



Executive
Committee

December 2011

BROOKWOOD FARM

Country Park

Bagshot Road
Knaphill, Surrey



Contents



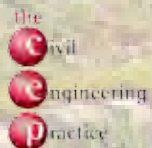
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Consultant team



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1.0 Foreword

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Over the past year, CALA Homes has embarked on a programme of extensive public consultation, which has included three sets of two-day public exhibitions, providing the local community with the opportunity to view, comment upon and discuss CALA's proposals for the site.

Nearly 2,000 residents have been invited to attend each event, and several hundred have taken the opportunity to view CALA's proposals for the site and feed their comments back.

These comments have then been fed directly into the planning and design process, which in turn have informed the progression of the plans.

This document provides an overview of each of the events, and demonstrates how CALA has taken on board comments made.

The public consultation has been underpinned by regular meetings with the Brookwood Farm Steering Group, which has provided strategic input prior to and following each of the consultation events.

However, on a site as large and as complex as Brookwood Farm, a huge amount of technical survey work is needed to underpin the design work and ensure that the constraints and opportunities of the site have been accurately identified, and this document also reflects the huge amount of work that has gone into preparing for a planning application.

This has included meetings with statutory bodies such as the planning department of Woking Borough Council and the highways authority of Surrey County Council, meetings with bodies such as Natural England, the Environment Agency and the Surrey Wildlife Trust, and a huge amount of survey work, principally on the ecological and hydrological constraints on the site. Given that the land lies in close proximity to an SPA, and is home to a SSSI, this work is vital in ensuring the proposals give these areas the protection that they deserve.

Technical work has also gone into ensuring that the sustainable housing scheme is feasible, notably through traffic modelling and highways surveys. Though a full Transport Assessment will be prepared for any detailed application submitted, this document reflects the work undertaken to date. I would like to stress, however, that the Transport Assessment will take account of the proposed Sainsbury's application on the opposite side of the A322.

In making this application to the Executive Committee, I want to make clear that we are not asking the committee to grant a detailed planning consent for the site, nor would the information provided be adequate for such an application.

Rather, we have provided an overview of the enormous amount of preparatory work that has been undertaken in the past year, and we are asking the Executive Committee to grant permission to enable us to submit a detailed planning application.

I would like to stress at this point that in granting this permission, the application will still have to be put out for statutory consultation to both the local community and to statutory consultees, and it will still have to be determined by planning committee at the end of the 13-week period after submission. All of the plans before you will be subject to the normal planning process.

However, in order to provide you with some comfort that the application – which is due to be submitted in early 2012, subject to permission from the Executive Committee – will not be dramatically changed following the Executive Committee meeting, we have stated below a number of core principles that are reflected in this submission material, and will be reflected in the detailed planning application:

- The application will be for no more than 297 homes
- The application will include 25% affordable housing
- The application for the housing scheme will comprise 7.71 hectares of land
- The application for the country park will comprise 37.28 hectares
- The homes would be developed to Code 4 of the Code for Sustainable Homes

The country park would never leave the ownership of Woking Borough Council. As this document makes clear, the SANG element of the country park would be delivered in time for first occupations, though the actual delivery of the country park would form part of the planning application and would be delivered in an appropriate and sensitive manner, in consultation with Natural England and Woking Borough Council.

At the first consultation events, we included the country park on the opposite side of the A322 in the site plan, however, following consultation with residents, it was made clear that this is already a well-used space, and there was no local desire to see this either amended or formerly linked, through a bridge. It should also be noted that the cost implications for providing a bridge across the A322, as a major link road to the M3, were not felt to be viable.

It should be stressed, lastly, that the plans are still being revised and tweaked, and that discussions are still ongoing with both statutory consultees and officers at both Woking Borough Council and Surrey County Council. Concern was raised at the exhibitions over the impact on local infrastructure, however, CALA would be obliged to provide a legal Section 106 agreement, which would include financial contributions towards any identified deficits in provision. Twenty-five percent of the site would be designated as affordable housing, whilst the remainder of the contribution would be subject to a viability study, which would be submitted as part of the detailed planning application. As with all other elements of these proposals, this is subject to the planning process.

I hope that this document provides an accurate reflection of the level of both the public consultation and the technical work that has been undertaken to support these proposals.

I hope that you will feel able to support our proposals and allow us to submit a detailed planning application to Woking Borough Council.

Yours

Simon Collins

Planning and Design Director
CALA Homes

2.0 Community Involvement

2.0 Community Involvement



2.0 Community Involvement

2.1 Summary of the Involvement Programme

The site is situated in Brookwood and Knaphill, and is owned in part by CALA and in part by Woking Borough Council. It is currently leased to a third party, and is home to several animals which graze the fields.

The north-west section of the site, where CALA is proposing to create its sustainable housing scheme, is allocated for 300 houses in Woking Borough Council's Local Development Framework. The remainder of the site has no formal allocation.

2.2 Proposal

CALA is proposing to create a new country park on the majority of the site, and create a new sustainable housing scheme on the section of the site allocated for residential development.

The sustainable housing scheme would comprise 297 new homes, including 25% affordable housing. The proposed homes would comprise:

Open market

2 bedroom apartment	14
2 bedroom house.....	31
3 bedroom house.....	80
4 bedroom house.....	93
5 bedroom house.....	4
Total	222

Affordable

1 & 2 bedroom elderly apartments	25
2 bedroom apartment	28
2 bedroom house.....	16
3 bedroom house.....	6
Total	75

Access to both the country park and the sustainable housing scheme is proposed from Bagshot Road (the A322).

Within the country park, numerous community facilities are proposed, including a children's play area, a trim trail, two junior football pitches and community allotments.

