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# Statement of Community Involvement

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## LAND NORTH OF RALEIGH DRIVE CLAYGATE

Outline planning application for the erection of up to 60 dwellings, associated landscaping and public open space with access from Raleigh Drive

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Prepared by Woolf Bond Planning LLP



Woolf Bond Planning  
Chartered Town Planning Consultants

For

CLAYGATE HOUSE INVESTMENTS LTD  
AND MJS INVESTMENTS LTD

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WBP Ref: SB/7679

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## 1. INTRODUCTION

- 1.1. This report is a summary of the public consultation activity undertaken in relation to the planning application for outline permission for up to 60 dwellings on Land North of Raleigh Drive, Claygate.
  - 1.2. By way of background, Elmbridge Borough Council is required to produce a Statement of Community Involvement (SCI) as part of its Local Development Framework (LDF) to govern how the Council will consult the community and stakeholders in the preparation of planning documents. Elmbridge Borough Council's SCI was adopted in September 2021 and has been reviewed by the Applicant as part of preparing this Statement.
  - 1.3. The role of community involvement in the planning process is further supported by the Government in the National Planning Policy Framework (NPPF, 2021) which expects applicants to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.
  - 1.4. The Applicant has made efforts to comply with all local planning guidance and has discussed appropriate pre-application requirements with the Local Authority. A review of the policy context of the role of public consultation in planning is set out in **Appendix 1**.
  - 1.5. An online community consultation event has taken place, together with a lengthy pre-application process that has been undertaken with the LPA and statutory consultees. The outcome of these consultations are informing the evolution of the proposed scheme ahead of a formal planning application. Additional details are set out in the accompanying Design and Access Statement and Planning Statement.
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## 2. THE CONSULTATION PROCESS

- 2.1. The community engagement comprised a directed mailout providing details for residents to view the draft proposals for development on the Woolf Bond Planning website.
- 2.2. The leaflets, included at **Appendix 2**, were distributed to a total of 273 local addresses within the vicinity of the Application Site inviting local people to visit the website where they were able to view the draft plans and associated commentary on a range of issues. The issues are listed below:
  - Welcome
  - Site Location and Context
  - Highways and Accessibility
  - Flooding and Drainage
  - Energy and Sustainability
  - Ecology
  - Landscaping and Trees
  - The Draft Proposal
  - Feedback and Next Steps
- 2.3. Upon viewing the website (pages included as **Appendix 3**), residents were able to e-mail any comments they had to [office@woolfbond.co.uk](mailto:office@woolfbond.co.uk) with the online consultation running from 23<sup>rd</sup> November 2022 up to and including 12<sup>th</sup> December 2022.
- 2.4. Additionally, the applicant and consultant team have had ongoing correspondence with officers at the Council, details of which are set out in the Supporting Planning Statement and accompanying Design and Access Statement.



