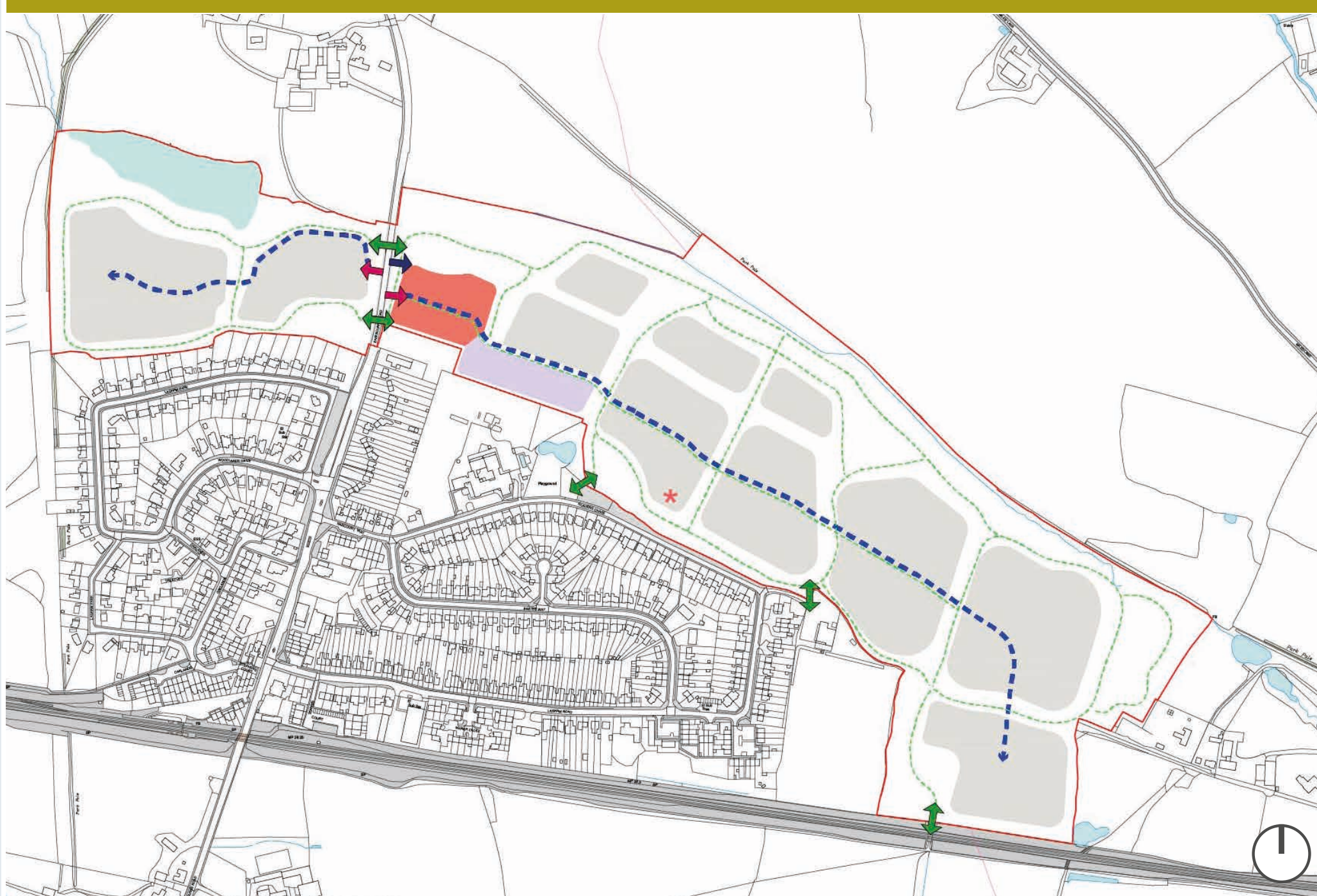
- Residential
- Mixed Use Local Centre
- Potential Primary School Extension
- Proposed Community Building

Green Infrastructure

- Public Open Space (existing vegetation, attenuation, ecological sensitive buffers, play space, pedestrian and cycle routes)
- Existing waterbody to be retained
- Existing watercourse to be retained
- Indicative Locations for SuDS feature
- Indicative Location for Play Space

Developable areas include internal roads, parking, drainage and incidental green space.

