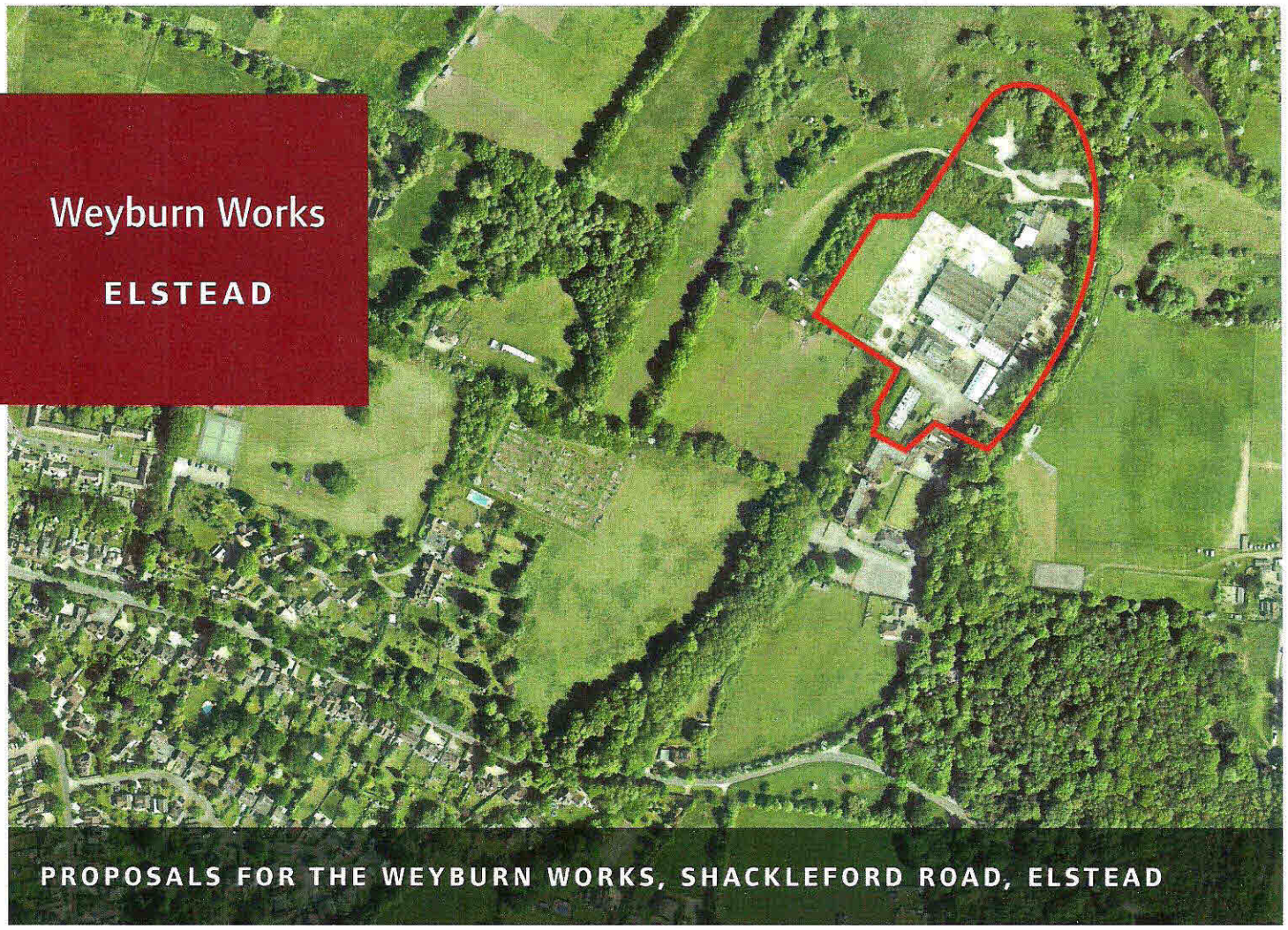

Weyburn Works

ELSTEAD

PROPOSALS FOR THE WEYBURN WORKS, SHACKLEFORD ROAD, ELSTEAD

Welcome

Welcome to our public exhibition. Today we are displaying proposals for a high quality residential redevelopment of the Weyburn Works – also known as the Federal Mogul site.