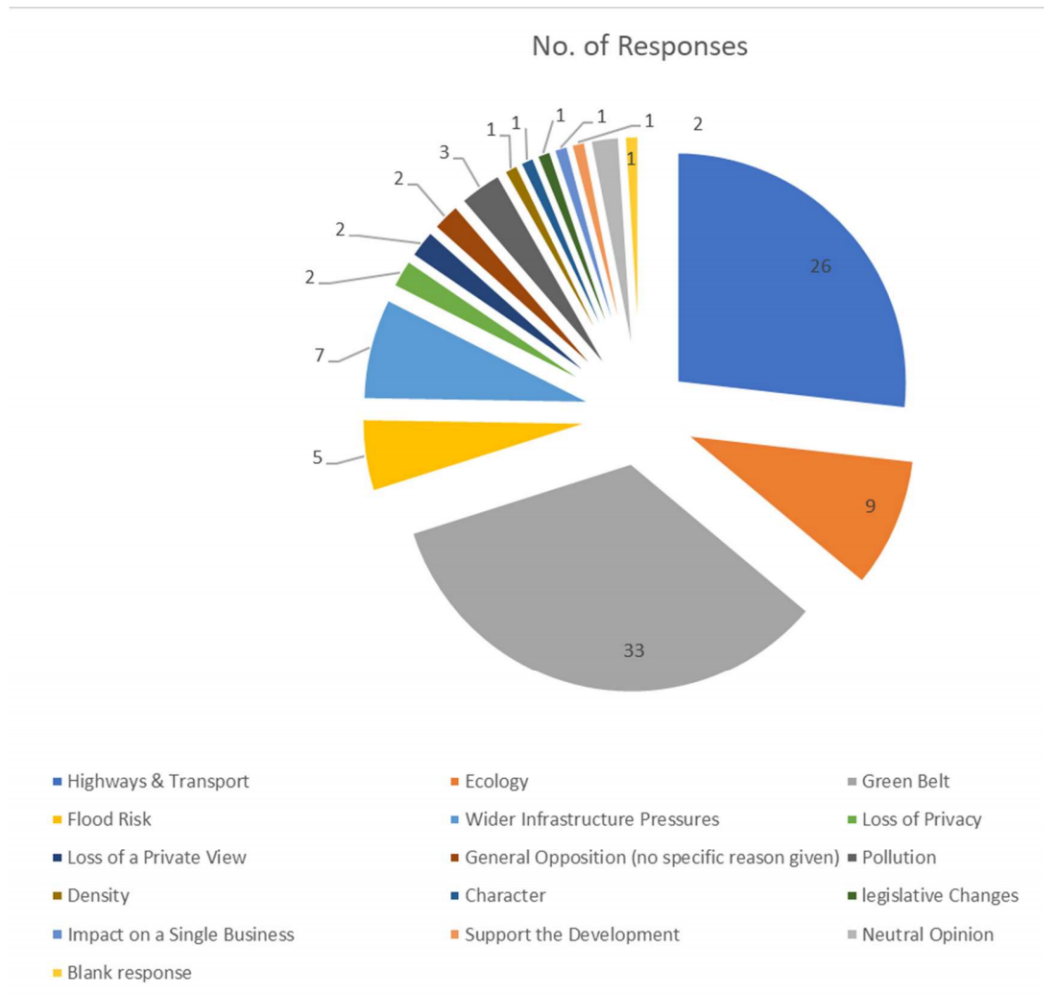
### 3. CONSULTATION FEEDBACK

- 3.1 As a result of the leaflet distribution and notifications sent to Elmbridge Borough Council about the online consultation event, a total of 66 email responses were received from residents within the surrounding area. Some of the responses received were duplicates, with the total number of unique responses being 58 email responses. It is on this basis that the responses have been analysed.
- 3.2 Section 4 sets out a summary of all comments received in relation to the proposed scheme. Where appropriate, some respondents' comments have been directly quoted. All of the comments and questions raised by local residents during the public consultation period have been considered in finalising the planning application which accompanies this document.
- 3.3 An overview of the topics of the comments received is set out below.

Subject	No. of Responses
Highways & Transport	26
Ecology	9
Green Belt	33
Flood Risk	5
Wider Infrastructure Pressures	7
Loss of Privacy	2
Loss of a Private View	2
General Opposition (no specific reason given)	2
Pollution	3
Density	1
Character	1
legislative Changes	1
Impact on a Single Business	1
Support the Development	1
Neutral Opinion	2
Blank response	1

- 3.4 A significant majority, 54 of the responses, oppose the proposed housing with only 1 resident confirming their support for the scheme, 2 stating a neutral opinion and 1 response not providing a viewpoint at all.
- 3.5 The pie chart over the page highlights those issues that were of more importance to residents, based on the number of residents that raised such issues within their

responses:



3.6 The pie chart illustrates that the main areas of concern relate to highways and transport, and the Green Belt designation of the site.

3.7 The following section sets out the Applicants responses to the issues raised in the consultation.

#### **4. RESPONSES TO CONSULTATION FEEDBACK**

4.1 All of the comments received during the consultation period have been taken into consideration in finalising the planning application which accompanies this Statement of Community Involvement.

##### **Highways and Infrastructure**

4.2 A total of 34 residents raised concerns regarding the impacts on local road infrastructure and local services and facilities.

4.3 The main areas of concern relate to the impact of the additional traffic at the point of site access on Raleigh Drive; and the impact which the traffic generated by the proposed development would have on the existing road network in terms of traffic flows and highway safety.

