

## Shanly Homes

Land at Anyards Road & Copse Road, Cobham

### Statement of Community Involvement

October 2023





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## Introduction

This document provides a detailed record of engagement undertaken in relation to Land at Anyards Road and Copse Road, Cobham by Shanly Homes (the Applicant). The pre-application engagement has been undertaken by Cratus Communications (Cratus) on behalf of the Applicant.

## The Consultation Process & Objectives

Cratus was appointed to undertake a comprehensive programme of consultation and engagement with the local community, elected representatives, and interested stakeholders in relation to the proposals at Land at Anyards Road and Copse Road, Cobham.

The Applicant felt that it was important that local community, elected representatives, and interested stakeholders be engaged with from an early stage in order to inform them of the plans and gain valuable feedback on the proposals. To this end, an appropriate programme of engagement and consultation has been undertaken, which has included a public consultation event and discussions with elected representatives from Elmbridge Borough Council.

## Background and Approach

### Policy Framework

The process of consultation undertaken has been in accordance with both national and local guidance on best practice of pre-application consultation. The details of the guidance followed is listed below:

- The National Planning Policy Framework (2023)
- The Localism Act (2011)
- Elmbridge Borough Council Statement of Community Involvement (2021)

#### National Planning Policy Framework (2023)

The NPPF sets out the Government's planning policies for England. The document states that applications which can demonstrate early, effective, and proactive engagement with communities and other interested parties should be looked upon more favourably than those that cannot. It specifically sets out the following:

*"Pre-application engagement and front-loading*

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

*40. 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 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 and, where relevant, with statutory and non-statutory consultees, before submitting their applications.*

*41. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.*

*42. The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.*

*43. The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.*

44. Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions, and should be reviewed at least every two 14 years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.

45. Local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them.

46. Applicants and local planning authorities should consider the potential for voluntary planning performance agreements, where this might achieve a faster and more effective application process. Planning performance agreements are likely to be needed for applications that are particularly large or complex to determine.”

## The Localism Act (2011)

The Localism Act (2011) is intended to empower local communities to participate in the planning processes in their areas and the consultation process has accorded with the key principles established therein for consulting with the public.

Principally, these are:

- The publication of the proposed application widely, to an extent that can be reasonably said to bring the proposed application to the attention of the majority of persons who live at, or otherwise occupy, premises in the vicinity of the land
- To make clear how interested persons may contact the applicant team should they wish to comment or collaborate in relation to the proposed development
- To give such information about the timetable to ensure that persons wishing to comment on the proposed development may do so in good time
- Have regard to the responses to consultation that have been made following the consultation process

## Elmbridge Borough Council Statement of Community Involvement (2021)

Cratus, under the instruction of the Applicant, has conducted its community consultation work in line with guidance issued in Elmbridge Borough Council’s Statement of Community Involvement (2021)<sup>1</sup>.

The Statement of Community Involvement offers the following guidance:

- *“To ensure early public involvement on major development proposals or locally sensitive schemes, developers are encouraged to undertake public consultation before making a planning application. This should provide all relevant groups an opportunity to participate in the evolution of development proposals.”*
- *“Engagement prior to an application will give local people a chance to comment when there is still genuine scope to make changes to proposals.”*
- For small scale major development, it is recommended the developer undertake a *“Letter to and/or discussion with neighbours about plans, and a surgery/drop in/ exhibition event to discuss proposals with interested neighbours, community groups and consultation bodies (where appropriate).”*

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<sup>1</sup> [Elmbridge Borough Council Statement of Community Involvement](#)

The Applicant has sought to undertake an open process of pre-application consultation on the proposals, with involvement from local residents and locally elected representatives. This activity is set out in greater detail in this report.

## The Engagement Process

This section details the actions taken by the Applicant to enable the local community, elected representatives, and interested stakeholders to take part in the consultation process and provide feedback on the proposals for Land at Anyards Road and Copse Road.

