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Investments
(Banstead)
Ltd

Land at
Hengest Farm
Banstead

Vision Document

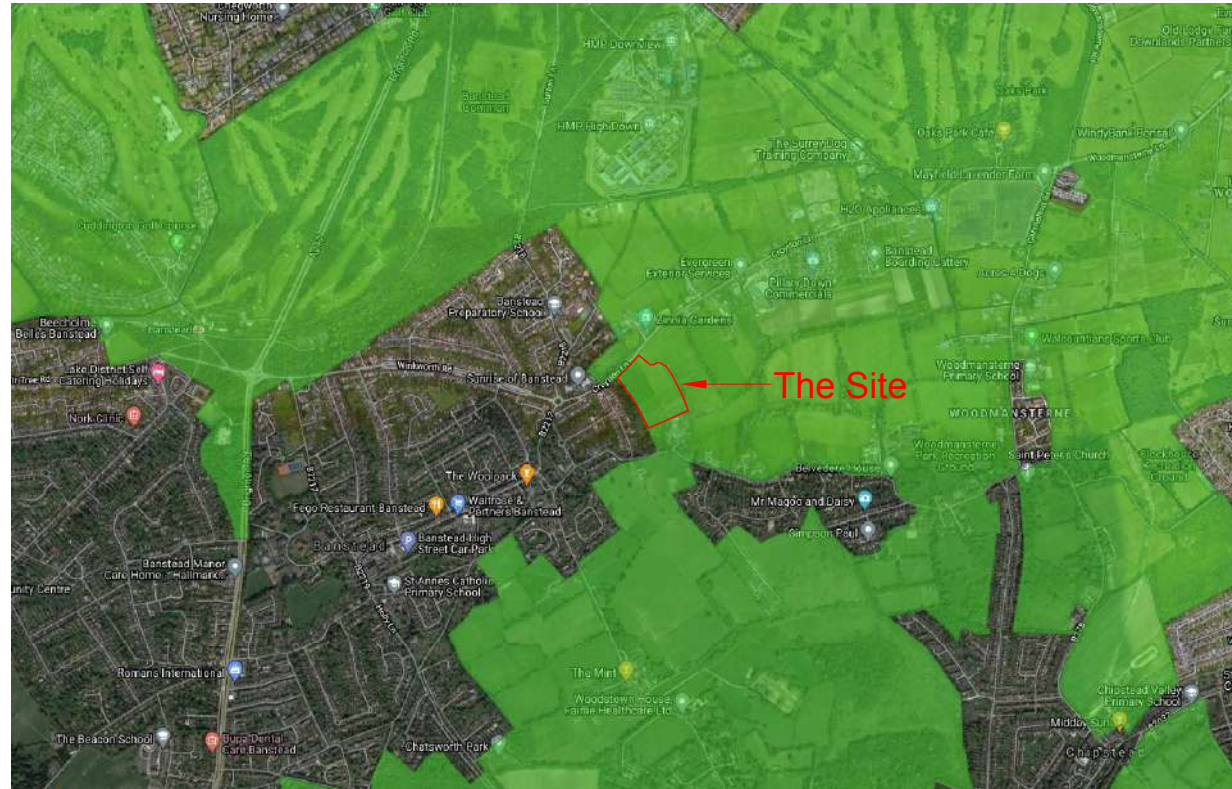
Contents

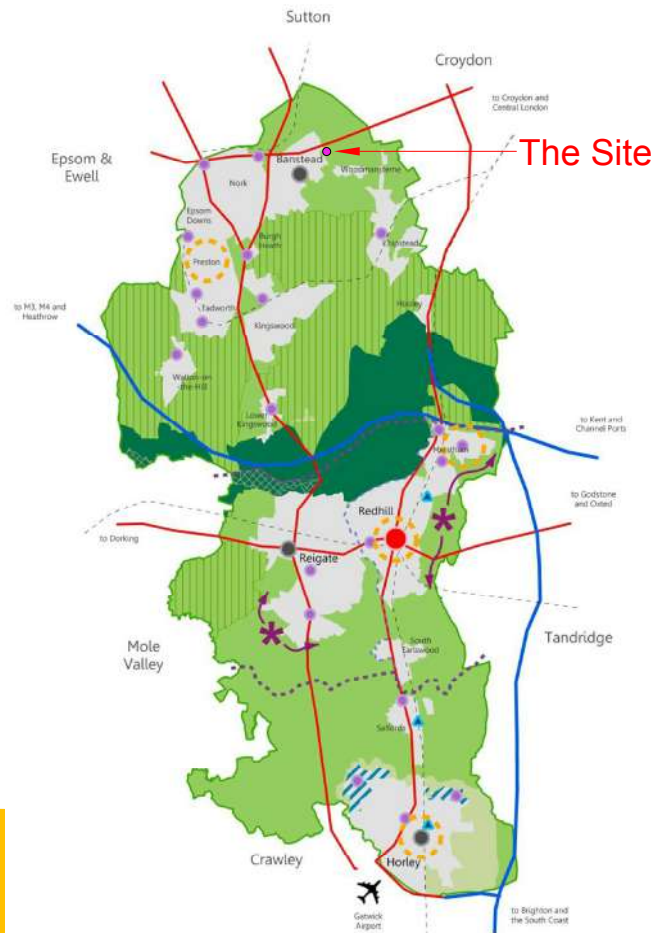
- The Site
 - Location
 - Planning Context
 - Vision
 - Design Principles
