

Welcome to our public exhibition, which is an opportunity to learn more about the proposed development of Sunray Farm, Elstead as allocated under policy H2 of the made Elstead and Weyburn Neighbourhood Plan (2013-2032)

This exhibition provides you with information on Elivia Homes and the site, along with an overview of the emerging plans for high-quality residential and non-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 or fill in our online feedback form.

About Elivia Homes

“We build homes and communities that last, on a foundation of passion, progress and positive change.”

Elivia Homes was formed in 2022 through the coming together of our two regional, award-winning businesses, formerly known as Vanderbilt Homes and Crayfern Homes. We are dedicated to building unsurpassed developments that help people and places thrive. Our developments are made by the finest craftspeople to create homes unlike any other. Throughout the design and build process we consider the finer details of how life will be lived in our homes, delivering not just a property, but instead a home. We have years of experience and shared expertise across our Central, Southern and Eastern regions that enables us to produce developments of distinction.

Further Information

Should you have any questions following this event, please do not hesitate to contact us using the details below, where we will be happy to help:



Consultation Website:
<http://eliviahomessunrayfarm.co.uk/>

Feedback Responses:
consultation@iceniprojects.com



Quality



Expertise



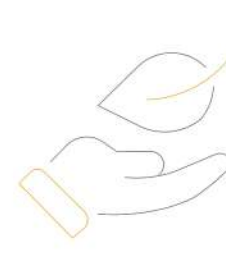
Integrity



Passion



Progress



Sustainability



Scotland Place - Surrey



Foxhill - West Sussex



Scotland Place - Surrey



Location

The proposed development site is situated within Elstead, a picturesque village in the Surrey Hills Area of Outstanding Natural Beauty. Elstead is a quaint village featuring local shops, houses, and cottages. Development within the village is primarily concentrated along two main roads that converge at a central green.

The proposed residential development is situated adjacent to West Hill. This location minimises the scheme's impact on the surrounding countryside whilst providing much-needed housing within the village's established development pattern.

The site is ideally located within easy walking distance (less than 600m) of most services and facilities. It also falls within the definition of previously developed land due to its established private equestrian use. In 2012, a significant portion of the site, including several equestrian and former agricultural buildings along with a large exercise area, was the subject of a planning consent granted for change of use from agricultural to equestrian. The land is distinct from much of the surrounding open area, by the sharply rising land on its northern and eastern boundaries, which also reduces its visibility from neighbouring land. Additionally, an established hedge and tree line provide effective screening.