The Applicant has endeavored to conduct a consultation process which ensured the local community was properly informed of the plans for Land at Anyards Road and Copse Road and had the opportunity to comment on the plans.

The community consultation carried out comprised the following:

- A two-page A5 flyer sent to 1,175 addresses in the local area to provide information on the proposals, advertise the consultation event and provide contact details of the project team;
- A direct phone line for consultation enquiries;
- A public consultation event held at Church Gate House Centre, Downside Bridge Road, Cobham, KT11 3EJ, on Tuesday, 25 July 2023 which was attended by 73 people in total including elected representatives at Elmbridge Borough Council; and
- Engagement and meetings with elected members of Elmbridge Borough Council.

## Consultation Area

A consultation area was identified to reflect the scale and nature of the proposals at Land at Anyards Road and Copse Road, which comprised 1,175 addresses.



An invitation leaflet to the public (Appendix 1) was mailed to these addresses by Wednesday, 19 July 2023 and provided context for the proposals at the site and noted information about the public consultation event.

## Public consultation leaflet

In order to promote the public consultation event that took place on Tuesday, 25 July 2023, the Applicant produced a community consultation leaflet that was posted to 1,175 addresses around the site by Wednesday, 19 July 2023. The distribution map for the consultation leaflet, and the leaflet itself can be viewed in Appendix 1 and 2 respectively.

## Public Consultation Event

In order to maximise community involvement, it was agreed that a public consultation event would take place at Church Gate House Centre, Downside Bridge Road, Cobham, KT11 3EJ. The event took place between 4pm-8pm on Tuesday, 25 July 2023.

The public consultation event was advertised through an invitation leaflet distributed to 1,175 addresses around the site on Wednesday, 19 July 2023.

At the exhibition, attendees were able to view a series of exhibition boards which went into greater detail about the context of the site, the proposals and next steps. Digital copies of the exhibition boards were sent to attendees upon request after the consultation event.

In addition, visitors were encouraged to fill out feedback forms once they had viewed the exhibition. A total of 30 feedback forms were completed either at the public consultation event, or completed after the event and emailed to the project team.

In total, 73 people attended the public consultation event. This number included representatives from Elmbridge Borough Council.

The public exhibition boards can be found in Appendix 4 of this report.







## Political engagement

In addition to engagement with the public, the Applicant has engaged with elected representatives of Elmbridge Borough Council.

On Tuesday, 25 July 2023, the Applicant hosted a drop-in session for elected members of Elmbridge Borough Council which was ahead of the public consultation event. Invitations were sent in advance of the event to Cobham & Downside ward councillors, as well as Planning Committee members and the Leader of the Council.

Furthermore, meetings have been held between representatives from the Applicant and elected members of Elmbridge Borough Council. These meetings addressed the proposals in greater detail and covered a range of issues including design, traffic and the environment. Questions and queries were answered throughout the course of the meetings.

## Feedback

This section details the feedback received at and following the public consultation events. It details the responses taken from attendees from their handwritten forms.

Provided below is a list of the questions included in the feedback form along with a sample of responses to each question:

### **Q1) Please provide your comments on plans for redevelopment at the site.**

Sample of responses received:

- *“On the face of it, this looks a better proposal than the previous one. The 2 entrances and separation of access looks good. My main concern is proximity of the new housing to my perimeter (only 2.25m) and the need for adequate screening (trees etc) and the amount of noise, construction phase when home working 50% of the time.”*
- *“Noise of development works has to be controlled especially with regard to the piling works for new foundations. Designated parking needs to be provided for builders vans on site daily to avoid taking over Anyards Road and Copse Road.”*
- *“The corner block of flats facing Anyards / Portsmouth Rd fits in well. Redevelopment is needed for the site, however there should be homes only on the central part of the site and flats on the corner of Portsmouth Road / Anyards Road.”*
- *“I would prefer all houses and no flats but if you are guided by the Council's requirements to provide flats then one block in the entrance at the development and not two.”*
- *“The site needs redevelopment, and I think it will be the better for it, but parking and traffic must be considered. Ample spaces for every unit is a must.”*