2.3 Statement of Community Involvement Review

Woking Borough Council's Statement of Community Involvement was adopted in February 2007.

Section 5 advises on community involvement for planning applications.

"Applicants are especially encouraged to liaise early with infrastructure providers for new developments, and this would be most beneficial at the pre-application stage."

Council Officers and Members will expect to be invited to attend pre-application consultation events; however it is essential that impartiality is maintained. Council Officers

will be supportive but not influential at pre-application consultation events. Where Members are interested in pre-application processes they will not give an opinion at community involvement events as this would prejudice them from taking part at the planning committee.

The Council is also required to consult statutory bodies on particular planning applications, for example, infrastructure providers, environmental interest, leisure and historical interest groups. The Council has to consult SEERA and Surrey County Council on applications that may affect the implementation of their policies.

In addition to the requirements on the Council to consult the public applicants sometimes undertake interactive consultation as part of their application.

By increasing basic publicity methods non-statutory organisations which represent specialist interest groups have greater opportunity to comment on applications.

Since August 2006, the majority of planning applications, (including householder applications for sites within a Conservation Area) and all Listed Building Consent Applications submitted to the Council need to be accompanied by a Design and Access Statement. In producing a Design and Access Statement the applicant should involve the community".

2.4 Pre-Application Consultation

Government guidance and Woking Borough Council's Statement of Community Involvement encourages pre-application consultation.

Therefore, prior to submitting the formal planning application for the site, CALA undertook a detailed and extensive programme of community consultation, outlined in the following documentation.

2.5 Contacting statutory bodies

During the pre-application discussions, meetings were sought with planning officers alongside relevant bodies.

Meetings were held with officers on the following dates: Wednesday 23rd February 2011, Wednesday 18th May 2011, Wednesday 10th August 2011 and Wednesday 9th November 2011.

All of the meetings were attended by Simon Collins, Planning and Design Director at CALA, and Richard Potts, Land Director at CALA. Douglas Bond, of Wolf Bond, CALA's planning consultants, Tobin Byers, of Remarkable Engagement, Danny Scanlon, of OSP Architecture, and Paul Dallain, of OSP Architecture, attended some meetings as necessary.

A meeting was held with the Highways Authority at Surrey County Council on Monday 21st November 2011, at Woking Borough Council's offices. This meeting was attended by Simon Collins, Paul Dallain and Graham Bellamy, of Bellamy Roberts, CALA's highways consultants.

A meeting was held with the Surrey Wildlife Trust. The meeting was held on Thursday 7th April 2011, at the Trust's offices. The meeting was attended by Simon Collins, Tobin Byers and Alistair Baxter, of Aspect Ecology, CALA's ecologists.

2.0 Community Involvement

A subsequent meeting with the Surrey Wildlife Trust was held on Wednesday 4th May 2011 on site. The meeting was also attended by representatives from Natural England. The meeting was attended by Simon Collins and Alistair Baxster.

A meeting was held with the Environment Agency (EA) on Monday 16th May 2011. The meeting was held on site, and was attended by Simon Collins, Alistair Baxter and Gerry Waller, of the Civil Engineering Practice, CALA's hydrologist.

It should also be noted that both the EA and the Surrey Wildlife Trust attended some of the public consultation events (see below).

2.6 Brookwood Farm Steering Group meetings

In order to help steer the progression of the proposals and provide strategic input on behalf of Woking Borough Council, a steering group was established. The group comprised the ward member for Brookwood, the ward members for Knaphill, and the Leader of the Council.

Subsequently, the electoral division members for Knaphill and for St. John's and Brookwood on Surrey County Council also attended the meetings.

An initial meeting was held with the steering group on Thursday 17th March 2011. The meeting was attended by Simon Collins, Danny Scanlon and Daniel Hayman, of Remarkable Engagement.

At the meeting, the consultation strategy was discussed, as well as the timetable for the consultation and the planning application.

One of the members of the steering group was unable to attend on Thursday 17th March, so a conference call was arranged which took place on Wednesday 23rd March 2011. The call was held with Simon Collins and Tobin Byers.

The next meeting with the Steering Group took place on Tuesday 31st May 2011. This meeting provided members of the project team with the chance to update the steering group on the first exhibition and the feedback that had been received.

This meeting was attended by Simon Collins, Richard Potts, Paul Dallain and Tobin Byers.

Prior to the second set of exhibitions, a meeting was held with the Steering Group on Friday 1st July 2011. This provided the team with the opportunity to present the Steering Group with the progressed plans, and explain how feedback had helped shape the proposals.

This meeting was attended by Simon Collins, Graham Cunningham, Managing Director of CALA, Paul Dallain and Tobin Byers. Graham Bellamy also attended the meeting, in order to provide members of the group with a short presentation on the highways proposals and the modelling work that had been undertaken to date.

Between the second and the third set of exhibitions, a further meeting was held in order to provide members with an overview of feedback from the second set of events, and discuss with them how that feedback was shaping the progression of the plans.

This meeting was held on Thursday 18th August 2011 and was attended by Simon Collins, Richard Potts, Danny Scanlon and Tobin Byers.

Following the final set of exhibitions, a meeting was held on Tuesday 8th November 2011 to provide members with a brief overview of the full consultation process, and to present the progressed proposals.

This meeting was attended by Simon Collins, Richard Potts, Paul Dallain and Tobin Byers.

A final meeting was held on Wednesday 30th November 2011, to present proposals to the Steering Group prior to an application being submitted.

This meeting was attended by Simon Collins, Paul Dallain and Tobin Byers.

In total, six meetings and one conference call were held with the Brookwood Farm Steering Group between Thursday 17th March 2011 and Wednesday 30th November 2011.

All of the meetings were held at Woking Borough Council's offices.