Site Images



Site Image - Key



Aerial Image - Key

-  Listed Building

 Leisure

 Eatery/ Pub

 Parks

 School/ Academy
1. Peat Farm Cottage Grade II

2. Yew Tree Cottage Grade II

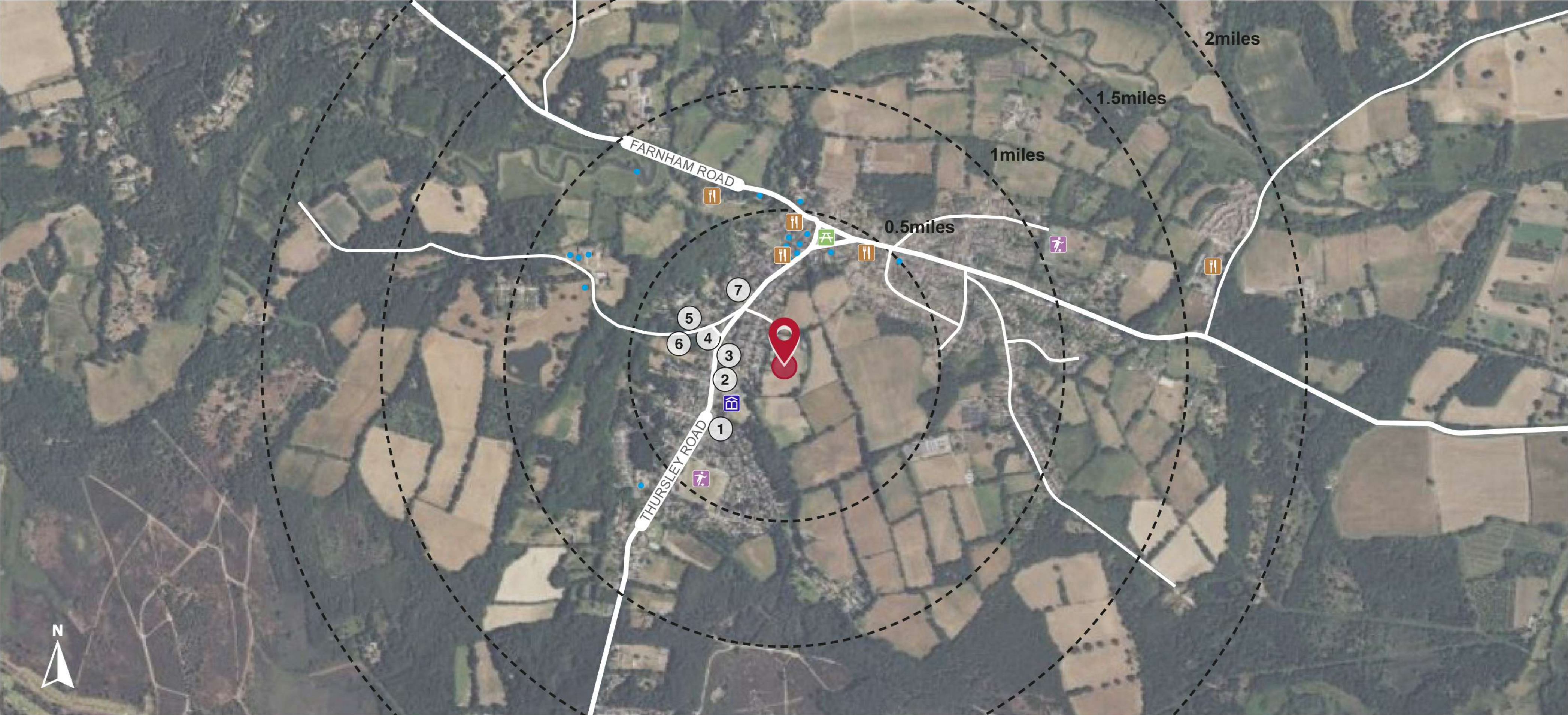
3. Tumblers Cottage Grade II

4. Church of St James Grade II*

5. Westbrook Hill Cottages Grade II

6. Church Farm House Grade II

7. Village Hall



Aerial image of Elstead Village along with the local context, showing the location of the site and nearby facilities.

Policy H2: Sunray Farm

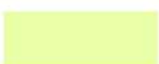
The Sunray Farm site is allocated for:

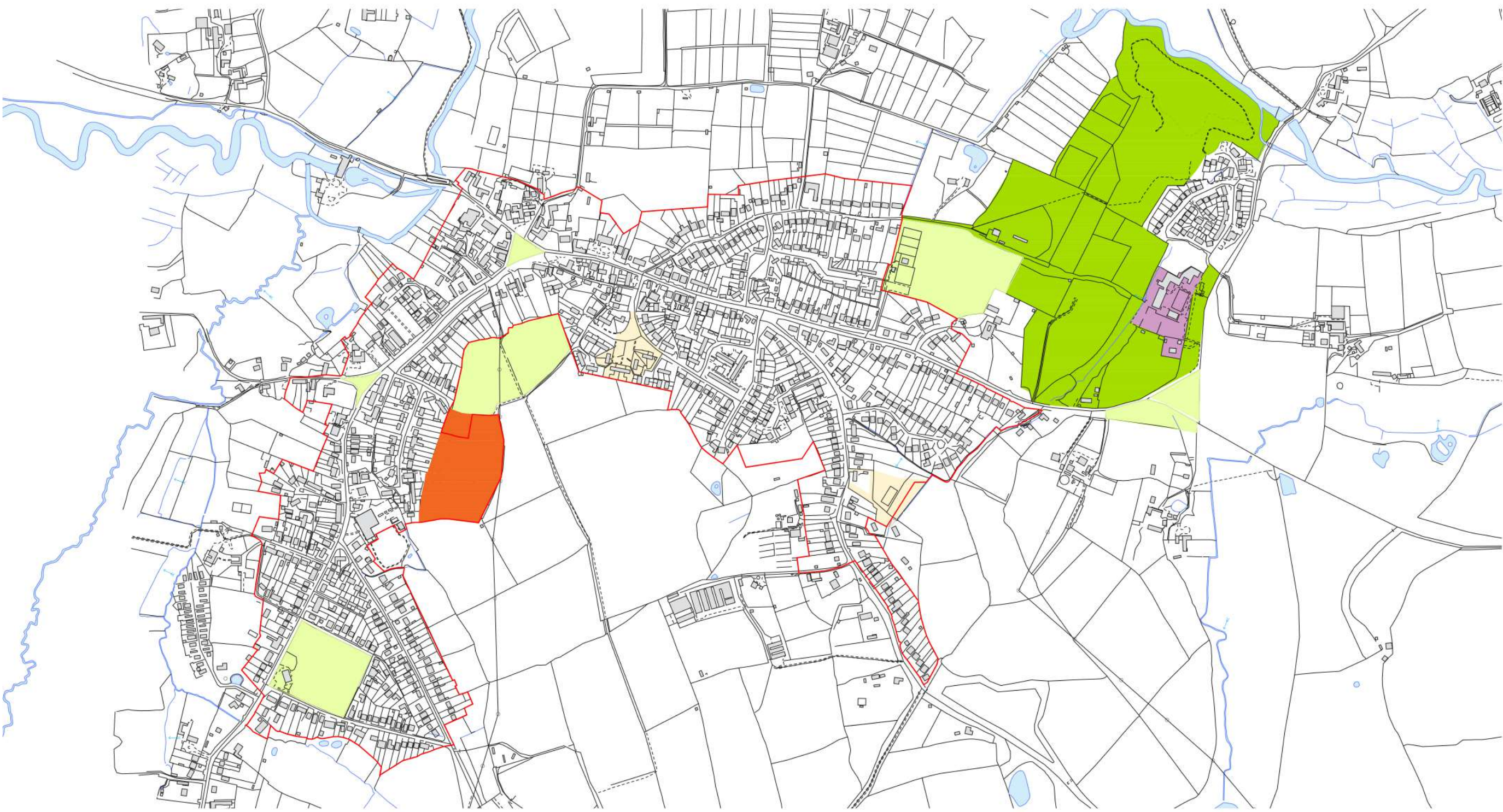
- 40 dwellings within the 1.55 hectares defined as the extent of residential development within Figure H2.
- A local community co-working space following the principles set out within policy EBS3
- 0.48 hectares of retained and enhanced landscape buffer and public open space within the areas defined within figure H2.

Landscape Led Design Approach:

1. Deliver a planting and landscape strategy within the defined landscape buffer (underpinned by a Landscape and Visual Impact Assessment) to minimise landscape impact and create a soft countryside to urban edge.
2. 5% of plots on the site should be self-build or custom-build dwellings.
3. Provide vehicular access from West Hill. Provide a pedestrian and cycle access between the site and West Hill / West Hill Close.
4. Provide a Local Equipped Area of Play and public open space focal point with good natural surveillance.
5. Provide appropriate Suitable Alternative Natural Greenspace mitigation such as heathland infrastructure projects and an associated project level appropriate assessment for the development of the site.
6. Must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected.
7. Not more than 5% of all off-street car parking across the development should be in the form of ‘Piggy-back’ style car parking.