### **Q2) Please provide your comments on the proposed housing mix.**

Sample of responses received:

- *“No particular comment. Seems a good mix. How many will be affordable housing?”*
- *“The mix seems sensible and reasonable.”*
- *“There are far too many flats in a house market area. You will not be able to sell them and it is a family area consisting almost entirely of houses. There is no market for flats in Cobham.”*
- *“Mix of housing is good, but we need more smaller first time buyer and retirement properties - less flats more houses.”*
- *“I would prefer less flats and more small two-three bed homes in keeping with the rest of the surrounding houses.”*

**Q3) Please provide your comments on the proposed design and appearance of the new homes.**

Sample of responses received:

- *"The proposals look more in keeping with surroundings (mainly Victorian) houses - like mine."*
- *"It's certainly an improvement on the current dwellings although the question of height remains with regard to bedrooms developed in the loft space and the likelihood of windows overlooking the adjacent properties."*
- *"The house design looks better, they should not be higher than surrounding properties, otherwise they will stand out."*
- *"Only concern is privacy, as gardens will be back-to-back - need trees for screening."*
- *"It is important that it is in keeping with the area."*

**Q4) Please provide your comments on transport and access.**

Sample of responses received:

- *"The area is very congested already - especially down Anyards Road and Copse Road. So I am concerned that driving and after construction traffic flow will be worse."*
- *"Local transport is terrible - flat owners likely to have two cars, so not enough space provided on site. It is far better for this reason to have majority of houses, not flats. Too much traffic using Copse Road as a run through and queues down Anyards Road - I can't get off my drive in rush hour and can't get back into Copse Road due to queues, getting worse, every year."*
- *"Fine"*
- *"Traffic is already a considerable problem in the local area. There being a plan for this is crucial. There is no parking on local roads to accommodate any further costs."*
- *"Access is tight though the addition of Copse Road and access is positive."*

**Q5) Please provide any other comments.**

Sample of responses received:

- *"Thinking about making Anyards Road and Copse Road one way would help to alleviate the awful traffic. Also possibly providing residents parking permits similar to some roads in Esher to stop the roads being blocked up by people parking all day on them."*
- *"There needs to be a one-way system down Anyards Road from Portsmouth Road round to Copse Road and back to Portsmouth Road."*
- *"Please revisit a more house-heavy scheme. We need houses, not flats."*
- *"The row of houses needs to be moved back from the existing houses and only two floors. Longer gardens needed."*
- *"The roads are Victorian, not meant for two way and parking."*

## Response to feedback

The Applicant has taken on board the comments raised during the public consultation process and the following amendments have been made to the scheme as a result of public consultation:

- Reducing the height and the number of units in the central part of the site and the inclusion of two-storey housing and a reduction in the total number of plots to 26, with a consequent reduction in traffic movements onto Anyards Road and Copse Road;
- Increased landscaping on the eastern boundary;
- Movement of the semi units away from the boundary on the eastern boundary plots 1-8;
- Removal of carports on the southern boundary and replacing these with parking spaces; and
- A reduction in the height of the corner flats 19-26 to two-storeys with room in the roofs.