4.4 Concerns surrounding the anticipated increase of traffic on the already “busy, unsafe” roads were raised and how the road network would cope with the traffic generated by the proposed development and the additional traffic associated with the on-going development.

4.5 Of particular concern were Raleigh Drive and Loseberry Road. Residents have voiced their concerns that the roads are “already over capacity” with commuter traffic and school drop-offs exacerbating the levels of traffic along these roads.

4.6 Residents raised doubts over the projected levels of traffic that would be generated by the proposed development as stated in the supporting transport statement. Residents also do not believe that this statement was produced in a manner that is accurately reflective of the current highway’s capacity.

4.7 The Application is accompanied by a Transport Assessment that sets out how the proposed development would impact the existing highway network. Moreover, a Travel Plan Statement is also provided which sets out how the impacts of the development on wider transport infrastructure could be mitigated. Such measures will be discussed with the Highways Authority during the course of the application.

4.8 Additionally, concerns were raised by 7 respondents regarding the impact of the increase in local population on the already overstretched services and facilities,

including education, healthcare provision and bus services.

- 4.9 Responding to this issue, and upon review of the Council's Regulation 123 List, the development will attract a CIL Charge that provides for additional infrastructure within Claygate. Such financial contributions towards infrastructure will be additional to site specific measures that will be secured by way of a s.106 Legal Agreement.

#### **Green Belt**

- 4.10 A significant proportion of the respondents cited the site's location within the Green Belt as a key reason for the land not to be developed.
- 4.11 The weight to be attached to the site's Green Belt designation, and justification for the development on this site is set out in detail in the accompanying Planning Statement.

#### **Water Supply, Flooding and Drainage**

- 4.12 Concerns were raised that the application site is within an identified flood zone and that the proposed development would increase the risk of flooding during periods of heavy rainfall.
- 4.13 The application is accompanied by a Flood Risk Assessment and Surface Water Drainage Strategy which confirms that, subject to the inclusion of a number of SuDS drainage measures within the scheme, the developed site will retain green field runoff rates. This will ensure that the scheme does not result in an increased risk of flooding. Furthermore, it is proposed that the small area of the application site within Flood Zone 2 will be raised, effectively bringing it into Flood Zone 1.

#### **Ecological Impacts and Loss of Green Space**

- 4.14 A total of 42 of the respondents raised concerns over the impacts on the natural environment, the impact on associated flora and fauna species, together with the loss of the open green space around Raleigh Drive.
- 4.15 Of the 58 respondents, approximately 16% raised concern over the permanent impacts on a number of species including deer, foxes and rabbits that are frequently found in and around the site. Other respondents objected to the loss of the green space in more general terms around Claygate.

- 4.16 The scheme proposes a substantial area of public open space, the amount of which is to be determined as part of a future reserved matters application. The open space will be accessible for both existing and future residents and will be carefully landscaped with native species to enhance the sites biodiversity value.
- 4.17 The impact of the proposed development of the site on the ecological value of the site is set out and assessed in the Ecological Impact Assessment submitted as part of the application.

### **Pollution**

- 4.18 Three of the respondents were concerned that the additional cars and delivery vehicles, as well as the additional housing, would give rise to increased levels of air and noise pollution in and around the site.
- 4.19 Control of the emissions from construction traffic will be set out in a Construction Site Management Plan (CSMP) which would likely be conditioned at the reserved matters stage. Requirements for Electric Vehicle charging points are also likely to be subject to a planning condition, and will meet the required standards at the point of submission of those details.
- 4.20 It is not anticipated that the proposed residential development would give rise to any noise pollution issues.

### **Affordable Housing**

- 4.21 The Application proposes 30 affordable homes (50% of the total dwellings to be provided). no objections have been received regarding the proposed 50% (30 units) affordable housing provision. The mix and tenure split is a matter to be discussed and secured during the outline application process through preparation of the Legal Agreement.
- 4.22 One comment has been received raising the concern that parking provision for the affordable housing units has been underestimated. It is proposed that parking provision for the development will meet the required standards, and will be agreed with the Council at a later stage.

