

Peaslake Farm Development

Thank you to everyone who came along to the consultation event in October. The most popular of the two options presented was the courtyard option. We continue to work with our architects to develop the design, taking on board resident feedback from both schemes. The major concerns raised are listed below.



Above: Courtyard option favoured by the majority of residents – as presented in October 2018

Design

- Arranging the buildings in clusters was popular however some people were worried about the **height of the buildings**. It was felt that the height of the new buildings should be in keeping with the existing village housing. We have reduced the overall height of the buildings by utilising the roof space.
- **Parking spaces (storage)** - In response to concern about the use of 'garage' spaces for general storage we have changed the design of the covered parking spaces to be more like open wooden barns. We also have a strong management team at Greenoak who will not allow inappropriate use of the communal spaces.
- **Parking spaces (visual impact)** – Some people expressed concern about the visual impact of the covered parking spaces. By making the sides open, the site will feel more open, with views through the development from the road which we feel will reduce overall visual impact whilst retaining the feel of clustered 'farmyard' buildings.
- **Small gardens** – the site is quite tight as there are a lot of parking spaces to accommodate. However, we have been able to increase the size of the gardens by incorporating land to the side of the houses.
- **Balconies** – these had a mixed response and we are reviewing their use. If balconies are retained we will be mindful of their appearance and the materials used.

- **Daylighting** – All the houses/flats will be designed to give a good standard of daylighting. We will take into account the position of the site in the valley and the limited winter sun.
- **Communal space** – The space between the buildings which is not allocated to private gardens will be landscaped as part of the overall design. Greenoak will maintain these areas, employing landscaping contractors as necessary.

Detailed design & construction

- **Flexibility** – The houses will be designed so that, where possible, only the outside walls are structural allowing internal walls to be removed and repositioned if needed, to adapt the space to suit future needs.
- **Subdividing 2 bed to 3 beds** – Where possible, the houses will be designed with a generous second bedroom which could be converted into 2 single rooms if required. The house would still accommodate the same number of people.
- **Ventilation** – The houses will be fitted with whole house ventilation systems to ensure adequate ventilation and good internal air quality. Materials used in construction will also be carefully specified to avoid off gassing and provide a healthy environment within the home.
- **Solar panels** – If we install solar panels they will most likely be the type which generate electricity. Our preference is to use integrated panels which look like roof tiles, but this will depend on budget.
- **Materials** – The materials used externally will be very important to the success of the scheme. We understand that residents are keen that the materials are similar in colour and appearance to those common in the village.
- **Construction method** – We expect the construction to be timber frame as this has low environmental impact and will allow us to minimise construction traffic.
- **Construction traffic** – We understand that Peaslake Farm is a sensitive site with difficult access for large vehicles. We will have a traffic management plan in place during construction to minimise the impact on residents and other road users. We are also aware of the need to avoid any parking on the road or verges around the site. We intend to provide parking for construction workers onsite, making temporary use of the Parish Council's retained strip of land to the south of the site. We will be holding a third consultation meeting prior to the start on site to discuss these issues in more detail with residents.

Site issues

Use of the field to the West

- We understand that residents do not want any form of seating on the field to the west of the development or anything which may attract parking or use by day visitors to the area.
- We propose modest enhancement of the landscape, possibly with wild flower planting or planting aimed at water retention. Further discussions will be held with the Parish Council.
- A vehicular access will be built to the south of the development on land owned by Shere Parish Council to allow the land to the west to be maintained. General access to this area will be pedestrian only.

Creating new access onto Ewhurst Road.

- Surrey County Council Highways will be consulted on the road junction arrangements as part of the planning application.

Sewage system

- The houses will be designed to minimise water use and therefore reduce the amount of foul water entering the sewage system. All surface water from the development will be directed away from the sewage system.
- We have met with Thames Water, Surrey County Council and Shere Parish Council to discuss issues relating to flooding in parts of the village. It is our understanding that Thames Water, who are responsible for the sewage system, consider this development as non-problematic for the existing system. We will continue to liaise with Thames Water and Shere Parish Council on this issue.

Surface & ground water

- Thank you to those residents who have provided detailed information on the historic issues regarding flooding and ground water on the site. We do take these issues seriously and will seek expert guidance where appropriate.
- We are aware that the site will be subject to high levels of surface water during heavy downpours and we will work with our engineers to ensure that the surface water is directed into the land drain and that the drain will have the capacity to deal with the flow.
- Where possible we will use permeable surfaces in the landscaping and parking areas, so the development will not increase the flood risk from surface water.
- We are aware that the ground water level in the area is generally high and there may be natural springs in the area. Our engineers will assess the ground water conditions and design the foundations and sustainable drainage accordingly.