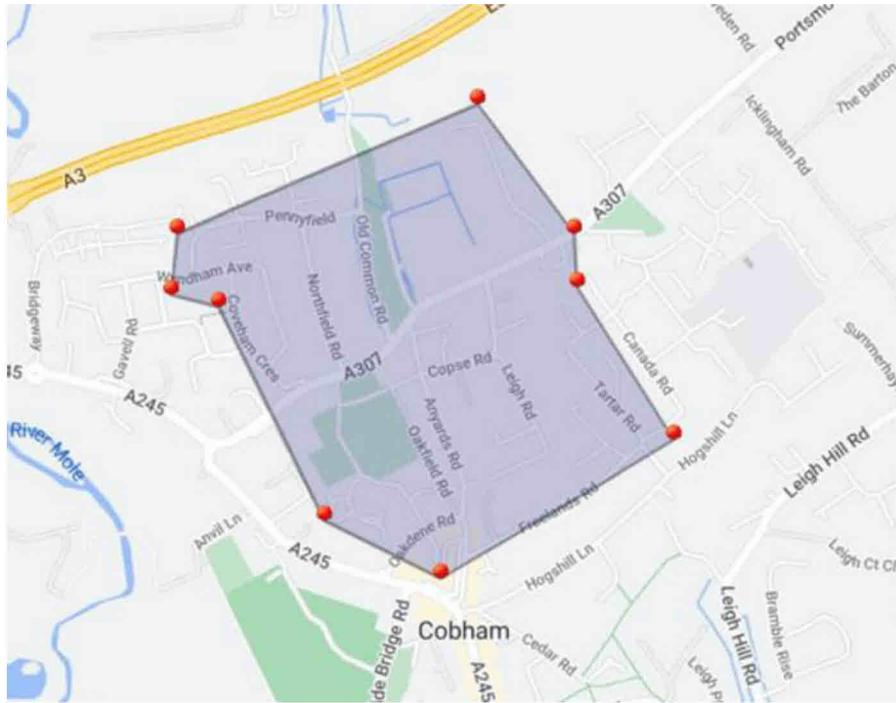
## Conclusion

This Statement of Community Involvement demonstrates the extent of pre-application consultation and engagement which has been undertaken by the Applicant in preparation for the submission of their application at Land at Anyards Road and Copse Road, Cobham.

Given the location of the site, the primary objective of the consultation and engagement process has been to ensure that the local community, elected representatives, and interested stakeholders have been engaged with in order to inform them of the proposals and gain valuable feedback on the proposals.

Overall, the consultation and engagement process undertaken by the Applicant to date represents a thorough process that meets the policy requirements set out in Elmbridge Borough Council's Statement of Community Involvement and the NPPF.

## Appendix 1 – Public consultation leaflet distribution area



## Appendix 2 – Public consultation leaflet



### Redevelopment of land at Anyards Road and Cope Road, Cobham Invitation to Public Consultation

Shanly Homes is holding a public consultation for local residents and businesses in Cobham on plans for the comprehensive redevelopment of land at Anyards Road and Cope Road, Cobham.

The site is a previously developed brownfield site proposed as an allocation for 35 homes in the emerging Elmbridge Borough Council Local Plan. Shanly Homes are seeking to engage with local residents and stakeholders and would greatly value the input of local people to shape our plans prior to the submission of a planning application.

Before a planning application for the site is progressed, Shanly Homes will be holding a public consultation event with the local community to discuss the proposals for the site and gather feedback.

The details for the event are:

**Date:** Tuesday, 25<sup>th</sup> July 2023

**Time:** 4pm - 8pm

**Location:** Church Gate House Centre, Downside Bridge Road, Cobham, KT11 3EJ

We hope to see you at the consultation.

If you would like further information, please contact Duncan Flynn at Cratus Communications:

Email: [dflynn@cratus.co.uk](mailto:dflynn@cratus.co.uk)  
Phone: 0203 026 3143



The event will offer attendees the opportunity to view the current plans in detail, provide feedback and discuss proposals with representatives of Shanly Homes and the wider project team.

The redevelopment of the site will deliver a number of benefits including:

- The provision of new high-quality homes, carefully designed to be sympathetic to the character of the surrounding area;
- The efficient use of a brownfield site reducing pressure to develop on the Green Belt;
- The site is located in close proximity to Cobham town centre and existing transport infrastructure, providing excellent connectivity; and
- Redevelopment at the site will contribute towards addressing Elmbridge's identified urgent housing need.