As you may be aware, since its closure six years ago this site has lain vacant, despite extensive marketing. More recently it has been promoted by its owners as suitable for housing:

- in Waverley Borough Council's 2014 Strategic Housing Land Availability Assessment it is the only site in Elstead ranked 'green';
- this ranking means it is more likely to meet the criteria for allocation for housing in the draft Local Plan.

We, together with MMC (current owners of the site), are encouraged by this assessment and so today we are displaying our initial proposals for new homes on this site. Our project team is here to answer your questions, listen to your comments and gather your feedback in order to inform the design evolution.

Please ask us for a feedback form which you can either leave with us today or return in a freepost envelope.

Thank you for visiting.

Previously completed Linden Homes developments

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Linden HOMES

About Us

Linden Homes is the country's fifth largest housebuilder. We are the housebuilding division of Galliford Try, one of the UK's leading construction companies.

We are based locally in Guildford and are one of 11 regional offices that operate right across England, from Cornwall to Northumberland.

With a reputation for bespoke and creative developments in prime locations, Linden Homes prides itself on its high quality of design. This year we were named Housebuilder of the Year at the Ideal Homes Blue Ribbon Awards and Best Sustainable Developer at the What House Awards.

Engaging with local communities is central to the work that we do. We understand that if we are to deliver houses that not only meet the aspirations of those who seek to live in them but also enhance the existing neighbourhood, then we need to talk to and engage with local people.

By seeking out local knowledge and listening to local opinion, we are able to build a fuller picture. We can identify the wider benefits that development can bring to the existing community.

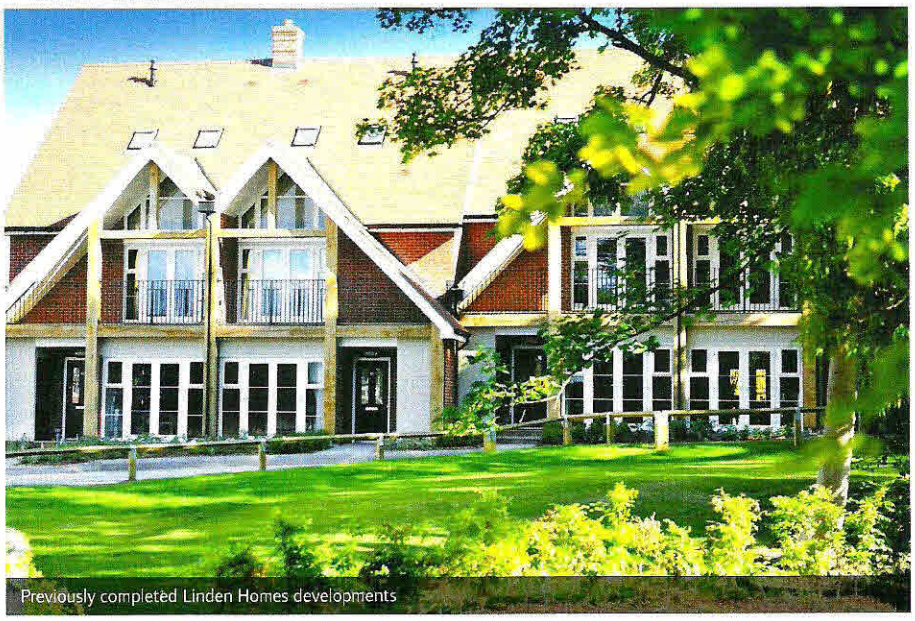
Linden Homes is proud to be part of the Considerate Constructors' scheme and works hard with local communities throughout the construction process.