Access and Movement Parameter Plan



Key

- Proposed Development Parcel
- Proposed Community Building

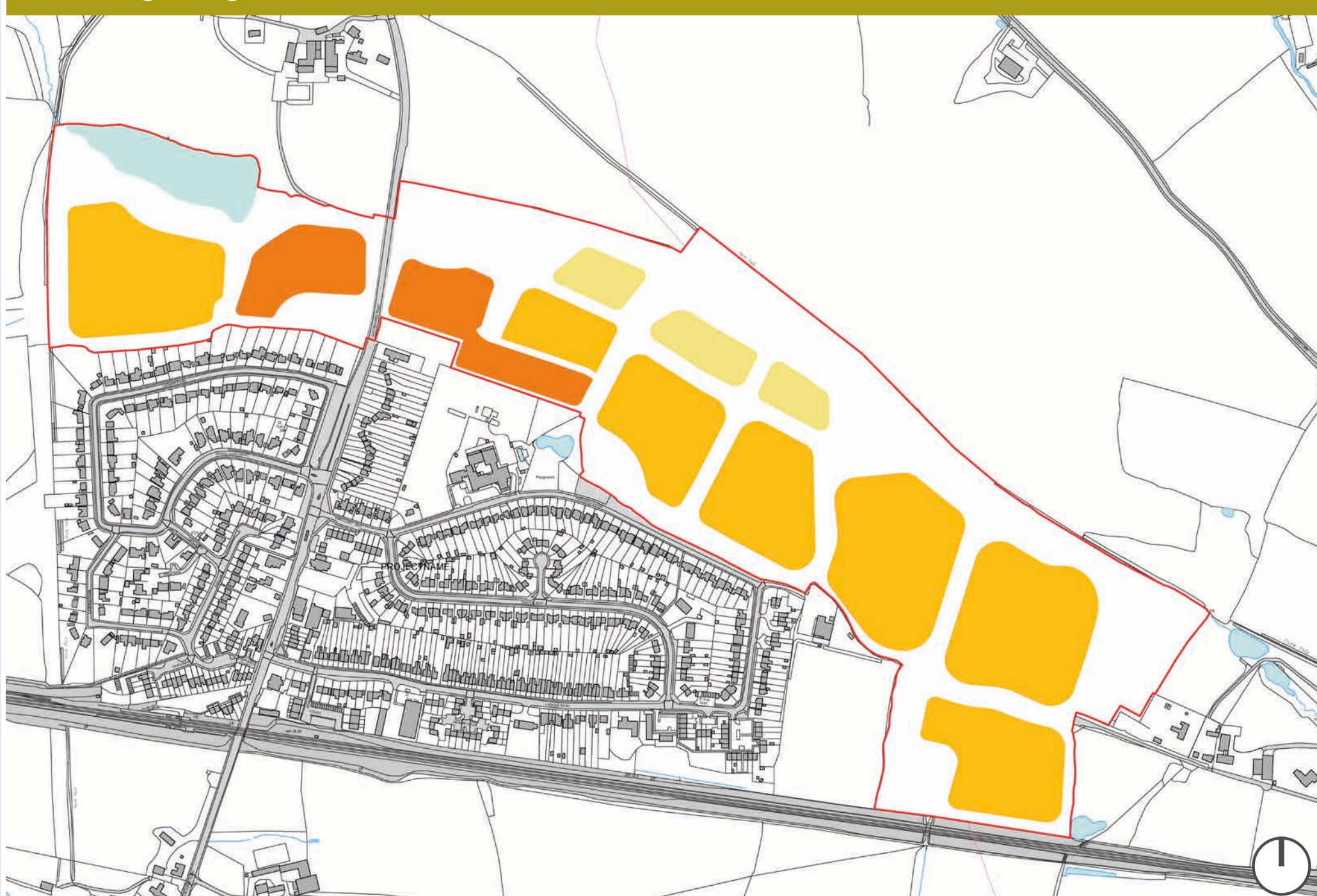
Access

- Primary Access Points (all modes)
- Secondary Access Point (for emergency vehicles only)
- Pedestrian & Cycle Access Only

Movement

- Indicated Primary Street for all modes (ie. vehicular, bus, pedestrian and cycle) including footways, cycleways and SuDS
- Existing Public Right of Way
- Indicative Pedestrian and Cycle Routes

Building Heights Parameter Plan



Key

Building Heights

- Residential: Up to 2 storeys (Maximum ridge height of 11m)
- Residential: Up to 3 storeys (Maximum ridge height of 14m)
- Mixed-Use: Up to 3 storeys with the occasional 4 storeys (Maximum ridge height of 16m)

The height parameters set out in the Building Heights Parameter Plan are to maximum heights from existing AOD.