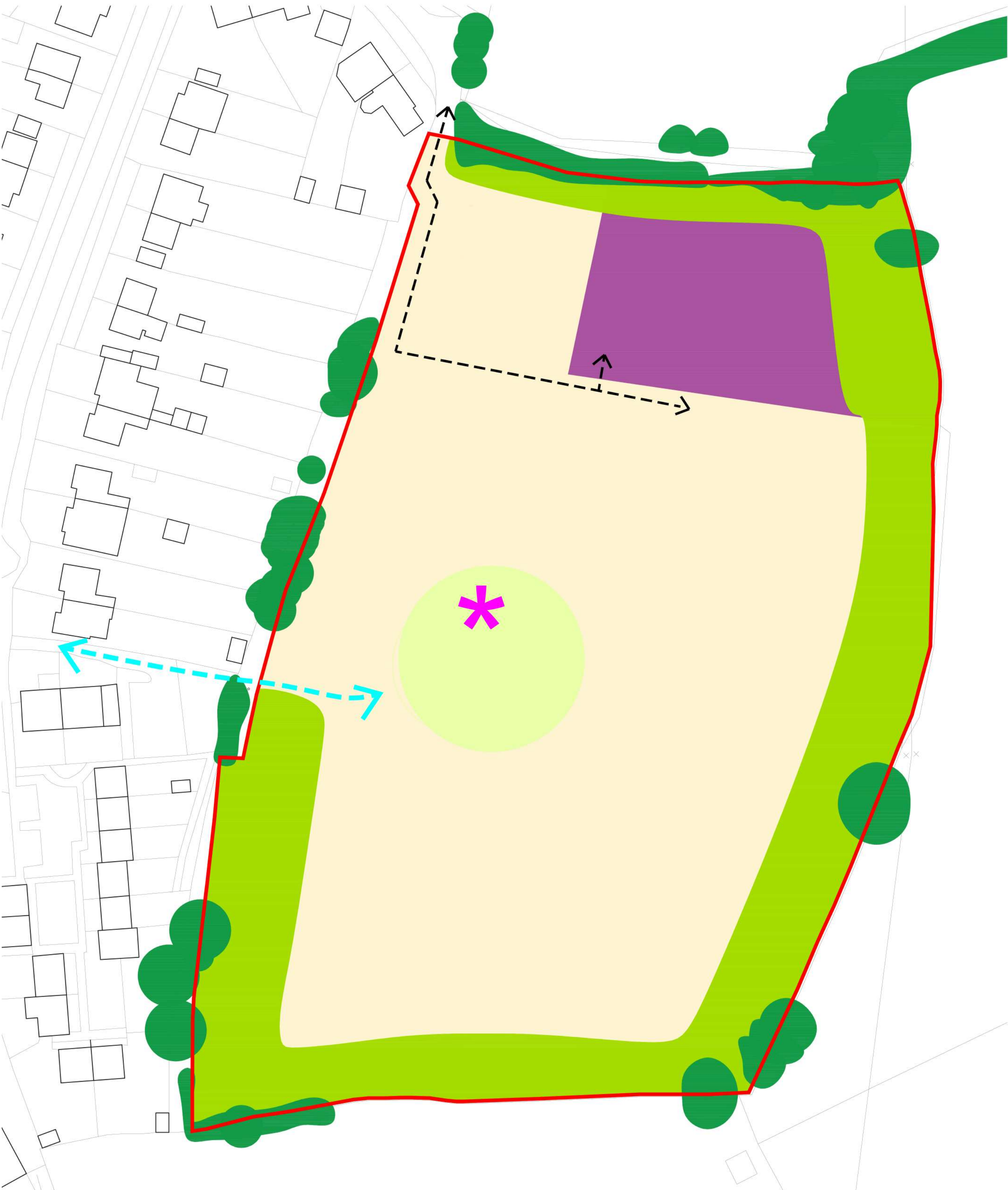
Key - Neighbourhood Plan

	Extent of residential development
	Public Open Space
	Retained and enhanced landscape buffer edge
	Children's play space
	Non-residential development
	Vehicular access
	Pedestrian/ cycle access
	Extent of Site Boundary



Key

	Settlement Boundary		Local Green Spaces		Sunray Farm
	Tanshire and Weyburn Green Gap		Housing Sites		Tanshire Business Park



Sunray Farm - Neighbourhood Plan

Constraints



Opportunities



Key

	Site Boundary		Residential Edge
	Main Access Point		Proposed Residential Area
	Pedestrian Link		Character Area 1 - High Street
	Public Right of Way		Character Area 2 - The Lanes
	Existing Trees		Character Area 3 - Green Edge
	Root Protection Area		Proposed Primary Road Network
	Landscape Buffer		Proposed Secondary Road Network
	Buildings to be Removed		Proposed Pedestrian Footpath Connection
	Non-Residential Area		
	Rural Edge		

Description

The 0.48ha habitation buffer around the site boundary creates an opportunity for a development that maximises the use of the open space, integrating landscape features and contributing towards BNG (Biodiversity Net Gain). As well as visual interactions, physical connections can be created using these spaces to provide pedestrian links to the PRoW (Public Right of Way) and other nearby footpaths.