2.7 One-to-one meetings with resident groups

Prior to the wider public consultation events and in addition to the Steering Group meetings, CALA sought to engage local community groups to discuss early plans.

Letters were sent to the Knaphill Residents' Association, the Goldsworth Park Allotments Society, The Brookwood Village Association and the Sheets Heath Residents' Association.

A meeting was subsequently arranged on Thursday 17th March 2011 with a representative from the Goldsworth Park Allotments Society and a representative from the Knaphill Residents' Association. The meeting was held at the Brookwood Club, and was attended by Simon Collins and Daniel Hayman.

A meeting was also arranged with representatives from The Brookwood Village Association and the Sheets Heath Residents' Association. The meeting took place on Tuesday 5th April at the Brookwood Primary School. The meeting was attended by Richard Potts and Tobin Byers. Representatives from the Basingstoke Canal Society also attended the meeting.

Both meetings provided the team with an opportunity to hold early discussions with the local residents' groups, and outline the consultation process and the initial ideas.

Follow-up meetings were held with both groups on Tuesday 5th July. A meeting was held with a representative of The Goldsworth Park Allotments Society and a representative of the Knaphill Residents' Association at the Brookwood Club. This was attended by Simon Collins and Tobin Byers.

A separate meeting was also held with representatives from the Brookwood Village Association and the Sheets Heath Residents' Association. The meeting was held at the Brookwood Primary School, and was attended by Richard Potts and Tobin Byers.

2.0 Community Involvement



The follow-up meetings provided the team with the opportunity to provide representatives with an overview of the feedback received, and explain how that feedback was helping to shape the progressed plans.

2.8 Meeting local businesses

In order to ensure that the local business community was aware of the proposals, Simon Collins and Tobin Byers spent two days in Brookwood and Knaphill speaking to local business owners.

On Tuesday 5th April 2011, prior to the first set of exhibitions, they spent the morning talking to local business owners in Brookwood, and the afternoon in Knaphill. This provided an opportunity to introduce themselves and the project, to discuss the consultation timetable, and to outline the early thoughts for the project.

On Tuesday 5th July 2011, a second day was spent talking to local business owners, the morning in Brookwood and the afternoon in Knaphill. The second day provided an opportunity to update local business owners on progress made since the first set of exhibitions, and provide a preview of the progressed masterplan ahead of the second set of exhibitions.

2.9 Project website and freephone information line

In order to provide the wider community with the opportunity to view the proposals online, a dedicated project website was set up. The web addresses for the site are: www.brookwoodfarmwoking.co.uk / www.brookwoodfarmwoking.com.

The website was updated throughout the duration of the project, and also contained an online comment facility. As of Thursday 1st December, the home page had generated 2,487 visits.

A dedicated freephone information line was also available to the community to ask questions and provide feedback. The line was manned between the hours of 8:30am and 5:30pm Monday to Friday, with an answer machine facility available outside of these hours.

The freephone information line number is: 0800 298 7040

2.10 Public consultation events

In order to provide the wider community with the opportunity to view, discuss and comment upon CALA's proposals for the site, three public exhibitions were held.

The rationale for holding three public exhibitions was to ensure that consultation began at an early stage, and that the feedback directly shaped the proposals from the outset, being fed into the design and planning process.

Each exhibition was held on two days: a Thursday in Brookwood, and a Saturday in Knaphill. This ensured that residents from each location were able to attend without having to travel too far, and meant that as many people as possible could attend, fitting it around their working lives.

2.11 Exhibition one

The first set of public consultation events were held on Thursday 7th April and Saturday 9th April 2011. Thursday's event was held in the church hall at the St. Saviours' Church, Brookwood, between 2pm and 8pm, whilst Saturday's took place in the Vyne Centre, Knaphill, between 9am and 3pm.

Invitation newsletters were issued to nearly 2,000 local residents on Tuesday 29th March. The initial invitation newsletters were sent with post-paid reply cards, providing residents with an initial opportunity to provide feedback on the scheme.

In addition to the residents, the following stakeholders were invited to attend:

- The ward members for Knaphill
- The ward member for Brookwood
- The electoral division member for St John's and Brookwood
- The electoral division member for Knaphill
- The leader of Woking Borough Council
- Members of the planning committee
- The Knaphill Residents' Association
- The Brookwood Village Association
- The Sheets Heath Residents' Association
- The Member of Parliament for Woking

At the exhibitions, panels were displayed providing the following information:

- A red line site plan, with blue shading indicating the land allocated for housing, and green shading indicating the land allocated as a country park
- Information about CALA Homes
- Information on the constraints and opportunities on the site
- Example house types to gauge feedback on the housing scheme
- Example images to gauge feedback on the country park
- Information on the next steps
- Information on the consultation timeline

2.0 Community Involvement

Feedback forms were available for residents to provide comments on the proposals. These could either be filled in on the day and deposited into the ballot box, or returned via a freepost envelope, available at the exhibition.

At the exhibition, representatives from CALA Homes, Remarkable Engagement, OSP Architecture, Bellamy Roberts (Highways), Woolf Bond (Planning) fabrik (Landscape Architecture), Aspect (Ecology), The Civil Engineering Practice (Hydrology), and Hodkinson Consultancy (Sustainability) were all present to talk to residents and to answer questions.



2.12 Exhibition one: feedback and responses

Over the two days, a total of 206 people signed into the visitor's books, and 78 feedback forms were subsequently received, including comments made via the consultation online email address.

Below is a short summary of the feedback received from residents and CALA's responses. A full summary will be included in the detailed planning application to be submitted to Woking Borough Council in early 2012, subject to receiving permission from the Executive Committee.

