Introduction

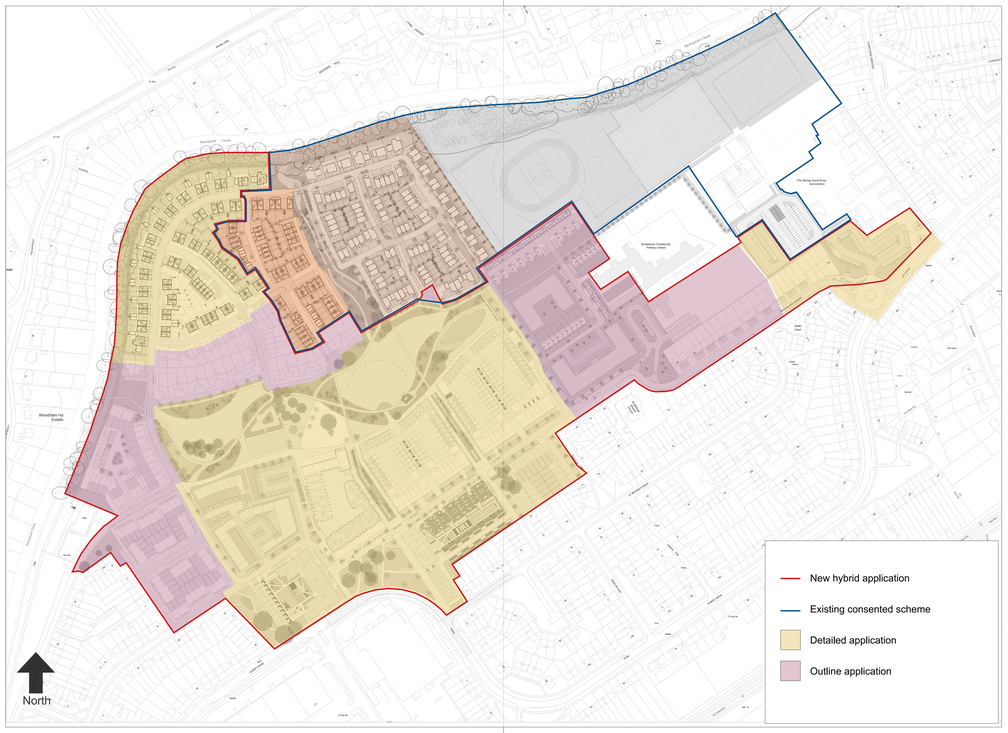
The Proposals for Planning

The existing hybrid application proposed by New Vision Homes received planning consent in July 2016. The Council then asked us to address several challenges and so we have made some changes to the plans. We will submit a new planning application to the Council in Spring 2018, following the same hybrid application process as before – where some parts are approved in detail and others in outline – but with a far greater proportion of the proposal in detail to provide greater clarity about what will be delivered.

Existing Detailed Consent

This area has already obtained detailed planning consent and the intention is to continue with the existing consented scheme. The team have been working hard getting the technical drawings ready to go out to tender. They have engaged with Surrey County Council Highways, the Local Planning Authority, the schools and potential leisure operators on the detailed operational and design requirements.

This has required us to make some minor changes to a few of the drawings for practical purposes.



New Outline Application

This area will be submitted in the planning application to an outline level as opposed to detailed. There will be changes compared to the previous outline areas to reflect the enlarged park and changes to the road network. Most of the building sizes and layout will be indicative and based around the existing consented hybrid scheme and the new proposed detailed areas.

New Detailed Application

This area has been worked up into a new detailed application which, subject to Council approval in February, will be submitted in Spring 2018. The detailed application will cover three distinct areas of the estate: A small area of low rise housing which will mirror the properties already consented in the existing detailed element; The central main park; and, the estate core with its medium rise blocks and commercial elements. These areas contain the most significant changes to the existing approved hybrid application and are where we have tried to address the core challenges set out by the Council. The park area has been enlarged to include significantly more open space including unstructured kick-about areas. The estate core has introduced a new podium style residential block with elevated streets in order to increase the parking while keeping the pedestrian feel of the proposed estate.

In support of this pedestrian feel, the roads around the estate have been reduced in number and scale to provide less of an emphasis on cars even though more parking spaces have been provided. Details of the new approach to roads can be seen on the Highways board . It is in this area that the majority of additional new residential units will be designed.