 - Landscape Character
 - Benefits
 - Accessibility
 - Delivery



The Site

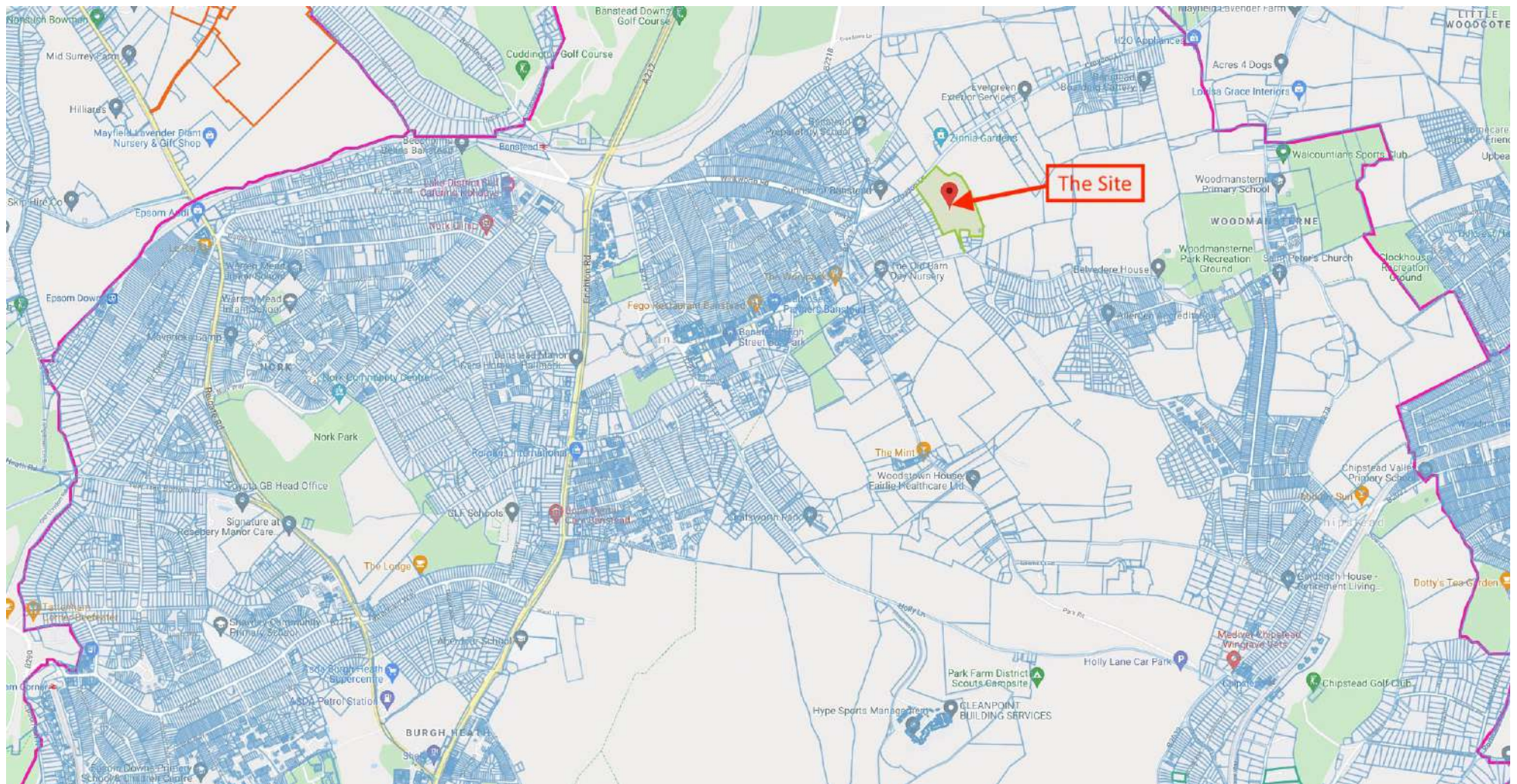
- The site is bounded to the north by Croydon Lane and to the south by Woodmansterne Lane. It abuts the eastern settlement boundary of Banstead Village.
- The site extends to 10.65 acres (4.311 ha) currently used for paddocks and agricultural grazing purposes.
- The site lies within the Metropolitan Green Belt, where development is strictly controlled.
- The site is within easy reach of all the facilities of Banstead including education, retail, healthcare, leisure and employment.