Brookwood Farm Country Park top 10 comments:

1. *Country Park should be left natural / rural / dense woodland / wildlife* (32%)

CALA is proposing to provide a natural, rural country park, reflecting the existing country park on the opposite side of the A322. The country park would be designed so that certain areas would attract and retain wildlife, and walkers would be discouraged away from these areas using footpaths.

2. *Wide gravel paths for walkers / wheelchairs / buggies* (21%)

The footpaths provided would comprise a mix of hard surface and grass, with the grass ones utilised in areas that might flood from time-to-time.

3. *Children's play area / rustic wooden style / tyre swings* (17%)

CALA is proposing to provide several children's play areas associated with its sustainable housing scheme located in accordance with Woking Borough policy and 'Fields in Trust' guidance, and a wooden trim trail just inside the country park.

4. *Adequate parking provision* (13%)

Following feedback and subsequent amends to plans, CALA is proposing a small element of general parking for the country park, which would be controlled in a similar way to that in Brookwood to prevent commuters parking there.

5. *Good access to Brookwood Railway Station / lighting* (12%)

CALA is proposing to provide a more direct footpath across the site, allowing commuters to walk to Brookwood Railway Station. However, reflecting the majority of residents who wanted a rural country park, CALA is not proposing that the path be lit.

6. *Provision of a lake or pond* (12%)

CALA is proposing that an area in the country park be used as a permanently wet area, to both mitigate flood risk and attract and retain wildlife.

7. *Designated cycle paths / BMX track* (12%)

CALA proposed a BMX track at the third exhibition; however, many residents were concerned that it would lead to an increase in anti-social behaviour on the site, and noted that there were similar provisions nearby.

8. *Open spaces for sports* (11%)

There would be adequate space for informal sports areas on the country park.

9. *Encourage dogs off leads / provide dog bins* (9%)

The country park would be opened up to allow dog walkers across the whole site, steering them away from the SPA at Sheets Heath.

10. *No / minimal lighting* (5%)

See response to question five.

Brookwood Farm sustainable housing scheme top 10 comments:

1. *Low density housing* (19%)

CALA believes its sustainable housing scheme has been designed at an appropriate density for the area and the site. Further, the land is allocated in the Local Development Framework for 300 homes, and CALA's proposals are for 297.

2. *Minimum number of flats / apartments* (17%)

In order to provide a mix of housing and range of prices, CALA is proposing a small proportion of flats on site. However, these would be designed to look like houses, and would be no higher than two-and-a-half-storeys.

3. *Nothing exceeding two-storey* (17%)

CALA demonstrated at the third exhibitions that a two-and-a-half-storey property would be no higher than a two-storey property. CALA has committed to no three-storey housing on site, and would use the two-and-a-half-storey properties to create a more varied and interesting street scene.

2.0 Community Involvement

4. *Mixed housing of different designs to overcome uniformity* (12%)

See responses to questions two and three.

5. *Adequate landscaping on border with Coresbrook Way* (12%)

Following feedback and discussions with residents who border the site, CALA is proposing to provide a landscaped buffer zone between its development and Coresbrook Way.

6. *No development at all* (11%)

The site is allocated in Woking Borough Council's Local Development Framework, and forms part of the council's plans to meet its housing targets between now and 2027.

7. *Design in keeping with Coresbrook Way* (9%)

CALA has worked hard to try to ensure that the design is both attractive, whilst also being sympathetic to neighbouring residents. CALA has sought to take inspiration from the locality and create a relatively traditional development, however, in order to create an interesting street scene it is necessary to provide a mix of homes.

8. *No / minimal affordable housing* (8%)

CALA has to provide an element of affordable housing in order to comply with Woking Borough Council's policy. See the affordable housing section in this submission document for more details on the proposals.

9. *Use of pepper-potting to avoid ghettos* (7%)

CALA has sought to intersperse the affordable housing in a few pockets, though for the purposes of the Registered Social Landlord that will manage them, it is necessary that they are provided in small clusters.

10. *No access through Sparvell Road* (7%)

CALA is proposing only one access from the Sainsbury's junction on the A322. No secondary access points are proposed through the existing residential estate.

2.13 Exhibition two

The second set of public consultation events were held on Thursday 14th July and Saturday 16th July 2011. Thursday's event was held in the church hall at the St. Saviours' Church, Brookwood, between 2pm and 8pm, whilst Saturday's took place in the Vyne Centre, Knaphill, between 9.30am and 1.30pm.

A special preview session for residents living on the north western boundary to the housing site was held between 8.30am and 9.30am on the Saturday, providing them with an opportunity to discuss the proposals with members of the team prior to the wider public consultation event.

The consultation event on the Saturday finished earlier in the afternoon than the first one due to the Knaphill Village Show, which took place on the afternoon of Saturday 16th July 2011. The earlier finish ensured that residents were able to attend both events.

However, in order to ensure that as many people were able to view the plans as possible, representatives from the team attended the Knaphill Village Show following the public consultation to distribute copies of the display material.

Invitation newsletters were issued to nearly 2,000 local residents on Thursday 7th July 2011. The database used was cross-referenced with the attendee's database from the first exhibitions, ensuring that those who did not get invited to the first exhibitions but did attend received an invitation to the second exhibitions.

In addition to the residents, the following stakeholders were invited to attend:

- The ward members for Knaphill
- The ward member for Brookwood
- The electoral division member for St John's and Brookwood
- The electoral division member for Knaphill
- The leader of Woking Borough Council
- Members of the planning committee
- The Knaphill Residents' Association
- The Brookwood Village Association
- The Sheets Heath Residents' Association
- The Member of Parliament for Woking

At the exhibitions, panels were displayed providing the following information:

- An indicative masterplan for the scheme
- Details of the feedback received on Brookwood Farm Country park
- Information on how the plans for Brookwood Farm Country Park had been progressed
- Details on the hydrological and ecological survey work undertaken
- Details of the feedback received for the sustainable housing scheme
- Indicative scheme sections showing the land levels
- Information on the different densities across the site
- Further details on highways, local infrastructure and sustainability
- Information on the next steps

Feedback forms were available for residents to provide comments on the proposals. These could either be filled in on the day and deposited into the ballot box, or returned via a freepost envelope, available at the exhibition.