IDEAL HOME SHOW Blue Ribbon Awards

housebuilder awards 2013

HOUSING DESIGN AWARDS SUPREME WINNER 2013

WhatHouse? AWARDS 2014



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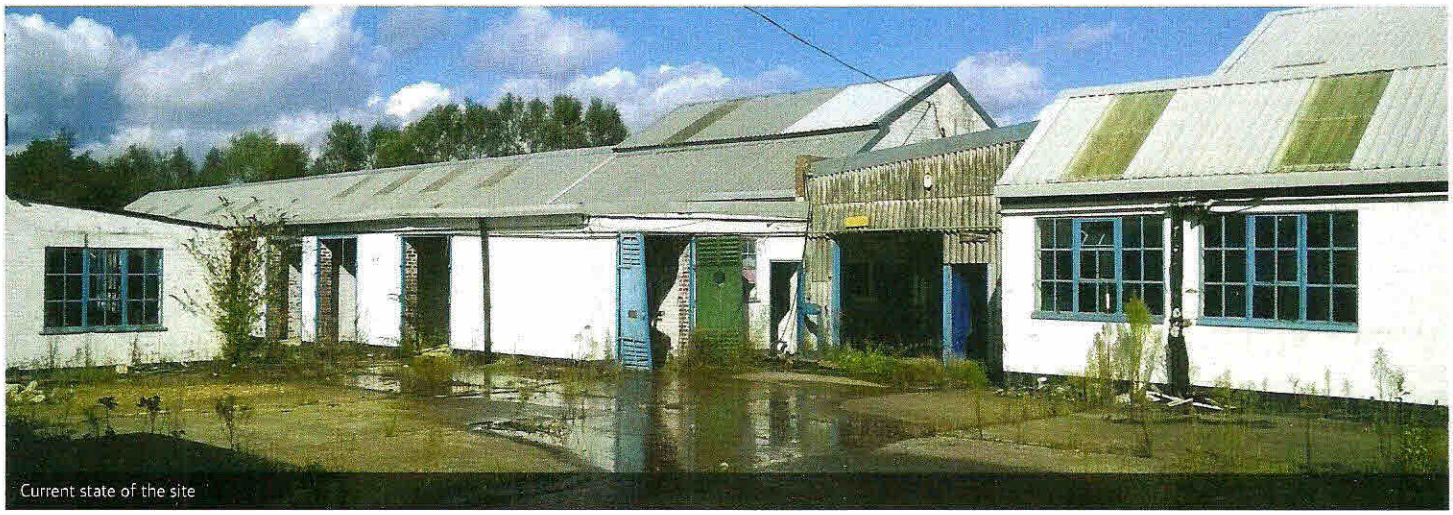


Current state of the site

Site Context

History

As many as 800 people were employed at the Weyburn Works during World War II to manufacture parts for tanks and planes. After changing hands a number of times, the site was bought by Federal Mogul in 1998. Following that company's filing for bankruptcy in 2002, Weyburn Works finally closed in December 2008.

Current Status

The site:

- is largely brown field – i.e. it has had a previous use
- is derelict and has fallen victim to vandalism and neglect
- is ranked 'green' for new homes in Waverley's 2014 SHLAA – the only site in Elstead, and one of only 15 sites outside Waverley's main settlements, to receive this classification

The 'green' ranking means that the site is more likely to meet the criteria for allocation for housing in Waverley's Local Plan. We believe there is an opportunity here to regenerate this site and to deliver new homes, something we can achieve without building on green fields.

Employment Use

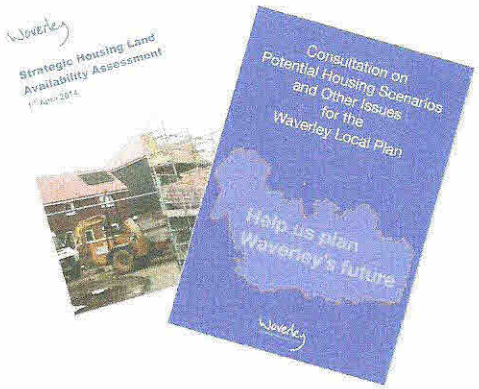
The loss of a commercial use is never welcome. However, the Council's latest employment land review (August 2014) identifies that demand for this type of space is expected to decline across Waverley.

The site has been extensively marketed for the last five years. Despite this, there has been very little interest, primarily due to the condition of the existing buildings with only a small part of the site let for a short term period between January 2009 and July 2010. Since then the site has been completely vacant.

Current state of the site

Waverley Local Plan

- Waverley's Core Strategy was withdrawn from examination in October 2013 following a fresh housing market assessment. There is currently no Local Plan in place.
- However, it is estimated that Waverley may need to find sites for 8,500 new homes between 2014 and 2031
- This Autumn, therefore, the Council consulted on options for delivering those new homes and, subject to further consultation, a new Local Plan could be adopted in Spring 2016



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Design Development

Surrey-based architects, OSP Architecture, have been commissioned to design the scheme, reflecting local styles and characteristics.