**We hope to see you at the consultation.**

If you would like further information, please contact Duncan Flynn at Cratus Communications:

Email: [dflynn@cratus.co.uk](mailto:dflynn@cratus.co.uk)  
Phone: 0203 026 3143



## Appendix 3 – Feedback form

### Shanly Homes Land at Anyards Road and Copse Road, Cobham

Thank you for coming to our public consultation event. We would really appreciate a few moments of your time to let us know your thoughts on our proposals.

Name	
Email Address	
Address	

Please provide your comments on plans for redevelopment at the site.

Please provide your comments on the proposed housing mix.

Please provide your comments on the proposed design and appearance of the new homes.

Cratus Communications Ltd (Cratus) is collecting and processing your data in respect to the consultation aroundland at Anyards Road and Copse Road, Cobham on behalf of Shanly Homes. Where you provide your details, we are processing this information on the basis of our legitimate interest in order that we can understand your views on the proposals and feed them back to the project team. Photos of the event may be taken to be used in marketing materials or in submissions to the local planning authority. For full details about how we process and handle your data please see our full privacy notice here: [www.cratus.co.uk/privacy-policy](http://www.cratus.co.uk/privacy-policy).

Please provide your comments on transport and access.

Please provide any other comments.

Cratus Communications Ltd (Cratus) is collecting and processing your data in respect to the consultation aroundland at Anyards Road and Copse Road, Cobham on behalf of Shanly Homes. Where you provide your details, we are processing this information on the basis of our legitimate interest in order that we can understand your views on the proposals and feed them back to the project team. Photos of the event may be taken to be used in marketing materials or in submissions to the local planning authority. For full details about how we process and handle your data please see our full privacy notice here: [www.cratus.co.uk/privacy-policy](http://www.cratus.co.uk/privacy-policy).

## Appendix 4 – Public exhibition boards

### About us



Welcome to our public exhibition, which is an opportunity to learn more about the proposed redevelopment of land to the rear of Anyards Road and Copse Road, Cobham.

This exhibition provides you with information on Shanly Homes and the site, along with an overview of the emerging plans for high quality residential development.

Engaging with the local community is important to us and we are here to share our proposals with you. Please take the time to meet with our development team who are on hand to answer any questions you may have. We are keen to hear your views on our proposals and encourage you to complete the feedback form available today.

#### ABOUT SHANLY HOMES

Shanly Homes is an award-winning regional house builder operating throughout the southeast, which since its inception in 1969 has remained committed to developing high-specification, sustainable, architecturally innovative homes designed to complement the local environment and improve the quality of life for those who live there.

Shanly Homes has established a considerable track record in acquiring brownfield sites, working closely with landowners, local authorities, communities and other stakeholders to deliver high quality housing schemes that meet the aspirations of the local community.

Shanly Homes takes pride in building stunning homes in desirable locations, enhancing landscapes and building communities. The commitment to creating the best possible living environment does not stop at the design and building of the homes. A great deal of emphasis is placed on the wider environment and importance of creating a high quality, landscape-led setting to help longevity and legacy in the places Shanly Homes create.



#### SHANLY HOMES IN ELMBRIDGE

All of our homes are unique with bespoke designs created on each new development. This can be seen in our recent developments within Elmbridge Borough which include "Regent Walk" in Cobham that delivered thirteen 4-bedroom homes at the former Cobham Library, "Amelie Place" in Esher providing six apartments, "Hylton Gardens" in Hersham that created forty-two 3 and 4-bedroom homes, and "Bridge House" in Walton on Thames that includes thirty-five 1, 2, and 3-bedroom apartments. We would also encourage you to visit our website to give you a flavour of the strong track record Shanly Homes have established for delivering high quality developments throughout the south east [www.shanlyhomes.com](http://www.shanlyhomes.com).

## The Site



With a total area of approximately 0.45ha the site is surrounded by existing residential development and comprises predominantly previously developed land within the defined urban area of Cobham as defined within the adopted Local Plan Proposals Map.