At the exhibition, representatives from CALA Homes, Remarkable Engagement, OSP Architecture, Bellamy Roberts (Highways), Woolf Bond (Planning) fabrik (Landscape Architecture), Aspect (Ecology), The Civil Engineering Practice (Hydrology), and Hodkinson Consultancy (Sustainability) were all present to talk to residents and to answer questions.

2.0 Community Involvement



2.14 Exhibition two: feedback and responses

A total of 126 people signed into the visitor's books over the two days, and 32 feedback forms were subsequently received.

Below is a short summary of the feedback received from residents and CALA's responses. A full summary will be included in the detailed planning application to be submitted to Woking Borough Council in early 2012, subject to receiving permission from the Executive Committee.

1. Over 50% of respondents supported the principles CALA followed in developing its indicative layout.

2. In response to a question on the sections and densities produced for the second set of events, people said that the density was more acceptable but still too high; that they did not understand what was meant by a two-and-a-half-storey property; that they felt too many apartments were proposed; and that they wanted more information on affordable housing.

At the third exhibitions, CALA provided an indicative diagram which showed the relative height of a two-storey home in comparison to a two-and-a-half-storey home. CALA also provided a detailed breakdown of the number and mix of homes, which included a breakdown of the affordable housing provision.

3. Nearly 80% of respondents supported CALA's proposals not to include artificial lighting or formal sports areas on the country park.

Following discussions at the third exhibitions over the proposed BMX track, and in response to the need to provide something for teenagers, CALA is now proposing to provide two junior football pitches, as opposed to the BMX track. However, there are no plans for this to be formerly lit.

4. Over 50% of respondents supported CALA's proposals not to include any general parking for the country park, but instead to include only a small element of disabled parking. Just under 50% either disagreed or were non-committal.

In response to concerns that no parking provision would lead to over-spill parking on the surrounding roads, CALA

is now proposing a small element of general parking, which would be controlled in a similar way to that in Brookwood to prevent it being used by commuters.

5. In response to a question on the community facilities (the community orchard, children's play areas and trim trail), respondents were generally supportive of the concept, though questioned how in practice the facilities would be managed.

Following feedback on this question, CALA is no longer proposing to provide the community orchard, and is instead proposing a number of community allotments. The trim trail and children's play areas are still proposed, and would be adopted by Woking Borough Council to be managed. CALA would provide monies to maintain the facilities for a number of years.

6. Respondents used the final question asking for "other comments" to raise concerns over the capacity of local infrastructure, the likely impact on the road network, the risk of flooding on the site, the additional footfall on the SSSI and the SPA, and the long-term maintenance of the country park.

CALA has undertaken detailed survey work, reflected elsewhere in this submission document, on the flood risk on the site, the impact on the SSSI and the SPA, and the capacity of the highways network. CALA is currently involved in discussions with officers at both Woking Borough Council and Surrey County Council, and will provide legal Section 106 contributions towards any identified shortfalls in infrastructure.

2.15 Exhibition three

The third set of public consultation events were held on Thursday 22nd September and Saturday 24th September 2011. Thursday's event was held in the church hall at the St. Saviours' Church, Brookwood, between 2pm and 7.30pm, whilst Saturday's took place in the Vyne Centre, Knaphill, between 9.45am and 1.30pm.

A special preview session for residents living on the boundary to the housing site was held between 8.45am and 9.45am, providing them with an opportunity to discuss the proposals with members of the team prior to the wider public consultation event.

2.0 Community Involvement

Invitation newsletters were issued to nearly 2,000 local residents on Wednesday 14th September 2011. The database used was cross-referenced with the attendee's database from the first and second exhibitions, ensuring that those who did not get invited previously but did attend received invitations to the second exhibitions.

In addition to the residents, the following stakeholders were invited to attend:

- The ward members for Knaphill
- The ward member for Brookwood
- The electoral division member for St John's and Brookwood
- The electoral division member for Knaphill
- The leader of Woking Borough Council
- Members of the planning committee
- The Knaphill Residents' Association
- The Brookwood Village Association
- The Sheets Heath Residents' Association
- The Member of Parliament for Woking

At the exhibitions, panels were displayed providing the following information:

- A progressed, indicative masterplan for the scheme
- Details of the feedback received on Brookwood Farm Country park
- Information on how the plans for Brookwood Farm Country Park had been progressed
- The revised masterplan for the country park
- Details of the feedback received on the sustainable housing scheme
- Information on how the plans for the sustainable housing scheme had been progressed
- A detailed breakdown of the mix of housing, including a breakdown between the open market and affordable housing
- Indicative elevations and levels for the sustainable housing scheme
- Information on local infrastructure
- Information on the community benefits that the scheme would generate
- Information on the next steps

Feedback forms were available for residents to provide comments on the proposals. These could either be filled in on the day and deposited into the ballot box, or returned via a freepost envelope, available at the exhibition.

At the exhibition, representatives from CALA Homes, Remarkable Engagement, OSP Architecture, Bellamy Roberts (Highways), Woolf Bond (Planning) fabrik (Landscape Architecture), Aspect (Ecology), and The Civil Engineering Practice (Hydrology), Hodkinson Consultancy (Sustainability) were all present to talk to residents and to answer questions.

2.16 Exhibition three: feedback and responses

A total of 149 people signed into the visitor's books over the two days, and 17 feedback forms were subsequently received.