As the opportunities plan shows, while we have acquired an interest in approximately 37 acres, only **seven acres** are considered to be developable.

The key constraints and opportunities are as follows:

Constraints:

- River Wey to the north, with a small part of the site situated in flood zones 2 and 3
- Public right of way across the site
- Relationship with adjacent buildings at Tanshire Park
- Existing trees and hedgerows
- Site falls within the Metropolitan Green Belt, the Surrey Hills Area of Outstanding Natural Beauty and the Wealden Heaths Special Protection Area.

Opportunities:

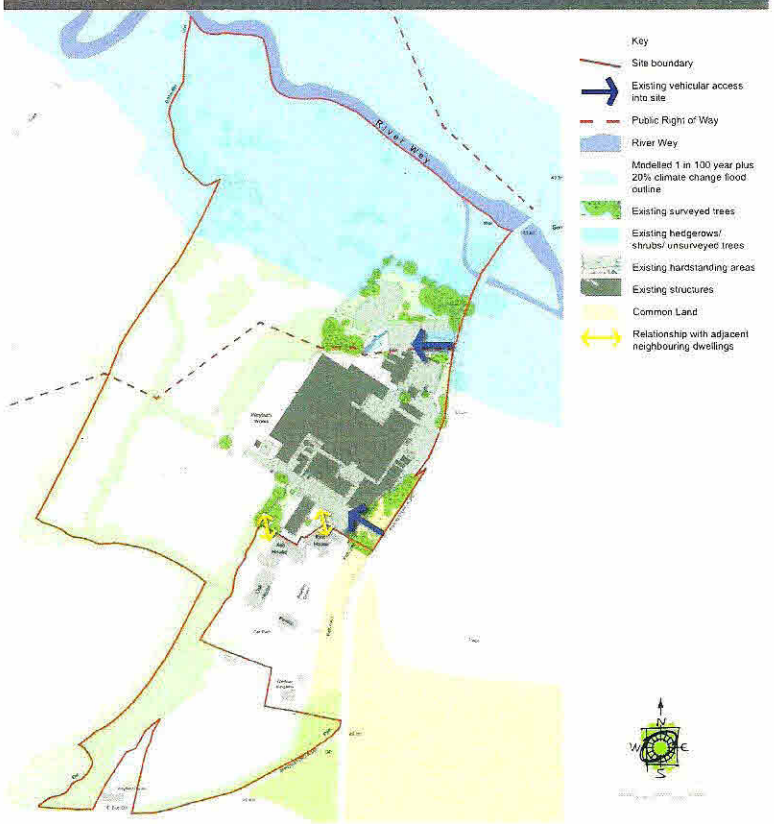
- Delivery of open-market and affordable homes on a brownfield site
- Re-use of existing points of access with no need to remove hedgerow and/or trees along the road
- Improvement of public right of way
- Retention of all the common land that falls within the site's ownership
- Opportunity to create a SANGS (Suitable Alternative Natural Green Space) – land made open to the public in order to protect the Wealden Heath SPA

National Planning Policy Framework (NPPF)

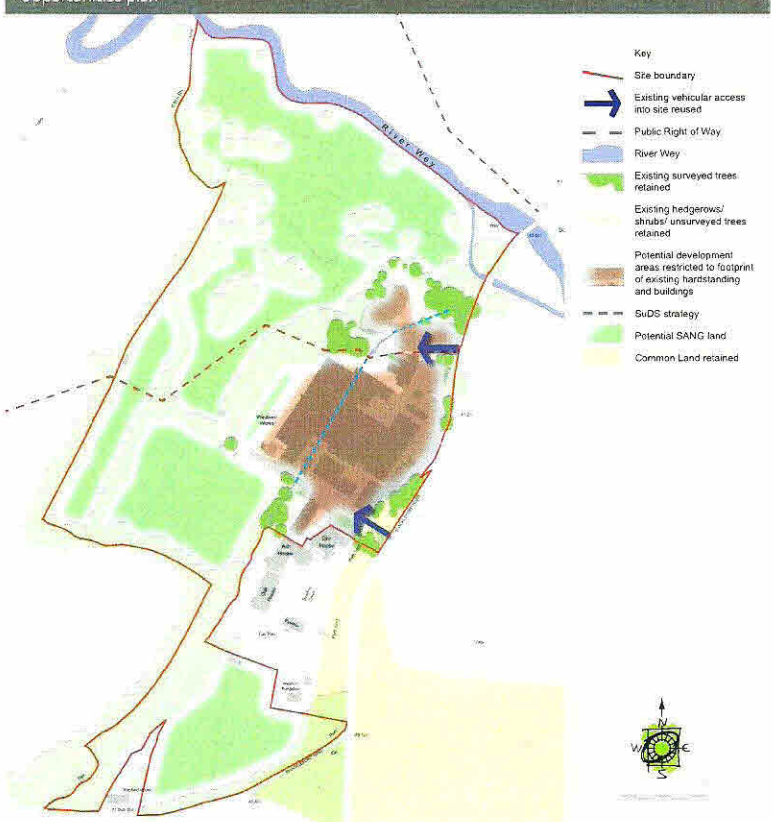
The NPPF requires that any redevelopment should not have a greater impact on the openness of the Green Belt when compared with the existing buildings.