The site is sustainably located close to the centre of Cobham being only 1km from the High Street to the south. Access to public transport and in particular a regular bus service is achieved via bus stops located on the junction of Anyards Road and Portsmouth Road immediately opposite the site.

This location is therefore ideal for a sustainable residential development that makes best use of underused previously developed land.

- The Council recognises the suitability and sustainability of the location for housing and has proposed, through the emerging Local Plan (Regulation 19 consultation draft – June 2022), to allocate the site (Site Allocation No. COS12) for 35 no. dwellings (gross).
- Our development proposal brings a range of benefits as shown at the end of the exhibition, not least of which is the efficient use of a sustainable predominantly previously developed site within the existing urban area that will help to reduce the pressure for releasing land within the Green Belt.
- The Council cannot currently demonstrate an adequate supply of deliverable housing sites, which is a requirement set out by Government (the 5-year housing land supply). With a supply of only 4.36 years there is an acute need for more housing within the Borough, particularly in sustainable locations such as this site.



## Site Constraints

- Much of the site is well screened by the surrounding houses apart from the north western corner which abuts both Portsmouth Road and Anyards Road and can be viewed from the surrounding area.
- Access to the site is via two existing points at Anyards Road and Copse Road. There is a small amount of vegetation along the eastern boundary providing screening to properties to the east of the site.
- The orientation and building lines of both neighbouring and existing properties will be carefully considered in working up the proposals.



## Site Opportunities

Following the assessment of the existing site and context, and having an understanding of national and local planning and design guidance, the following opportunities have been identified for the development of the site:

- A focal point building can be provided at the junction of Portsmouth Road and Anyards Road.
- An improved vehicular access will be provided from Copse Road whilst utilising existing access from Anyards Road.
- The boundaries to the surrounding properties can be improved and enhanced with additional screen planting where appropriate.
- There is an opportunity to replace the current dilapidated garages and bungalow making efficient use of this brownfield site and providing much needed housing.



## Our Proposals



Following Shanly Homes' acquisition of the site in January 2023 a thorough review of the constraints and opportunities was undertaken with a view to forming an improved scheme that better reflects the local context.

Due to the sustainability of the location and the suitability of the site for housing, Elmbridge Borough Council has proposed, through the emerging Local Plan (Regulation 19 consultation draft – June 2022), to allocate the site (Site Allocation No. COS12) for 35 no. dwellings (gross).

### MIX

The proposal consists of 31 dwellings of a variety of sizes, including a mix of one, two, and three-bedroom houses and apartments.



## Design and Appearance

The appearance of the scheme will be reflective of the traditional vernacular of the site, incorporating detailing found on surrounding buildings. Examples of the following details are common within the local area:

1. Feature brick quoins and band coursing
2. Splayed bays
3. Windows within gables on second floor
4. Chimneys
5. Recessed entrance doors
6. Dormer windows and rooms within roof space

The material palette will consist mainly of buff coloured facing bricks with orange feature brick detailing. There is also the opportunity to introduce a small number of rendered or tile hung buildings within the site. Roof tiling will be a mixture of slate or brown clay tiles.



### KEY DESIGN PRINCIPLES

1. Existing access onto Copse Road to be retained and improved.
2. Existing access to Anyards Road to be retained for use by a small number of dwellings.
3. Semi detached houses with roofs hipped away from boundaries to reduce impact on surrounding properties.
4. New apartment building to provide focal point on the corner of Portsmouth Road and Anyards Road.
5. Planting on boundary to be retained and improved where possible.
6. Apartment blocks positioned and orientated in such a way to prevent views into neighbouring properties.
7. Pedestrian and cycle access provided within the site to allow access from Anyards Road to the wider network.



### VEHICULAR ACCESS

The primary access to the site will be from Copse Road. This will maximise the existing access to enable a wider roadway and better visibility for pedestrians, cyclists and vehicles.

A secondary vehicular access will also be provided onto Anyards Road for a small number of units, whilst also enabling permeability through the site to ensure that pedestrians and cyclists are able to take a direct route towards bus stops and other amenities in the north of Cobham.