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Natural Landscape & Ecology

Beyond the housing itself, we want to ensure there are green spaces and community facilities that are open and accessible to everyone – both new residents and those who already live here. This isn't just about homes; it's about enhancing quality of life and ensuring the scheme is sustainable long into the future.

The design of the new neighbourhood is landscape-led, providing a variety of green spaces and routes woven through the built environment allowing wildlife to thrive and providing residents with day-to-day interactions with nature close to their home.

Landscape Strategy



- 1 **Informal Picnic Space.**
- 2 **Local Focal Points for meeting space and wayfinding.**
- 3 **Local Area for Play.**
- 4 **Neighbourhood Equipped Area of Play (NEAP) in a naturalistic setting.**
- 5 **Community hub and destination playspace** comprising of a range of facilities for local residents including a neighbourhood equipped area of play (NEAP), a multi-use games area, skatepark, and less formal hangout spaces.
- 6 **Informal walking routes around wet basins**
- 7 **Park Pale Walk** linear greenway will offer an extensive parkland comprising of swales, play trails and new buffer planting.
- 8 **Informal walking routes around swales**
- 9 **Play Trails** Naturalistic incidental play trails are integrated within the wider open space network enhancing residents experience.
- 10 **Informal kick-about areas.**
- 11 **Orchard** of local fruiting varieties for recreational use.
- 12 **Water meadows** A wetland area to promote habitat creation and enrichment.



Informal picnic space for events and gatherings



Neighbourhood Equipped Area of Play (NEAP) in a naturalistic setting.

Questions for You:

Which natural features or green spaces do you think are most important?

Are there any specific ideas you have for recreation, play or food growing that should be maintained or enhanced?

What wildlife would you like to see?

Surrey Wildlife Trust

Surrey Wildlife Trust (SWT) Ecology Services will be focusing on what options there are for habitat retention, enhancement and creation to maximise biodiversity net gain and inform the landscaping strategy. Retaining and enhancing trees and hedgerows where possible and also creating, where feasible, higher distinctiveness habitats where lower distinctiveness are currently present, improving connectivity with the surrounding landscape and providing suitable areas within the site boundary for the protected species recorded so far.

Given the site's potential to support protected and notable flora and fauna, the construction and operation of the Proposed Development could result in significant adverse effects on ecological receptors.



Ecological receptors considered for assessment comprise:

- Designated sites for nature conservation.
- Ancient woodland and veteran trees.
- Protected species (e.g. bats, great crested newt, hazel dormouse, badger, widespread species of reptile, breeding birds, terrestrial invertebrates)
- Habitats of principal importance (HPI) and other habitats.

Sensitive areas for protected species and notable habitats will be avoided where possible, and mitigation measures proposed once detailed landscaping plans are in place. There is also potential for enhancements to habitats outside of the red line boundary in order to maximise biodiversity net gain and to secure management of these habitats for the longer term.



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Getting Around South Godstone

Access

- Access to the neighbourhood would be taken from A22 Eastbourne Road via two priority junctions with ghost right turn islands to either side of the road. This is in-keeping with the existing characteristics of the road network within South Godstone.
- The two accesses are located within the area of 50mph speed restriction; however, the intention is that the 30mph speed change would be extended to the north of the neighbourhood and a new crossing incorporated to facilitate pedestrian movement between the eastern and western parcels.
- An internal primary road from the access junctions would provide access to the neighbourhood streets. This primary road would be designed to accommodate all modes, including the Surrey Connect Digital Demand Responsive Transport (DDRT) service reducing overall traffic generation. The service uses accessible minibuses, with journey bookings made on a first come first served basis.

Pedestrian and Cycle Links

- Multiple pedestrian and cyclist access points will be provided, with scope to link to The A22, the existing playground, across the railway line to the south and the existing network of leisure footpaths.
- Pedestrian and cyclist only routes will be provided throughout the neighbourhood, providing new and existing residents with attractive, direct active travel routes to amenities within South Godstone.
- A secondary, emergency access point on the A22 is provided with day-to-day function as another pedestrian and cycle access point.
- Potential to reduce the speed limit along Hunters Chase / Lagham Road from 30mph to 20mph, which would provide an improved environment, for active travel modes particularly cyclists, and route to the rail station.