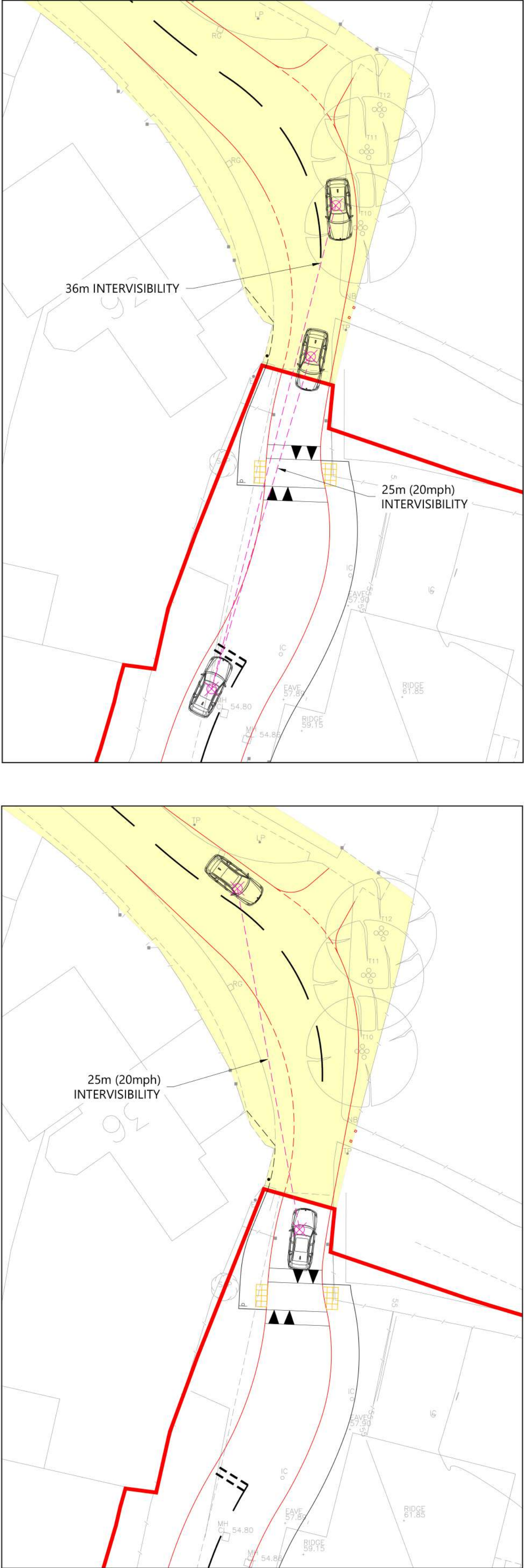
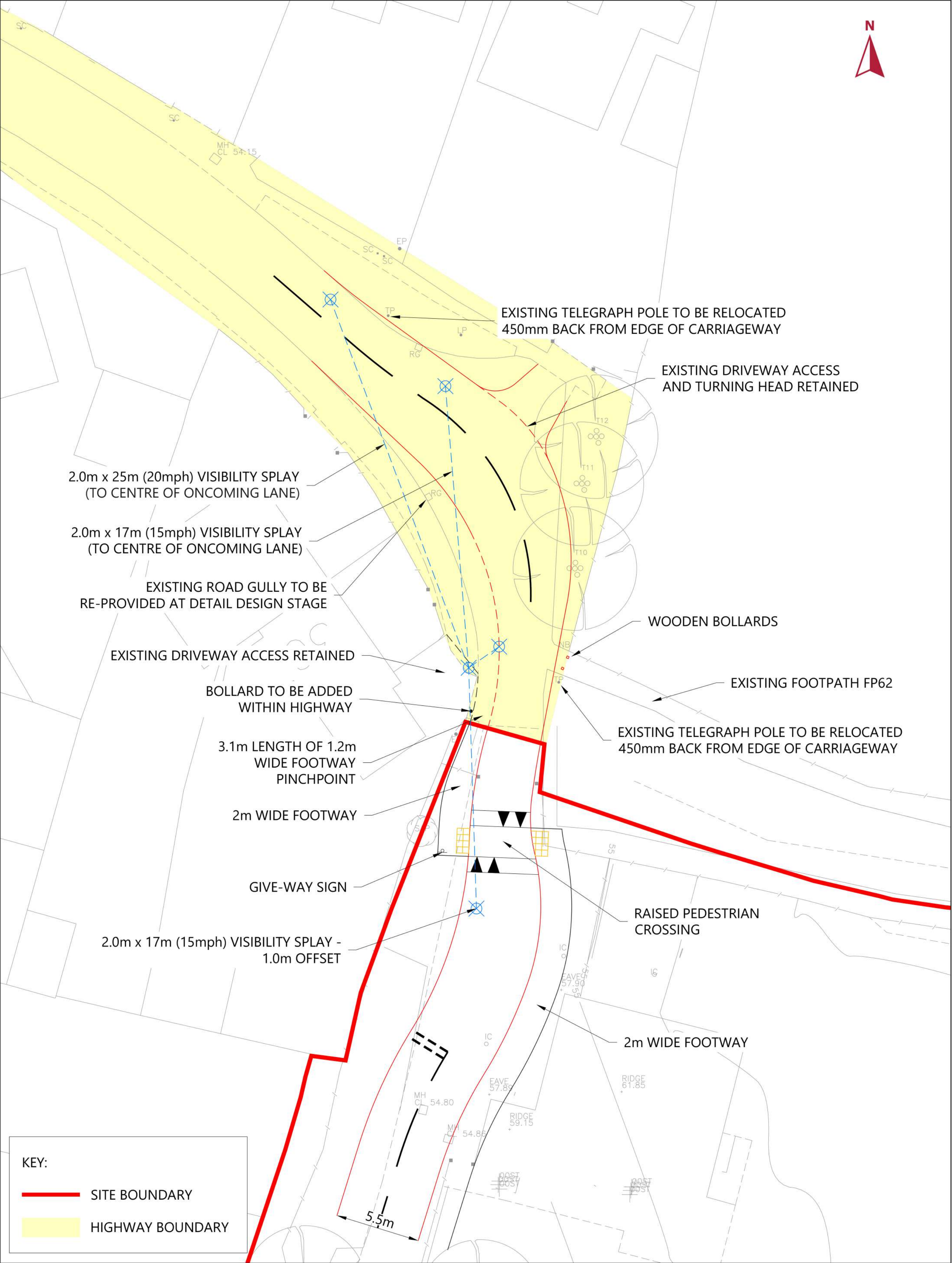
The proposed access off West Hill, located in the north-western corner of the site creates an opportunity to have a feature building on entry, as well as a landscape buffer along the western boundary.