The redevelopment of the site represents an opportunity to replace unsightly industrial buildings with a sensitively designed residential development that is more sympathetic and better integrated with the surrounding countryside.

Constraints plan



Opportunities plan



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Site plan

Site boundary

Our Proposals

Early next year, we propose to submit a detailed planning application to Waverley Borough Council, which will be accompanied by a range of technical reports and information, seeking approval for:

- Approximately 74 open-market and affordable dwellings, comprising two, three and four bed houses and two bed apartments
- Approximately 175 parking spaces, both allocated and for visitors, in line with Waverley Council's recommended parking guidelines
- Retention of many trees and the planting of a comprehensive landscaping scheme
- An area of SANGS land, open to the public, to mitigate against any impact on the Wealden Heaths SPA
- Energy-efficient new homes, built to the latest Building Regulations

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Illustrative architectural style

Internal street elevation

Internal street elevation

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Highways, Access and Parking

Access

The existing site has two vehicular accesses to Shackleford Road.

- The development would keep these two accesses in the same positions.
- Improved pedestrian facilities along Shackleford Road to Milford Road would be provided from the southern access.

The use of two accesses to the site will help to distribute traffic into the highway network.

Parking

Car parking will be provided on the site in line with Waverley Borough Council's parking standards to ensure that there are enough spaces for residents and visitors.

Residents parking will be provided in garages, driveways and in designated parking areas. Visitor parking will be provided on-street.

Traffic impact

The previous occupation of the site by Federal Mogul generated significant levels of traffic into and out of the site, particularly during peak times.

The development of the site for housing will produce less traffic than the previous use and will also significantly reduce the number of lorry movements that could be generated by the site.

A Transport Statement will be prepared in consultation with Surrey County Council to consider highway matters in detail.