Below is a short summary of the feedback received from residents and CALA's responses. A full summary will be included in the detailed planning application to be submitted to Woking Borough Council in early 2012, subject to receiving permission from the Executive Committee.

Total no. of responses	Supporters	Supporters with reservations	Those opposing
21	11 (53%)	3 (14%)	7 (33%)

A range of concerns were raised on the feedback forms, summarised below:

1. *Concern over the location of the elderly people's accommodation*

CALA has spent a lot of time considering the most appropriate location for the elderly people's accommodation, and believes that that location is at the end of the site. A detailed rationale for the location of the elderly people's accommodation is provided elsewhere in this submission document.

2. *Concern over the density and the number of homes proposed*

See responses to exhibitions one and two.

3. *Concern over the proposed footpath link onto Sheets Heath Lane*

Following concerns raised by a number of people about the footpath link onto Sheets' Heath Lane, CALA relocated the footpath to link in with the footpath that runs alongside the Basingstoke Canal. This will still provide a direct access through to Brookwood Railway Station, but should address concerns over safety.

4. *Concern that the BMX track would lead to anti-social behaviour*

CALA is no longer proposing to provide a BMX track, following concerns raised over anti-social behaviour and the fact that there are similar facilities in the vicinity. Instead, CALA is now proposing two junior football pitches, which would be located near to the access road and in line with the sustainable housing scheme, creating a separate area from the main country park.

5. *Concern over infrastructure*

See response to question six from exhibition two.

6. *Concern over the increase in traffic / impact on the A322*

CALA's highways consultants have undertaken initial survey work on the likely impact of the scheme on the highways network, which is detailed elsewhere in this submission document. A full Transport Assessment will be submitted with a detailed planning application in early 2012, subject to permission from the Executive Committee.

7. *Pleased that no walk-throughs were provided to Oakwood Gardens*

2.0 Community Involvement

8. *Desire to see a wider variety of affordable housing provided*

A detailed breakdown of the affordable housing provision is provided elsewhere in this submission document. CALA's proposals reflect a recognised need in the borough, and have been drawn up in consultation with planning and housing officers at Woking Borough Council.

9. *Pleased with the provision of children's play areas*

10. *Desire to see an element of general parking provision included in the country park*

See response to question four from exhibition two.

11. *Concern over an increase in anti-social behaviour on the country park*

CALA is proposing kissing gates on a number of entrances into the country park, which should prevent scooters and other vehicles accessing the park. CALA has designed its sustainable housing scheme in such a way so as to provide an element of natural surveillance over the country park, which should help police anti-social behaviour.

Examples of exhibition boards are included in this summary. A full Appendix of all material produced for the consultation events will be submitted when a detailed planning application is submitted in early 2012, subject to the permission of the Executive Committee.

2.17 Post-Application Communication

Ongoing stakeholder engagement

As part of its commitment to engagement and communication, CALA will provide an update on the submission of the application, once formerly registered, to the following stakeholders.

- Local residents
- The ward members for Knaphill
- The ward member for Brookwood
- The electoral division member for St John's and Brookwood
- The electoral division member for Knaphill
- The leader of Woking Borough Council
- Members of the planning committee
- The Knaphill Residents' Association
- The Brookwood Village Association
- The Sheets Heath Residents' Association
- The Member of Parliament for Woking

Those who request further information by telephone, letter or email will be responded to in the most appropriate manner.

The project's dedicated freephone information line number and email address will be available throughout the course of the planning process for those that require further information or to discuss the proposals in more detail.

Woking Borough Council will also undertake a statutory consultation on the planning application, providing the community with the opportunity to formerly comment on the proposals.

BROOKWOOD FARM COUNTRY PARK AND SUSTAINABLE HOUSING

WELCOME

Welcome to CALA Homes' (CALA) public exhibition for Brookwood Farm.

As you may be aware, CALA is working in partnership with Woking Borough Council to create a new country park and high quality sustainable housing scheme at Brookwood Farm, and will be holding several community consultation events to provide you with the opportunity to help define these exciting plans.

Today's exhibition is being held at a very early stage in the process. As the map below indicates, the land for the country park and the land for the proposed housing has been allocated.

The purpose of today's event is to obtain your feedback on what you would like to see in this scheme. You'll find further detail on the constraints, opportunities and options for both the country park and the housing on other panels, and we welcome your comments.

Please ask a member of the team for a feedback form, and you can either leave it with us at the end or return it to us freepost. If you would like to take it home with you, please ask a member of the team for a freepost envelope.

THANK YOU FOR VISITING.

Key

- Land allocated for housing
- Land allocated for the country park

1 Coresbrook Way
2 Connaught Road
3 Sainsbury's
4 Brookwood railway station

WWW.BROOKWOODFARMWOKING.COM 0800 298 7040

Exhibition one board

3.0 Masterplan



3.0 Masterplan

3.0 Masterplan



Current Masterplan

3.0 Evolution of Masterplan

3.1 Existing Site Constraints

The constraints plans show the existing site features which have informed and restricted the layout of the proposed scheme. The proposed development will need to provide:

- The need to provide a safe and adequate proposed movement network which retains as much of the existing road layout as possible.
- The need to respect the privacy and amenity of the adjoining residents.
- The need to provide Suitable Alternative Natural Greenspace (SANG).
- The need to respond to the character and appearance of the surrounding area.
- The need to consider the orientation and outlook of the new dwellings in terms of their surroundings and the possibility of passive solar gain.
- Although the residential development site is not within the area of Flood Risk, the Country Park is. The design of the Country Park will allow for its location on the floodplain.