The overall design approach emphasises landscaping, with tree-lined verges on at least one side of the primary roads. In addition to providing landscaped amenity space, A LAP (Local Area for Play) and a LEAP (Local Equipped Area for Play) have been incorporated encouraging informal play and social interaction for children. These spaces have been strategically located to allow for natural surveillance and monitoring.



Key Design Principles

	Site boundary	5.	LAP (Local Area for Play) provided, consisting of a small area of open space specifically designated and primarily laid out for very young children to play close to where they live	9.	Affordable House Provision consisting of a board mix that reflects the local council's needs, ranging from 1-bed flats to a 4-bed house
	Potential pedestrian link to West Hill	6.	Proposed Attenuation Basins	10.	Existing Trees
1.	Site Access	7.	Proposed Swale	11.	Proposed Trees
2.	Potential new footpath connection to FP62	8.	Area allocated for Non-Residential use	12.	Proposed Hedgerow
3.	Landscape Buffer of min.0.48Ha			13.	LEAP (Local Equipped Area for Play) provided
4.	Sub-Station with car parking space provided				



Access plan showing visibility splays

Overview

Detailed pre-application discussions have been undertaken with SCC Highways, in respect of the Transport and Access elements of the proposed development.

The planning application for the site will be supported by a Transport Assessment, the scope of which has been agreed with SCC Highways. The Transport Assessment will detail the anticipated impact of the proposed development on the local highway network. SCC Highways will need to be satisfied that any impacts of the proposed development are not unacceptable and that, if necessary, mitigation is proposed.

Access

Policy H2 of the Elstead and Weyburn Neighbourhood Plan states that the development should:

- Provide vehicular access from West Hill
- Provide a pedestrian and cycle access between the site and West Hill / West Hill Close

On this basis, vehicular and pedestrian access to the site is proposed via an extension of West Hill, as illustrated in the drawing shown above. The site access arrangement has been agreed in principle with Surrey County Council (SCC) Highways through a detailed pre-application discussion.