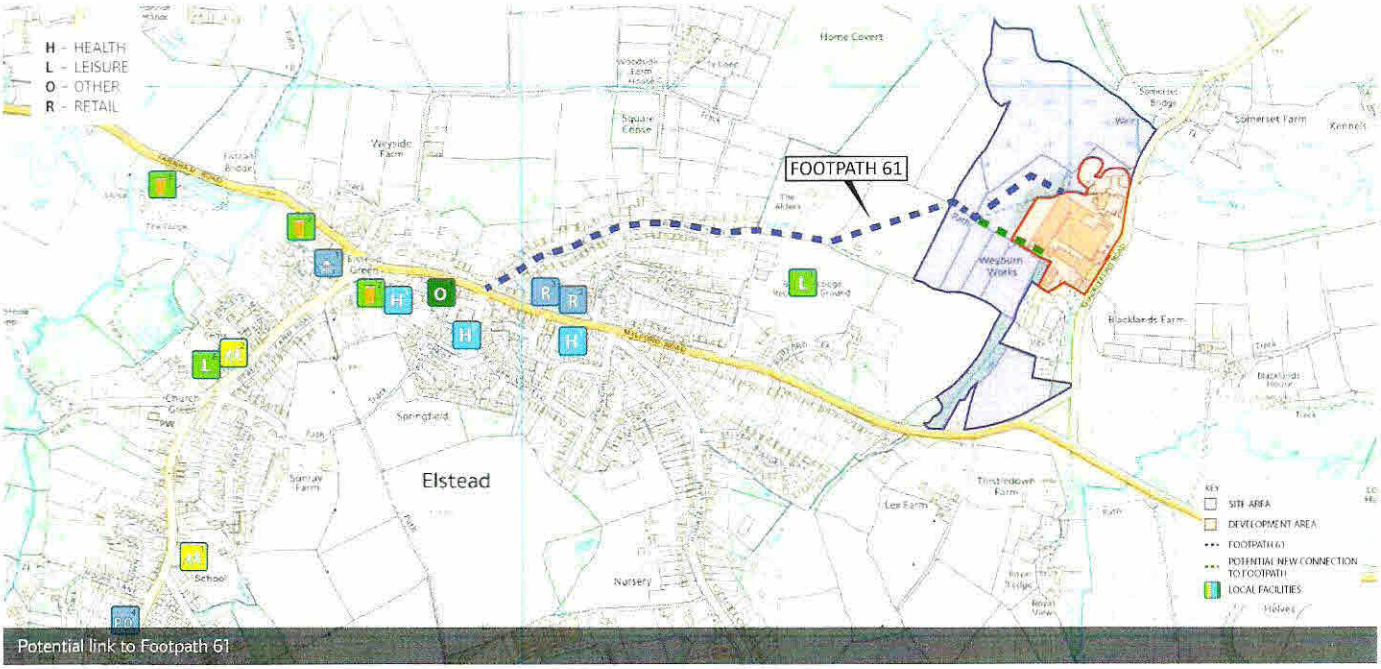
Proposed access

Sustainable travel

Our development will improve access to the site for pedestrians by linking into Footpath 61 towards Elstead's local services and facilities. A new connection to the public footpath will be delivered, and the surface will be sensitively improved to encourage walking into the village centre.

New bus stops will be provided on Shackleford Road to provide a connection for residents to the Service 46 to encourage residents to use the bus to access Farnham and Guildford.

A Travel Plan Statement will be provided to identify other measures that will encourage residents to travel sustainably.



Potential link to Footpath 61

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Flood Risk & Drainage

Flood Risk

To support the planning submission, a Full Flood Risk Assessment will be produced in accordance with National Planning Policy Framework guidelines. This will analyse the relevant risks including fluvial flood risk, as well as flooding from all other sources.

- The majority of the site is located within Flood Zone 1 which equates to a 'very low' risk of flooding.
- There is a small area in the north of the site which falls within Flood Zones 2 and 3, indicating a higher risk of flooding, associated with the River Wey (Main River as classified by the Environment Agency).

No development will take place in those parts of the site identified as being within Flood Zone 3. Safe access will be available via the primary access onto Shackleford Road.

Surface Water Drainage

An Ordinary Watercourse crosses the site from south to north, mainly in culvert and partially in open channel. Where feasible, the watercourse channel will be opened up as part of the development, providing opportunity for increased biodiversity, as well as maintaining a sufficiently sized channel to allow flows to safely cross the site. Appropriate easements will be included alongside the watercourse for access and maintenance.

The Environment Agency and Surrey County Council have been consulted and their advice and guidance will be incorporated into the development proposals.

Surface water flooding will be considered as part of the Flood Risk Assessment. The surface water drainage strategy will aim to decrease runoff rates from the site. This strategy will include Sustainable Drainage Systems (SuDS) wherever practical.