The project team have carefully considered all of the constraints identified and have set a criteria of design guidelines in order to progress the scheme forward:

- Create a sense of community.
- Meet Woking Borough Council's aims and aspirations in terms of design and quality.
- Respond to comments received through community and stakeholder consultation.
- Comply with Government guidelines.
- Provide a good mix of units local people want to live in.
- Include affordable accommodation in accordance with the viability assessment.
- Be design led, i.e. not of standard design, but respecting the varying character and topography of the area.
- The design should be of high quality and provide for all the modern facilities and building techniques, and have regard of current efficient / sustainable requirements.
- Enhance the landscape and ecological characteristics of the site through additional planting, habitat creation and appropriate management.



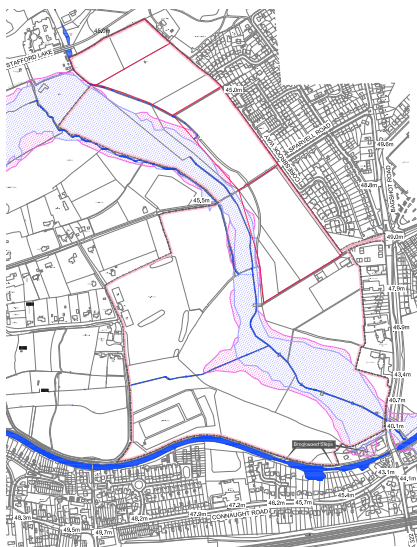
Landscape Constraints



Topographical Constraints



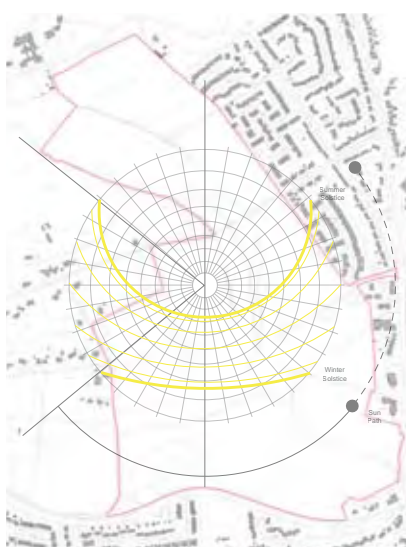
Access Constraints



Flood Constraints



Ecological Constraints



Solar Constraints

3.0 Evolution of Masterplan

3.2 Vision

The vision for Brookwood Farm is to create a new, fully accessible and managed Country Park for the benefit of the wider community. In addition to providing new wildlife habitats and protection of existing ecology, the park will enhance the settings of Cowshot Stream (Crastock or Crayshot), Basingstoke Canal, Bisley Common and Sheets Heath.

The open spaces will provide recreational, health and educational benefits for the residents of Knaphill and Brookwood, creating a landscape which, although defining a clear edge and helping to

maintain the Green Belt, will provide a new central focus for both communities. Suitable Alternative Natural Greenspace (SANG) will be provided in excess of Woking Borough Council's policy requirements.

To help deliver the Country Park, a sensitively designed residential development will be created on land already safeguarded for housing by Woking Borough Council. Although the new development will provide a distinct character with a strong sense of identity, the new dwellings will respond to the existing character and appearance of the surrounding area.