Layout and Parking Provision

Car (including electric vehicle (EV)) and cycle parking will be provided in accordance with the most recent guidance – SCC's Vehicular and Cycle Parking Guidance (February 2023).

The layout will comply with design guidance, including SCC Highways' recently published Healthy Streets for Surrey.

Vehicular Trip Generation

The residential element of the development will generate circa 18 vehicle movements in the peak hours. The impact of any additional vehicular movements (including those associated with the non-residential element) on the local highway network will be assessed within the Transport Assessment, which will accompany the planning application.

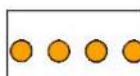
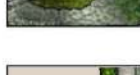
Landscape Design Principles

The landscape design principles have been designed to reflect the local design character and help provide a high-quality development appropriate to its built setting as well as tying in with the existing vegetation boundary structure situated within and around the site boundaries. The green corridors of amenity open space to the site boundaries will create a biodiverse wildlife corridor providing opportunities for a range of habitats and recreational experiences.

Key Landscape Conclusion

- Comprehensive high quality landscape scheme which includes mitigation for the existing tree removal as well as a number of landscape and biodiversity enhancements throughout.
- Inclusion of landscape buffer approx. 0.48ha to the site boundaries to maintain green boundaries to the development and ecological connectivity.
- Enhanced ecological features with the inclusion of wildflower meadows to enhance biodiversity across the development.
- Enhanced pedestrian links and accessibility through the creation of links within the open space from the PROW to the north and link from West Hill to the west.
- Inclusion of a Locally Equipped Area of Play (LEAP) and Local Area of Play (LAP) within the POS to provide play facilities for both new residents and existing residents within the locality.

Key:

-  Application Site Boundary
-  Public Rights of Way
-  Existing / Retained Vegetation
-  Proposed Open Space Tree Planting
-  Proposed Street Tree Planting
-  Proposed Feature Tree Planting
-  Proposed Multi Stem Tree Planting
-  Proposed Garden Tree Planting
-  Proposed Native Hedge Planting
-  Proposed Ornamental Hedge Planting
-  Proposed Native Shrub Planting
-  Proposed Ornamental Shrub Planting
-  Proposed Marginal Planting
-  Proposed Bulb Planting
-  Proposed Wet Grass Mix
-  Proposed Species Rich Wildflower Mix
-  Proposed Play Spaces
-  Proposed Climbers
-  Proposed Seating
-  Proposed Hoggin Footpath
-  Proposed Bollards
-  Landscape Bugger

Attenuation Basin Planting & Wetland Meadow



Emorsgate Wet Grass Mix EM8, Dogwood (Cornus sanguinea), Coppiced Willow (Salix spp), Alder (Alnus glutinosa), Downy Birch (Betula pubescens).

Species Rich Wildflower Grass



Emorsgate EM2 General Purpose Meadow Mix, EH1 Hedgerow Mix & EM10 Tussock Mix

Ornamental Hedge Planting



Prunus lusitanica
Euonymus
Photinia 'Red Robbin'
Carpinus betulus (Hornbeam)

Internal Street Trees



Malus trilobata
Carpinus betulus 'Lucas'
Magnolia kobus
Betula 'Obelisk'



Ecology

Surveys have been undertaken since 2022 to investigate ecological resources at the site. The site comprises grazed and amenity grassland, hard standing and buildings, bounded by discontinuous hedges and lines of trees. Smaller areas of scrub and tall ruderal vegetation are present in patches. The site is bounded by urban development to the north and west and agricultural fields to the south and east. No designated sites of nature conservation value in the area of the site would be affected by the proposals. No ponds are present within 250m of the site.

The site is generally of low ecological value, although trees and hedges present may be used by nesting birds. Bat surveys have shown low levels of bat activity around the site, with no bat roosts present in buildings. Some of the trees around the site boundary contain features that may support low numbers of roosting bats, and all of these will be retained. Reptile surveys have shown that low numbers of slow-worm are present in suitable habitat at the site boundary. Mitigation measures will be put in place to protect this species during construction and provide enhancements post-development.