Existing open channel showing watercourse

Watercourse runs under the concreted area above

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Tree Strategy & SANGS

Tree Strategy

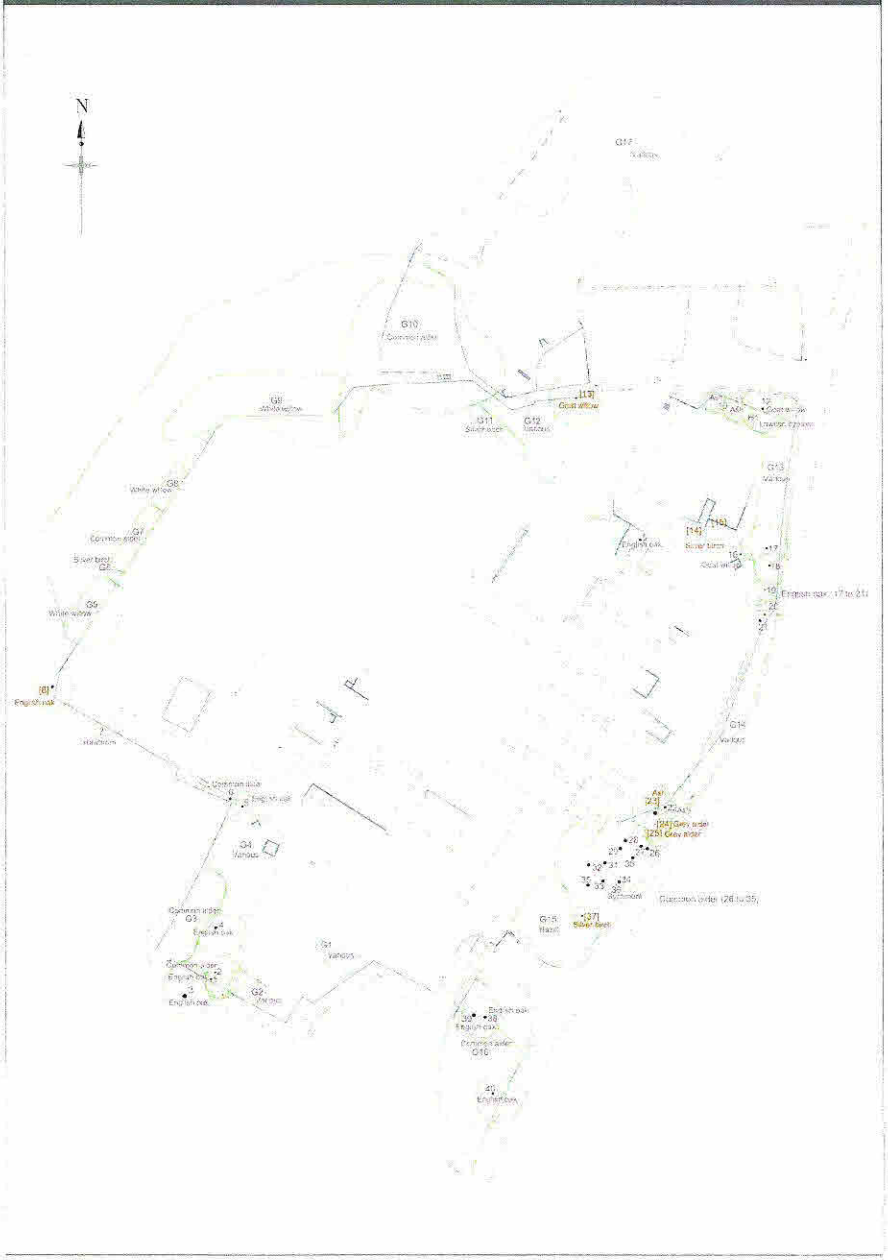
The site is screened along Shackleford Road by existing trees and hedges that are growing on the verges between the roadway and the boundary fence. Larger groups of trees and areas of woodland adjoin the north, west and south-west boundaries, limiting views into the site from the surrounding countryside.

Due to the extensive former industrial buildings and hard standing, there are very few trees within the body of the site itself, most tree growth being confined to its perimeter, and along the ditches and watercourses which adjoin the site.

A comprehensive tree survey has been undertaken by our arboricultural consultants. The findings of the survey have helped shape the evolving layout, to ensure a good relationship between the new dwellings, retained trees and the site's landscape setting.

The screening afforded by existing trees and woodland areas around the site will be retained, and supplemented by new landscaping and tree planting at suitable locations within the scheme.

Existing tree cover



SANGS

When residential development is proposed within 400 metres of the Wealden Heaths Special Protection Area (SPA), developers are required to mitigate against any impact. This is usually achieved by the provision of Suitable Alternative Natural Green Space – or SANGS – the purpose of which is to attract visitors away from the SPA.

We are therefore proposing to provide a large area of SANGS on site. This will be an extensive area of open land that would incorporate circular paths, accessible to both existing and future residents, and would be a significant recreational benefit of the development.

We are in discussion with Natural England to assess the suitability of this area which we would then open to the public. Key to the success of SANGS is that it is more attractive than the SPA and will counterbalance the levels of visitor use resulting from new development.