Indicative artist's impressions

3.0 Evolution of Masterplan



Indicative artist's impression

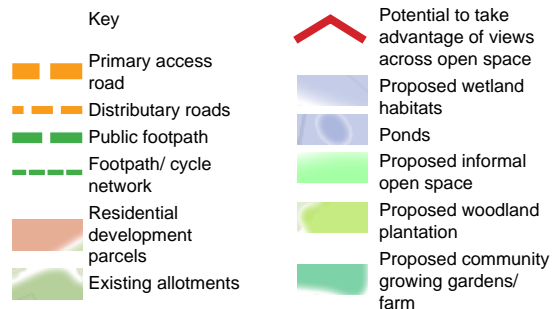
3.3 Site Opportunities

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

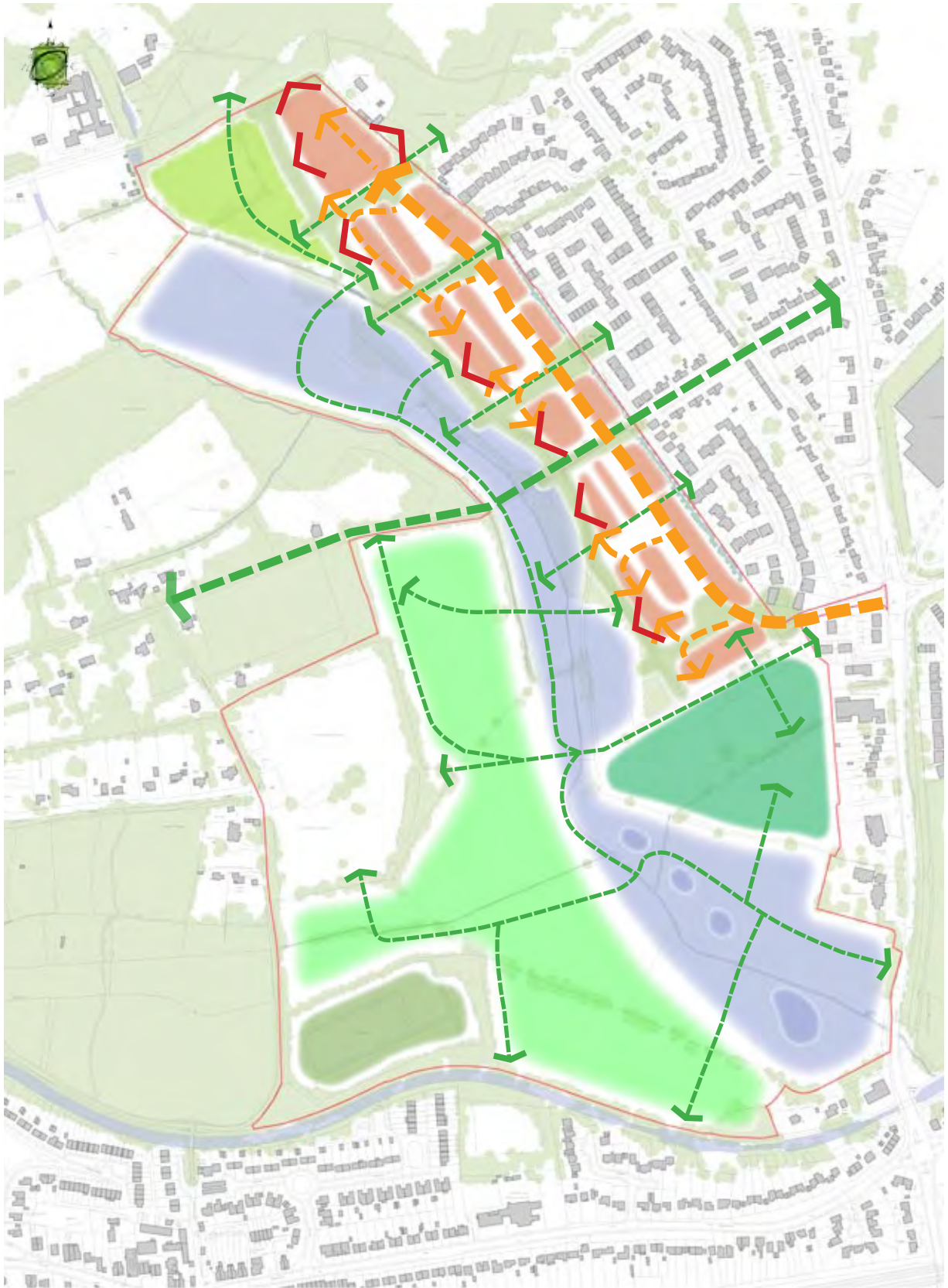
- Consider the comments and aspirations of the local community and stakeholders.
- Create a sense of community.
- The creation of a new Country Park containing a range of spaces and habitats with green links to the edges of Knaphill and Brookwood and potentially forming a new SANG area.
- The provision of a safe and adequate access through the site.
- To provide a good mix of accommodation yet respecting the amenity, form, scale and character of the surrounding area.
- The retention of as many of the existing trees as possible together with new planting to enhance other boundaries.
- The creation of a permeable layout for ease of movement, together with good links between the site and the surrounding area including improvements to the existing public rights of way.
- Meet Woking Borough Council's aims and aspirations in terms of design and quality.
- Comply with Government guidelines.
- Include affordable accommodation in accordance with the viability assessment.

- Be design led, i.e. not of standard design, but respecting the varying character and topography of the area.
- The design should be of high quality and provide for all the modern facilities and building techniques, and have regard to current efficient / sustainable requirements.
- Consider the advice provided by the Police Crime Reduction Adviser with regard to crime prevention and Secured by Design.

Taking into account the considerations of the existing constraints and proposed opportunities of the proposed development site, a plan was produced, showing the framework for development and providing a starting point for the design of the proposed masterplan.



3.0 Evolution of Masterplan



Proposed site opportunities plan

3.0 Evolution of Masterplan

3.4 Public Consultation (July)

- Indication of Primary and Secondary road networks.
- Illustration of landscape links, visual and physical, between the country park, the proposed residential development and the existing residential areas.
- Indication of the form of the proposed residential parcels, how they may address the streets, landscape buffers, areas of open space and the country park.
- Development of the concept of an enhanced landscape buffer to the existing residential area, following feedback at the first consultation events.
- Indication of how the residential development relates to the country park with pedestrian/ cycle links.
- Study of level changes across the site and how this allows for introduction of 2½ storey accommodation where the site is lower than existing residential area.
- Study of relative densities across the site and how that relates to comparable local residential areas.
- Introduction of precedent images to gauge opinion as to residents' preferences for the type of architectural styles to be used.



Indicative site sections shown at July Public Consultation



A.
Density of up to 35-45 dwellings per hectare
2-2½ storey terraced houses and apartments



Sketch view of development



Similar density to Connaught Crescent, Brookwood



Precedent image

B.
Density of up to 25-35 dwellings per hectare
2-2½ storey semi-detached and terraced houses



Sketch view of development



Similar density to Percheron Drive, Knaphill



Precedent image

C.
Density of up to 15-25 dwellings per hectare
2 storey semi-detached and detached houses



Sketch view of development



Similar density to Cavell Way, Knaphill



Precedent image

Character area precedents shown at July Public Consultation

3.0 Evolution of Masterplan



Indicative artist's impressions

3.5 Public Consultation (September)

- Further refinement of the road network, illustrating a hierarchy of roads serving different areas of the site.
- Progression of the development parcels, illustrating how they are formed of varying mixes of accommodation types and how these relate to the roads and open spaces that they front.
- Refinement of the position and orientation of the residential units and the open spaces to take account of previous consultation with local residents.
- Introduction of an elderly care facility to provide a further mix of accommodation, in response to an identified local need.
- Further studies of the existing gradients of the site to demonstrate how these relate to local residential areas.
- Development of the elevation treatment and architectural style proposed for the development, formed from feedback received during the previous exhibition which generally favours a traditional treatment, which utilise good quality local materials.
- Demonstration of how rooms within the roof spaces of the building could provide better quality accommodation without having an adverse visual impact on the surrounding areas.



Section A-A



Section B-B



Section C-C

Indicative site sections shown at September Public Consultation

3.0 Evolution of Masterplan



Indicative Masterplan shown at September Public Consultation