Public Transport

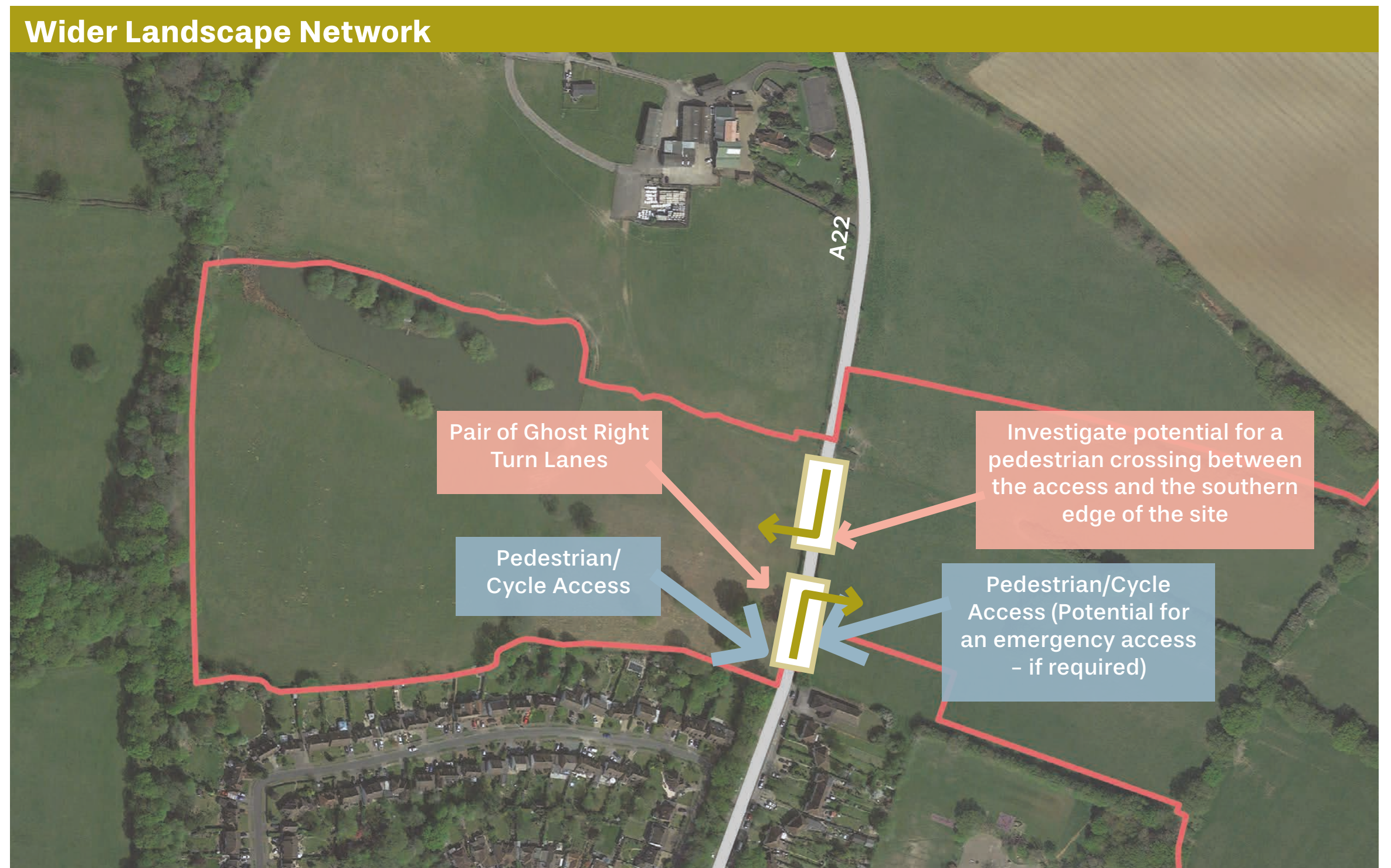
- Existing bus stops are situated only 50–150m from the neighbourhood boundary, with potential for additional stops on the new neighbourhood frontage.
- Proposals retain the existing services along A22, alongside ensuring convenient pedestrian access from the neighbourhood to these bus stops.
- Godstone Railway Station is located <10 min walk from the neighbourhood with hourly services to Redhill and Tonbridge.
- The proposed active travel links between the site and the existing public transport infrastructure within South Godstone, will reduce the reliance on car-based modes for neighbourhood users, particularly for commuting trips, reducing overall traffic generation.

Questions for You:

What transport options do you currently use or wish to have improved?

How important are safe walking, cycling, or wheelchair routes within and beyond the neighbourhood village?

Would you support new links to local public transport or community shuttle services?





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Sustainable Communities

Contributions to the wider community

Off-site contributions will be made to the wider community including upgrades to the existing sports pitches adjacent to the site.