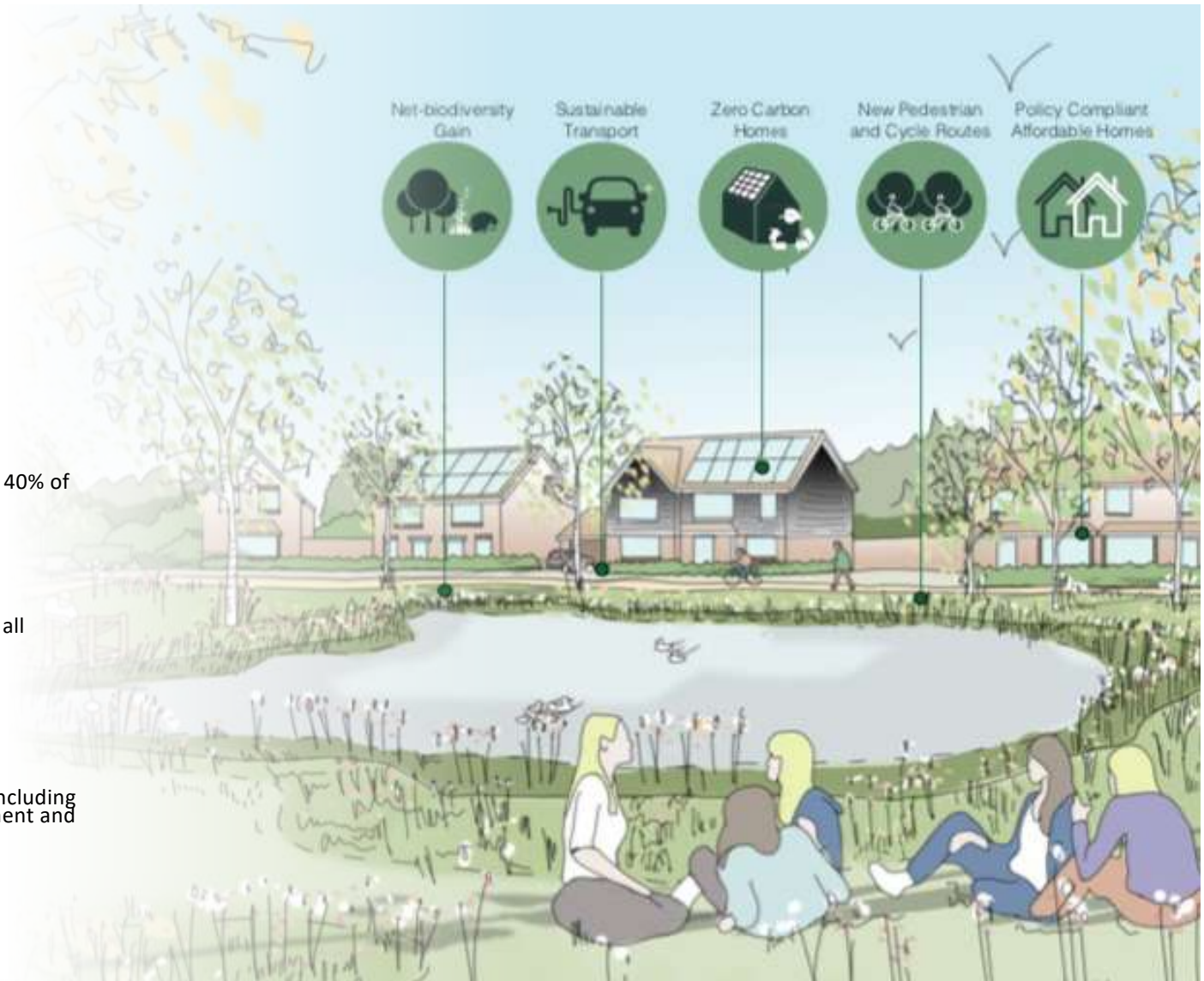
Planning Context

- The Reigate and Banstead BC development management plan 2019 sets out the policies to guide the decision-making process. The DMP sets out in more detail the principles and targets of the Council's adopted Core Strategy, accounting for the 15-year period between 2012-2027.
- It was acknowledged, as part of the Core Strategy that areas of Green Belt would need to be released to satisfy the housing needs for the Borough, which requires a minimum of 460 dwellings per annum...totaling 6,900 dwellings.
- Sustainable Development is the golden thread that lies at the heart of both the NPPF 2018 and DMP 2019. It suggests that sites that are physically well related to existing settlements should be encouraged where opportunities exist.