### **Other Matters**

- 4.23 Further matters of concern to residents raised in the responses include; impact on

a neighbouring business; impact on private views from properties; and the indicative plot density of the site.

- 4.24 One person raised concerns regarding the ability of a neighbouring Livery business to operate once the development is built out. Flood risk formed part of this concern, but this has been addressed in paragraphs 4.5-4.6 above.
- 4.25 One resident referred to the proposed change in legislation that would remove housing targets for local authorities.
- 4.26 Two of the respondents raised concerns that the development would result in the loss of private views from their properties. Detailed development management issues such as this will be addressed at a future reserved matter stage to ensure that the privacy of existing residents is maintained.
- 4.27 Two representations voiced concern over the loss of amenity to neighbouring properties, particularly during the construction phase. Such impacts could be alleviated through a CTMP. Concerns were also raised over loss of amenity/privacy after the proposal is built out.
- 4.28 Two respondents raised concerns over the indicative layout of the scheme and the potential impact the development would have on the wider character of the area. The design at present is indicative and the comments received during this consultation process will inform the design of a future reserved matters application.

## **5. CONCLUSION**

- 5.1. This Statement of Community Involvement summarises the public consultation process which has been undertaken prior to the submission of the accompanying planning application for Claygate House Investments Ltd. and MJS Investments Ltd. proposed residential development on Land North of Raleigh Drive, Claygate.
- 5.2. The Applicant would like to thank all local residents, representatives and stakeholders who have contributed to the consultation process. All comments received have been considered by the project team in preparation of the application.
- 5.3. Local residents and stakeholders will receive further opportunity to comment directly to Elmbridge Borough Council during the statutory consultation process, which will begin following the registration of the planning application.
- 5.4. Any subsequent reserved matter application will be accompanied by full details of the evolution of the scheme design set out in an accompanying Design and Access Statement; whilst the merits of the scheme having regard to relevant planning policy considerations will be set out in the accompanying Planning Statement.



## **APPENDIX 1: POLICY CONTEXT**

This section of the SCI provides an overview of relevant national and local legislation and policy/guidance in relation to community involvement in the planning process

### **Localism Act (2011)**

The Localism Act (2011) includes a requirement for developers, in certain circumstances, to carry out pre-application consultation. The Act also places a duty on developers to take account of responses arising from this process.

The Localism Act outlines that developers must notify the local community about its proposals to “bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land”. It states that such publicity must explain how the developer can be contacted by those “wishing to comment on or collaborate... on the design of the proposed development”. Feedback received during consultation must then be taken into consideration by the developer.

### **The National Planning Policy Framework (NPPF) July 2021**

The NPPF outlines the importance of pre-application engagement and front-loading local resident and stakeholder consultation prior to the submission of an application.

Paragraphs 39 - 46 relate to pre-application engagement. Paragraph 39 sets out that early engagement on design with all parties produces the greatest benefits for the overall outcome of a scheme and states:

*“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”*

The NPPF encourages pre-application discussions with other consenting bodies to ascertain if a development is acceptable in principle and to resolve issues at pre-application stage. Paragraph 40 states:

*“Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.”*

Paragraph 132 highlights the importance of engaging with the wider community during the design process. It states:

*“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussions between applicants, the local planning authority and local community about the design and the style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective*



*engagement with the community should be looked on more favourably than those that cannot.”*

### **Planning Practice Guidance (PPG)**

The Planning Practice Guidance (PPG) is an on-line resource, which is designed to bring together planning practice guidance for England in an accessible and useable way. The Guidance provides further detail to assist in the understanding of planning policies set out within the NPPF, including requirements for pre-application engagement in Chapter 4.

Paragraph ref 1D:20-001 sets out the value of pre-application engagement as follows:

“Pre-application engagement by prospective applicants offers significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success. This can be achieved by:

- providing an understanding of the relevant planning policies and other material considerations associated with a proposed development
- working collaboratively and openly with interested parties at an early stage to identify, understand and seek to resolve issues associated with a proposed development, including, where relevant, the need to deliver improvements in infrastructure and affordable housing
- discussing the possible mitigation of the impact of a proposed development, including any planning conditions
- identifying the information required to accompany a formal planning application, thus reducing the likelihood of delays at the validation stage.