### PARKING

Car and cycle parking will be provided in accordance with Surrey County Council's current parking standards. These are maximum parking standards, and it is our intention to provide as many spaces as possible within the standards to alleviate any pressure on surrounding roads.

Type of Unit	Surrey County Council Edge of Centre Standard	No. of Units	Spaces Required	Spaces Provided
1 and 2 bed flats	1 Space per Unit	23 flats	23 spaces	23 spaces
1 and 2 bed houses	1 Space per Unit	0 Houses	0 Spaces	0 Spaces
3 bed houses	1+ Space per Unit (where space permits it may be appropriate to consider increased provision)	8 Houses	8+ Spaces	16 Spaces
4+ bed houses	2+ Space per Unit (where space permits it may be appropriate to consider increased provision)	0 Houses	0 spaces	0 Spaces
<b>Total</b>		<b>31 Units</b>	<b>31+ Spaces</b>	<b>45 Total (39 allocated; 6 unallocated)</b>

Note: Surrey Parking Standards state that Visitor parking is encouraged where appropriate (such as for flats) though it is not always necessary.

### FLOOD RISK AND DRAINAGE

The planning application will be supported by a Flood Risk Assessment (FRA) and a Foul and Surface Water Drainage Strategy. This will provide information on the existing flood risk and drainage situation and consider the flood risk and drainage proposals for the proposed development.

The site is indicated to be located entirely within Flood Zone 1, defined as Low Probability – Land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding, and is also indicated to not be within an area at risk from reservoir flooding.

No watercourses or bodies of water are indicated to be within the site boundary and so all foul and surface water runoff will be discharged to existing respective public foul and surface water sewers located within Copse Road and Anyards Road, via existing connections.

The proposed surface water drainage regime will be designed in accordance with the current guidelines for Sustainable Drainage Systems (SuDS). SuDS provide cleansing and attenuation of the surface water reducing the risk of pollution to groundwater and the sewer systems.



### ECOLOGY

The existing site provides little in the way of ecological value, due to the majority of the site consisting of hardstanding, and very little soft landscaping. The ecologically valuable habitats on the site include the existing bungalow building, in which a bat roost was confirmed in September 2021, and the existing trees on site which may be used by nesting birds.

Further surveys are currently ongoing to inform a mitigation strategy, which will likely include the positioning of bat and bird boxes around the site, as well as flowering lawn seed mixes for areas of soft landscaping around the site.

With regards to biodiversity net gain, the initial site value is poor. The soft landscaping and street trees within the proposals for the site contribute to the site achieving a sizeable net gain in biodiversity value.



## Key Benefits and Next Steps

The proposed redevelopment of this currently underused brownfield site in an area in need of new homes will provide, among many others, the below key benefits.

- Comprehensive redevelopment and efficient use of a sustainable brownfield site.
- The delivery of 31 much needed high quality homes within a broad mix to meet wider needs.
- Commitment to creating a net biodiversity gain and enhancing the environmental attributes of the site.
- A bespoke design that reflects and makes a positive contribution to the surrounding character of the area.
- Sustainable location for residential development with extremely good access to public transport and social infrastructure.
- The facilitation of an improved access into the site via Copse Road whilst retaining limited access via Anyards Road.
- Opportunities to enhance screening of the site through improved landscape features.
- Economic benefits in both the short and long-term relating to the initial construction and then the future occupation of the new dwellings.



**Thank you for attending our public consultation event. Your feedback is important in shaping our proposals.**

Following this consultation with the community and a review of your feedback, a planning application will be submitted in the coming weeks. We will endeavour to keep the local community updated throughout the planning process. You can have your say by:

- Completing a feedback form available today.
- Emailing us with your comments to Duncan Flynn at Cratus Communications on [dflynn@cratus.co.uk](mailto:dflynn@cratus.co.uk)
- Calling us on 0203 026 3143