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Community Benefits

This scheme would deliver a number of benefits to the local community, including:

- The provision of a SANGS on part of the site to provide added protection for the Wealden Heaths SPA
- The delivery of much needed affordable housing in the area
- A direct investment of £13 million into the local economy
- The development has the potential to generate around £807,000 in New Homes Bonus payments to both Waverley Borough Council and Surrey County Council
- As many as 110 new jobs created on site* during the construction phase (calculated using an industry-accepted formula). These would be primarily with local contractors as our case study (separate board)shows
- Opportunities for local people seeking apprenticeships in the building industry.
- Highly energy-efficient new homes, built to the latest standards, helping to reduce the cost of utility bills
- A s.106 package of contributions to education, health and infrastructure will be discussed and agreed with officers

*Professor Michael Ball, Reading University, The Labour Needs of Extra Housing Output (2005)

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Riverside, Godalming development

Under construction

Case Study:
Riverside, Godalming

Linden Homes' Riverside development is situated next to the picturesque River Wey in Godalming, Surrey and provides views across the idyllic water meadows. Our significant investment into this site is delivering 147 much needed new homes, including 37 affordable properties. This new community boasts a range of 2, 3 and 4 bedroom family houses as well as a selection of 2 bedroom apartments.

'Our friends and family who have visited us love our new home. It feels like we have spent our money very well here. We're very settled and we can't wait to get home these days and enjoy being here'

Matthew Murgatroyd, new resident at Riverside.

Key facts

- This development represents a total investment of **£22.7 million** by Linden Homes into the local area.
- **147 new homes** will be built, including **37 affordable properties** (which are available through Registered Provider Affinity Sutton) for shared ownership or affordable rent.
- The new homes are being occupied by local people – almost half (47%) of buyers have come from within 10 miles of the development.
- Prospective residents are also being helped by the Government's Help to Buy scheme, which can help people buy their home with just a 5% deposit. So far, **35% of the 52 homes** scheduled to be built this year have seen buyers exercise this option to get on the property ladder.

Economic benefits

- 130 jobs have been created on site to date with many trades being local and coming from Surrey or Hampshire. This includes 20 professional consultants, including architects and engineers, as well as more than 100 contractors.
- The development will generate almost £1.3 million in New Homes Bonus for Waverley Borough Council over the next six years. This can be spent on improving local services and public spaces.
- It is also contributing almost £725,000 in S106 payments into the local community. This includes almost £340,000 towards primary school places, over £100,000 for play equipment and sports pitches and more than £85,000 towards improvement works to a local leisure centre.
- In addition, Linden Homes has sponsored Godalming's Staycation Music Festival and made a donation to Godalming Junior School's 'Pitch In' campaign to raise funds for a new playground.

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Previously completed Linden Homes development

Next Steps and Timescales

Thank you for taking the time to attend our public exhibition today.

We hope you found it useful and would be grateful if you would take the time to fill out the feedback form and tell us what you think.

Following today's event, we will review all the feedback received, which will help inform the design evolution process. Further discussions with the Council's officers will be held before the plans are finalised and an application submitted to Waverley Borough Council.

Should you have any further questions or comments, or if you would like to discuss the plans with the team following this event, you are welcome to contact us using the details below.

We would be grateful if you could return your completed forms to us no later than **Friday 19th December**.

December 2014 – February 2015

Review all comments received

Finalise proposals, making changes where appropriate following the public consultation

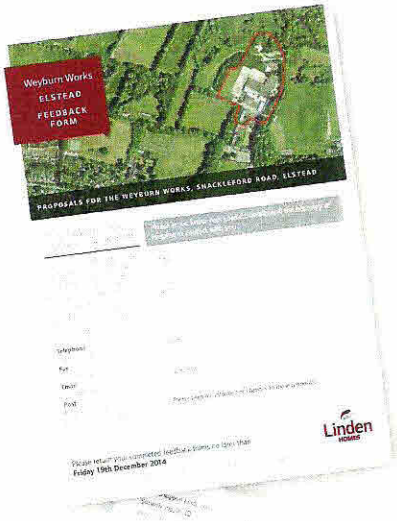
Submit planning application to Waverley Borough Council

February – May 2015

Consideration of planning application by the council, including statutory consultation period

Early summer 2015

Likely determination of planning application



Freephone information line:
0800 298 7040

Email:
feedback@consultation-online.co.uk

Website: www.lindenhomes.co.uk/community/elstead

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