The information requested must be reasonable putting in place a Planning Performance Agreement where this would help with managing the process and agreeing any dedicated resources for progressing the application.”



Woolf Bond Planning  
Chartered Town Planning Consultants

## Public Consultation - have your say Land North of Raleigh Drive, Claygate, Esher

The landowners would like the views of residents on the principle of developing the above site for up to 60 new homes.

The draft proposals for the site are available to see online:

[www.woolfbond.co.uk/Land North of Raleigh Drive](http://www.woolfbond.co.uk/Land%20North%20of%20Raleigh%20Drive)

Your views are important to us and will help inform our designs before an outline planning application is submitted to Elmbridge Borough Council.

If you have any further questions please send your email queries to: [office@woolfbond.co.uk](mailto:office@woolfbond.co.uk). Alternatively, you can write to: Woolf Bond Planning, The Mitfords, Basingstoke Road, Three Mile Cross, Reading, RG7 1AT.

Please submit any comments by Monday 12<sup>th</sup> December 2022.

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# APPENDIX 3: WEBSITE PAGES

## Land North of Raleigh Drive

- [Welcome](#)
- [Site Location and Context](#)
- [Highways and Accessibility](#)
- [Flooding and Drainage](#)
- [Energy and Sustainability](#)
- [Ecology](#)
- [Landscape and Trees](#)
- [The Draft Proposals](#)
- [Feedback and Next Steps](#)

### Welcome

Welcome to the consultation website for the Land North of Raleigh Drive, Claygate ('the Site'). This public consultation relates to a proposed development of the Site for up to 60 dwellings, associated landscaping and open space with access from Raleigh Drive.

The landowners (Claygate House Investments Ltd and MJS Investments Ltd) would like the views of local residents and other interested parties on the draft proposal. Your comments will help to inform the proposed illustrative Masterplan which will be submitted as part of an outline planning application.

For more information on the draft development proposals please view the 'Site Location and Context' and 'The Illustrative Masterplan' tabs above.

We would like your feedback on the proposals – click [here](#) to complete a feedback form. Please submit any comments by 12<sup>th</sup> December 2022.

### Site Location and Context

The Site is located immediately to the east of the former office building at Claygate House (which has now been converted with an additional storey into a four storey block of residential apartments, called Esher Park Gardens). The land to the west of the Site (surrounding the former Claygate House) has two separate planning permissions for residential development, over four and five storeys (LPA Refs: 2020/2095 and 2019/2134). Construction work is currently underway by Shanly Homes Ltd.

The Site includes previously developed land associated with the former offices at Claygate House and extends to approximately 2.2 hectares. The Site extends to Rythe Road/Raleigh Drive to the south, which provides a means of access.

The Site is bound to its southern and the majority of its eastern boundary, by properties along Rythe Road and Raleigh Drive, with rear gardens backing onto the Site. These properties typically comprise large two storey semi-detached and detached houses, of an arts and crafts style architecture, many of which have had loft conversions, extending them to 2.5 storeys. To the north of the Site lie two fields which are grazed by horses and associated with Beazley's Farm, beyond which is a large area of woodland at Lidsborough Common. The built up areas of Esher and Claygate both continue northwards either side of the Site, with the mainline railway also running on a broadly north-south alignment, a short distance to the east of the Site.

### Site Location Plan



### Highways and Accessibility

#### General Highway Context

Two pre-application requests have been made to Surrey County Council ('SCC') as the Highways Authority. They set out information regarding the anticipated trip generation, distribution and scope of assessment to inform the draft proposals for development of the Site. The feedback received from SCC has informed the access design, as well as the content of the Transport Statement to be submitted in support of the planning application.

As part of the pre-application process undertaken with SCC, two arrangements were considered for the access design comprising (i) a mini roundabout; and (ii) a 4-way junction. SCC has a preference for the 4-way junction.

A new 5.5m wide vehicle access is proposed from the junction of Raleigh Drive, Rythe Road and Loseberry Road, where there is an existing access into the Site.

#### Sustainable Location

The Site is sustainably located, within walking and cycling distance from Claygate village centre and Esher town centre with its range of local services and amenities.