The proposals present an opportunity to deliver benefits for biodiversity, including the strengthening of hedges and vegetated habitats around the site boundary, which would improve habitat provision and connectivity of habitats in the wider landscape. Faunal enhancements will also be provided for the benefit of a range of species including birds, bats, reptiles, invertebrates and hedgehogs.

Potential Ecological Features



Swales



Attenuation Basin



Faunal Enhanced Landscape Buffer



Key:

	Site Boundary		Ruderal / Ephemeral		Line of Trees
	Grazed Grassland		Manège (Equestrian)		Hedgerow
	Amenity Grassland		Hardstanding		Tree
	Scrub		Building		Tree with Low Bat Roosting Potential
	Bracken				

Precedents Key

- A. Red House Lane
- B. Thursley Road

Materials

The design approach aims to create a harmonious development that complements its surroundings by incorporating features found in the existing local context. The emphasis is placed on a traditionally-inspired aesthetic that blends seamlessly with the neighbouring environment. The overarching goal is to provide a cohesive, well-integrated residential area that respects and enhances the character of the broader community.

1. Brick Quoining
2. Bay Window
3. Barn-Hip Roof Detail
4. Gable Porch
5. Decorative Ridge Tiles



Precedents from dwellings in the Elstead area



Indicative street scenes of the proposed development



Indicative view illustrating the character of the development

Possible Uses & Local Policy for the Proposed Non-Residential Area

Proposals are being considered that will comprise a new medical centre for the village associated with a pharmacy and parish office together with a community co-working space and adequate on-site parking provision.

Surgery 350 m sq

Pharmacy 150m sq

Parish office and co-working space 50m sq

We welcome views on these proposals and any suggestions for additional facilities in this area.



Surgery / Parish Office



Offices



Co-Working Space

Sketches Showing Potential Layout for Surgery, Pharmacy and Parish Office

Indicative Layout - Version 1



Indicative Layout - Version 2



Key					
1.	Surgery 350sqm (1 Storey)	4.	Refuse Store	7.	Provision of 2no.Cycle Spaces for the Parish Office
2.	Pharmacy 150sqm (1 Storey)	5.	Cycle Store	8.	Disabled Parking
3.	Parish Office and Co-Working Hub 50sqm (1 Storey)	6.	Delivery / Ambulance Parking		

Thank you for taking the time to view our proposals and discuss these with our development team.

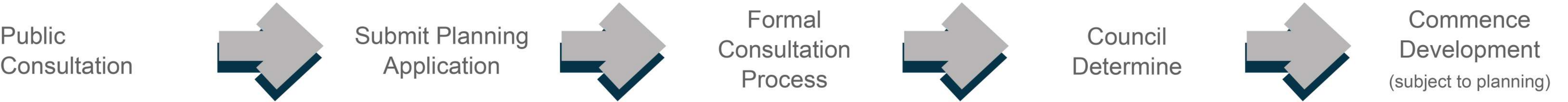
Your feedback is important to us and we encourage you to complete one of the feedback forms available here today or our online feedback form found on our website.

We kindly ask that all feedback is with us no later than 04th October. We will then look to incorporate input provided as part of this consultation process as we prepare a full planning application which will be submitted in the coming weeks.

Should you have any questions following this event, please do not hesitate to contact us using the details shown, where we will be happy to help.



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Key Benefits

Our plans for Sunray Farm will offer a number of benefits to the site and wider area:



Delivery of 43 high quality new family homes delivered by a reputable house builder.

Redevelopment of a site that is sustainably located with good access to public transport and local services

A landscape-led design approach that delivers a planting strategy within the defined buffer zone, minimizing visual impact and creating a seamless transition from countryside to urban edge.



Proposal includes providing new facilities, with a potential option including a new surgery, pharmacy and parish office.

A design approach that is sympathetic to existing neighbours, taken from the character of the surrounding area in keeping with the village

The landscaping on the site has been developed and reinforced to create an attractive and welcoming place to live and visit



The layout enables the retention of existing boundary trees, along with providing a Landscape Buffer.

As part of the planning process, we will also agree with Waverley Borough Council financial contributions or off-site works necessary to mitigate the impact of the new homes on the local community e.g. education, highways, play provision etc.



Indicative view illustrating the character of the development