A community plan will also be prepared to facilitate a thriving neighbourhood, enabling local residents to make the most of where they live. Resources will include social clubs, parties, health and wellbeing initiatives and other activities to help residents feel part of the community.

Create Energy Efficient Homes Through High Quality Design

The houses will be build to a high standard and will incorporate features such as energy efficient building materials, solar panels and EV charging points.



Community Benefits

South Godstone is uniquely placed to facilitate a number of key community benefits, as set out below:



Approx 500 high quality new homes with 49% affordable housing to suit all needs



New Local Park and accessible green spaces



New community building



High-quality architecture and a range of housing types and tenures



A new central Village Green creating formalised space for play and events



Significant habitat creation resulting in biodiversity net gain



New gateway fronting the A22 creating new spaces for employment and commercial uses



Improved cycle and pedestrian connections



Highway improvements and traffic calming along Eastbourne Road



Improved pedestrian permeability and footways along Eastbourne Road



Playable spaces including woodland trails and formal play areas



Sustainable homes with electric vehicle charging points



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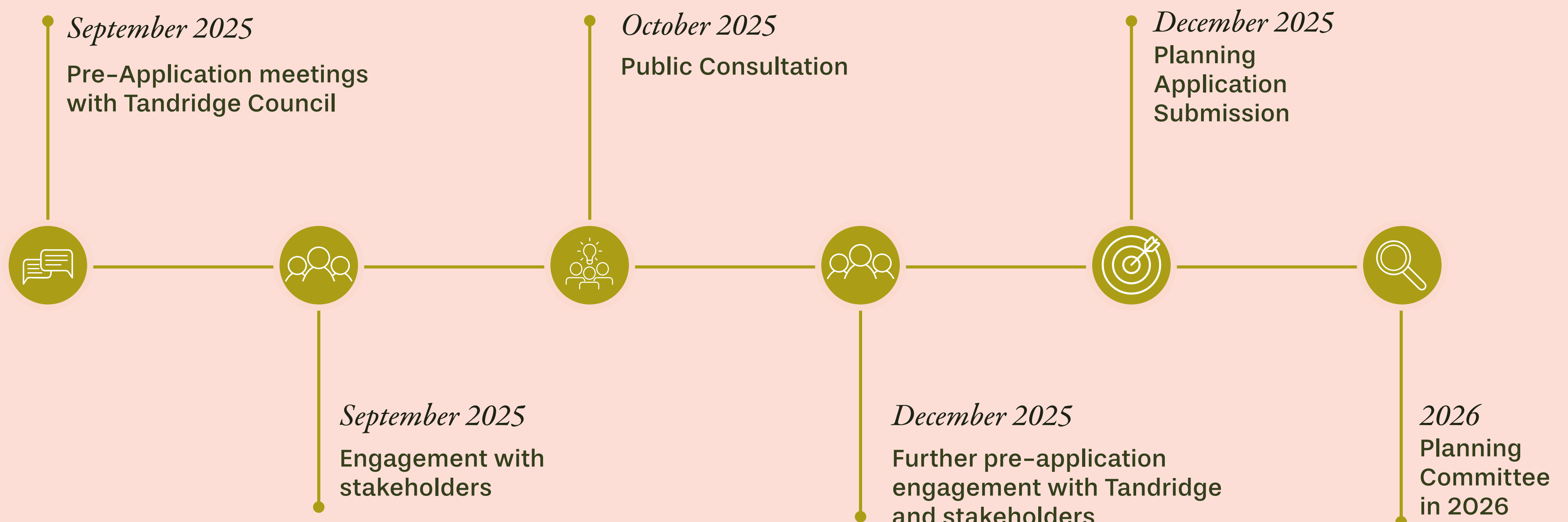




What Happens Next?

Thank you for attending our community event day. Your feedback is essential in shaping our proposals. Opportunity to provide feedback during the consultation will remain open until **17th November**.

We are committed to working openly and positively with the community. Following this consultation, we will review feedback and update our proposals before the submission of a planning application later in the year. Your input is vital in shaping a plan that reflects South Godstone's aspirations and benefits the area for generations to come.



Scan to join the conversation!



Where to have your say

Providing your feedback and comments via the website:	www.jtp.co.uk/projects/south-godstone
Completing a feedback form:	Available today
Emailing us at:	community@jtp.co.uk
Writing to us at:	Freepost JTP (no further address details or stamps required)
Calling us on:	0800 012 6730 (Monday-Friday 9am-5:30pm)

Please provide your comments by 17th November 2025