#### Highways Impact

Analysis of the vehicle trip generation from the proposed development indicates that the proposals might generate a maximum of up to around 30 vehicle movements in the morning and evening peak hours. In total, the Scheme could result in around 200 movements daily. This equates to up to around one additional vehicle movement every two minutes in peak hours. These predicted trip volumes are modest and would have a low impact on the local highway network and those properties near the Site.

### Site Context Plan



Google Aerial Image (this does not show the current works at Esher Park Gardens).

The Site is not located in a Conservation Area and no listed buildings will be impacted by development of the Site for residential housing.

The Site's containment within the confines of the functional built-up area have been acknowledged in Elmbridge Borough Council's evidence-base studies to the emerging Local Plan.

The Site was identified within the Borough Council's 'Green Belt Review 2019 – Minor Boundary Amendments' Report (June 2019), to be removed from the Green Belt, with the Council's study stating as follows:

"The Green Belt does not follow a logical or recognisable feature along the western boundary (cutting through a car park, part of the building etc.) It is recommended that it is relocated to remove the entirety of the outcrop of Claygate House, with the boundary running along the tree belt at its northern edge."

As such, and as acknowledged by Elmbridge Borough Council, development of the Site for a sensitively designed scheme would not adversely impact upon the function of the wider Green Belt. Rather, it would provide a logical infill within an otherwise built-up area.

It is against this background that the landowners have been promoting the Site as a housing allocation through the Local Plan process, with initial representations submitted in 2017. The representations are available in the public domain on the Council's website.

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### Flooding and Drainage

#### Flood Risk

A Flood Risk Assessment undertaken for the draft proposals identifies that the Site is located principally within Flood Zone 1, which is at the lowest risk of flooding. The Environment Agency Flood Zone map below also shows areas of Flood Zone 2 and 3 on the Site.



The proposals for the Site include levelling the north-west corner, where the former bowling green is located and was built at a level below that of the surrounding area.

The drainage strategy will ensure that no future occupiers are put at higher risk from flooding. In addition, the proposal will not adversely impact the functional floodplain.



### Surface Water Drainage

The proposed drainage strategy consists of permeable paving, geocellular crates (used to store excess surface water drainage below ground in circumstances of heavy rainfall), with surface water to be discharged at a managed rate to the eastern watercourse. The proposed surface water drainage strategy has been discussed with the Lead Local Flood Authority (LLFA) through a pre-application process.

### Foul Water Drainage

A detailed scheme for the disposal of foul water will be prepared and agreed in consultation with the relevant bodies, with foul water to be discharged into the existing public foul sewer.

### Energy and Sustainability

Development of the Site will also need to embrace the Council's energy efficiency standards.

The dwellings will need to ensure they are designed to reduce their energy demand.

The energy strategy follows the energy hierarchy which is set out in Elmbridge Borough Council's emerging Local Plan policy as follows:

#### Be Clean - use less energy

#### Be Green - supply energy efficiently

#### Be Blue - use renewable and low carbon energy

- Key design features which will support this strategy and are proposed for inclusion in the new dwellings include:
  - Passive design measures to maximise the fabric energy efficiency and energy demand, e.g., window reveals, balconies and external shutters where feasible, to reduce the requirement for active cooling.
  - Air Source Heat Pumps (ASHPs) for space heating and domestic hot water.
  - Wastewater Heat Recovery Systems.
  - Photovoltaic solar panels to generate electricity on-site.

In addition, and as required by Building Regulations, the dwellings will also be served by electric vehicle charging points.

### Ecology

The Site comprises areas of grassland, with hedge and tree-lined boundaries. The illustrative Masterplan design includes ecology corridors to provide an enhanced environment for flora and fauna.

A range of ecology surveys have been undertaken to assess the value of the habitats on the Site.

The Site is dominated by neutral grassland which is a common and widespread habitat type of limited ecological importance. However, the boundary vegetation which includes broadleaved trees, particularly to the north and east of the Site, represents an ecologically valuable resource.

The illustrative Masterplan seeks to retain and enhance these habitats, with the appropriate buffers and set-backs to ensure their integration as part of an enhanced on-site environment.