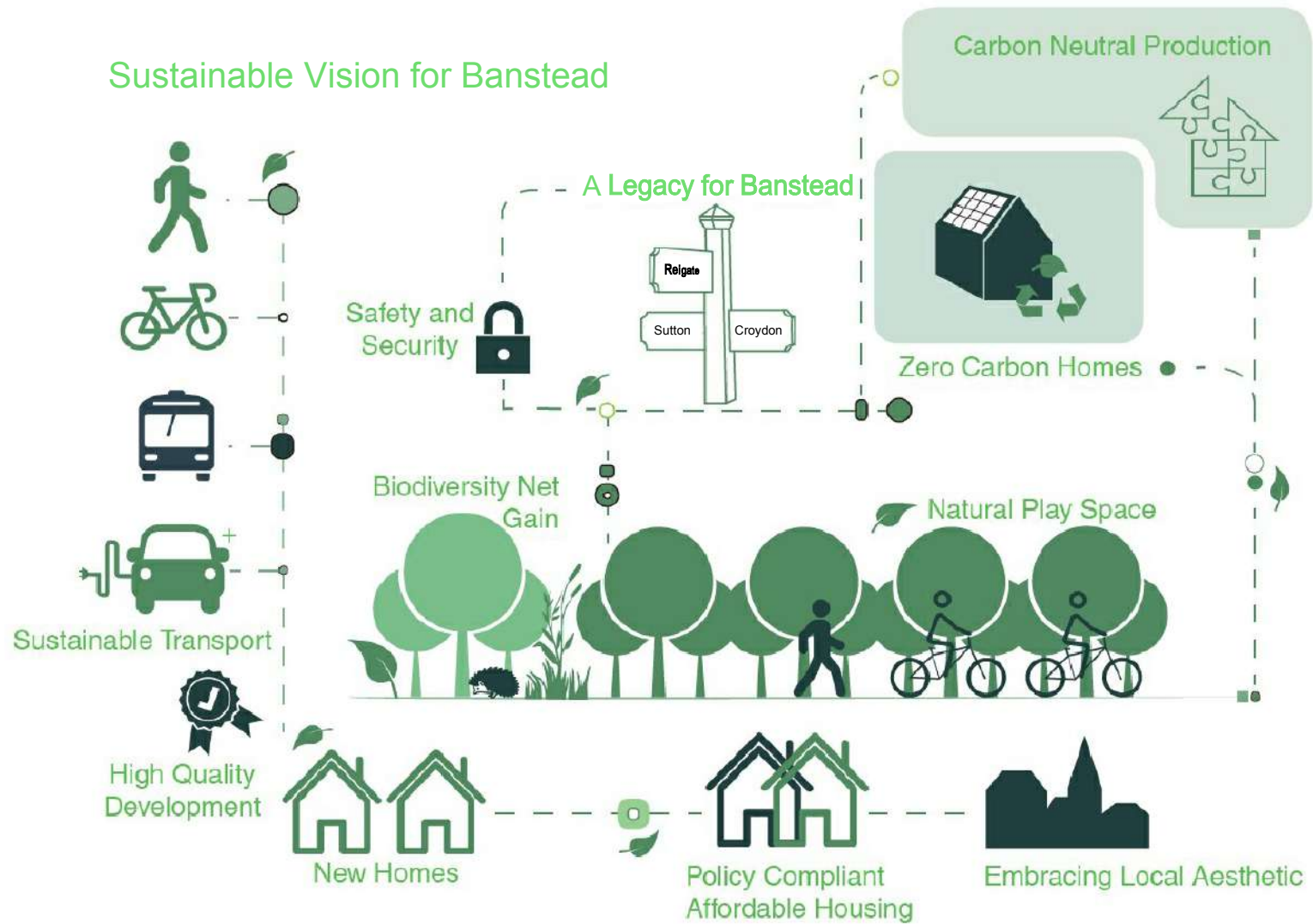


Vision

- Biodiversity Net Gain opportunities
- Zero carbon new homes target
- Policy compliant Affordable Housing @ 40% of total
 - Social Rent/Shared Equity
 - First Homes
- Electric Vehicle (EV) charging points on all dwellings
- Open space provision
- Proximity to all facilities on Banstead, including Education, Healthcare, Retail, Employment and Leisure



Sustainable Vision for Banstead



Design Principles

Placemaking

- A development which places as much importance on the space between buildings as the buildings themselves.

Local Vernacular

- Buildings that reflect the best in local architecture from materials which are prevalent locally.

Connectivity

- A place where everyone finds it easy to get around, with good accessibility to local facilities.

Character & Identity

- A place that is memorable engaging and integrates with its surroundings.

High Quality Development

- A neighbourhood with well-designed streets, landscaping and homes.

Sustainability

- A development which encourages sustainable living through resource efficiency and sustainable transport options.

Landscaping

- A development which enhances the existing landscape and biodiversity to define attractive spaces.

Safety & Security

- A place that feels safe at all times with carefully lit streets and spaces.



Indicative Layout In Context With Surrounding Area



Landscape Character Site Assessment

The site, as seen opposite, would provide a natural extension to Banstead. It is constrained on three sides by existing development and a mature hedge row/tree line to the east.

The land is used primarily for horse paddock and grazing sheep.

The majority of land to the east of the site is used for agricultural purposes and is classified as Grade 3.