Bat and bird nesting opportunities will also be incorporated into the proposed development.



Examples of bat and bird boxes (images courtesy of Nestbox Co. and RSPB respectively)



Example of how the landscaped amenity area could look, with opportunities for biodiversity enhancements

### Landscaping and Trees

The Site includes a number of trees, the location and value of which have been incorporated into the illustrative Masterplan for the Site.

In landscape terms, whilst the Site is located in the Green Belt and beyond the defined settlement boundary, it is not subject to any statutory protected landscape designations. In addition, the Site is surrounded by residential development to the east, south and west. The northern boundary is defined by mature vegetation, which provides a defensible boundary from the fields to the north.

The Site is also visually well-contained by established vegetation.

Additional landscape planting is proposed as an integral part of the proposed development.

The illustrative Masterplan also includes a play area.



Example of play area designed using natural materials

### The Draft Proposals

The illustrative Masterplan prepared for this consultation has been informed by the various technical reports and surveys undertaken by our appointed consultant team. As a result, it is considered that the Site has the ability to accommodate sensitively designed residential development.

The Scheme includes a sensitively designed conceptual layout, with the development panels designed to respect the amenity and outlook of neighbouring properties. This is reflected in the overall density of 27 dwellings per hectare.

The proposed residential parcels occupy approximately 1.3ha of the 2.2ha site, with the remaining circa 0.9ha proposed as landscaped open space.

The new homes will be at a maximum of up to 3 storeys in height, with many of the proposed dwellings at 2 storeys.

The Scheme also includes a range of dwelling types and tenures, including 50% affordable housing, reflecting Elmbridge Borough Council's identified housing needs as set out in their 'Assessment of Local Housing Needs' (March 2020).

Whilst the affordable housing mix is proposed to be secured at the outline planning application stage, the market mix of house types and sizes will be determined through the subsequent 'reserved matters' application stage.

The size and tenure mix of the affordable housing element will be agreed at this outline planning application stage with the Elmbridge Borough Council's Housing Officer, and secured in a legal agreement as part of any planning permission for development of the Site.

The following key landscape and visual principles have been taken into account in the draft scheme design:

- Retention and enhancement of the existing landscape framework of hedgerow and tree-lined boundaries
  - Proposed building heights to be between two and three storeys, reflecting the surrounding context and providing a transition between the four storey apartments to the west and 2/2.5 storey houses to the south and east.
  - Creation of recreation opportunities within the Site, including a generous area of amenity greenspace and children's play facilities.
- Overall, the proposals aim to provide a high-quality mix of dwelling types, in a sustainable location, within walking distance from local services and facilities.

The draft proposals include the following components:

- A high-quality residential development in a landscaped-setting;
- Up to 50 new homes, including 50% affordable housing;
- Carefully considered design that is in keeping with the local area;
- Quality landscaping and biodiversity enhancement;
- An energy-efficient development;
- Financial contributions to off-site local services and facilities via the Council's Community Infrastructure Levy or via a S106 Agreement, including securing financial contributions towards education, highway improvements, provision of pedestrian and cycle routes.

The illustrative Masterplan (see below) shows how up to 50 dwellings could be accommodated on the Site, incorporating biodiversity features, a children's play area, and landscaped amenity areas.

A supporting Parameter Plan has also been prepared (see below), which shows the parts of the Site to be developed, and those parts to provide for areas of open space and landscaping.

### Illustrative Masterplan



### Parameter Plan



## Feedback and Next Steps

### Feedback

We believe that consulting and engaging with the community is important to creating successful developments that will deliver genuine benefits for local people. We invite you to submit your feedback in the spaces provided below. Please make sure you press 'submit' after you have typed your feedback.

Please submit your comments to be received by **12<sup>th</sup> December 2022**.

If you would like to be kept informed on further stages of these development proposals, please provide your contact details below.

*Any personal information will not be shared and will be treated in strictest confidence in accordance with GDPR regulations.*

Name:

Email:

Address:

Your comments:

### Next Steps

After this consultation, we will consider the comments as part of the final design process. Thereafter, we will continue to engage with Elmbridge Borough Council as part of the pre-application process and an outline planning application will then be submitted where members of the public will be able to make further comments.