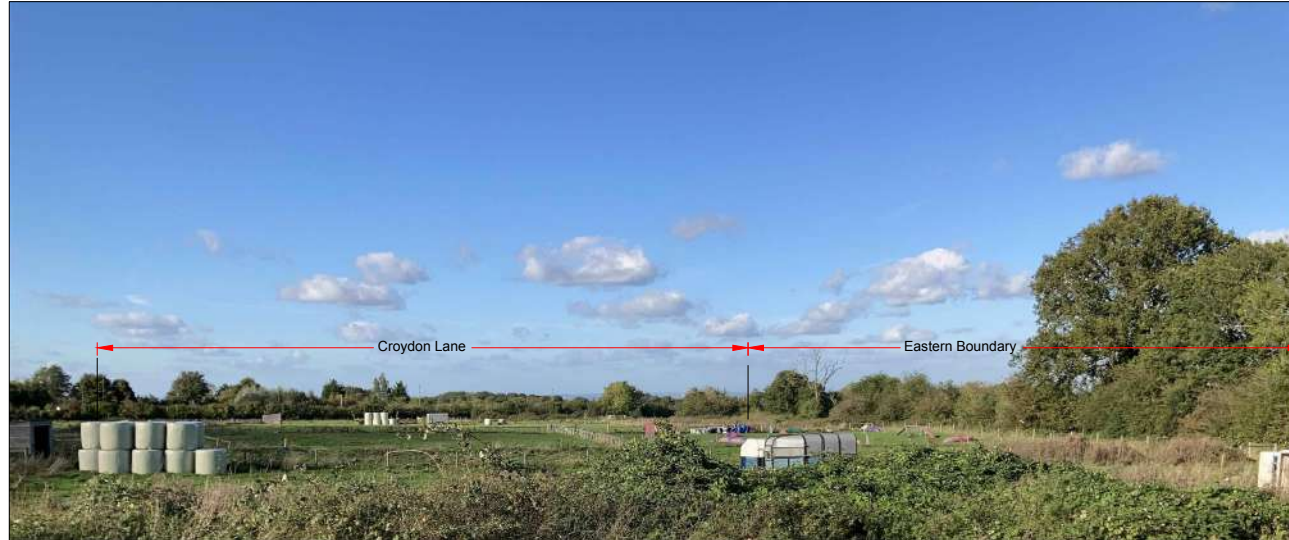
The area is not subject to any landscape designations including AONB, AGLV, SSSI, SNCI, CA's or BOA. The site performed very well in respect of the R&B Sustainable Urban Extension process in 2014.

The site lies entirely within flood zone 1, where development should be focused.

Proposed Site In Context With Surrounding Developed Area



View to the North



Landscape Character Site Assessment, continued

- There are no concerns in respect of any pollution/contamination issues and there are no concerns over noise or impact on listed or heritage assets.
- Grazing land is normally associated with low biodiversity. However, the perimeter of the site has mature hedgerows and trees, providing excellent natural habitat and these would remain and been augmented. There is an excellent opportunity for biodiversity net gain...providing enhanced planting schemes and open spaces. This could achieve gains in excess of government targets of 10%.
- The site is located within easy walking distances of schools, shops, healthcare, transport, leisure and employment facilities of Banstead.
- Banstead is one of the four main settlements in the Borough and is the only one located inside the M25.
- There are excellent road, rail and bus services to Sutton, Croydon and Central London.
- The site, located in the MGB, should be considered against the 5 purposes of the Green Belt. The site, being constrained to the north and south by roads and development to the west would not lead to unrestricted sprawl, encroachment or merging. Development would not undermine the setting or character of Banstead.
- The topography of the site is relatively flat, optimal for development purposes.

View to the North West



Benefits of Development

- The site could be developed in a single phase over 2-years, subject to the necessary planning permission.
- Adjoining the existing settlement boundary of Banstead, it would provide a seamless extension in a highly accessible and sustainable location.
- Scale and density of development to be agreed with Reigate & Banstead to reflect the existing character of the area.
- Approximately 120 dwellings could be accommodated, to include affordable/first homes (approx. 48 in total).
- CIL contributions could generate in the region of £2m, with ongoing Council Tax receipts in the region of £250,000 per annum.

View to the South East



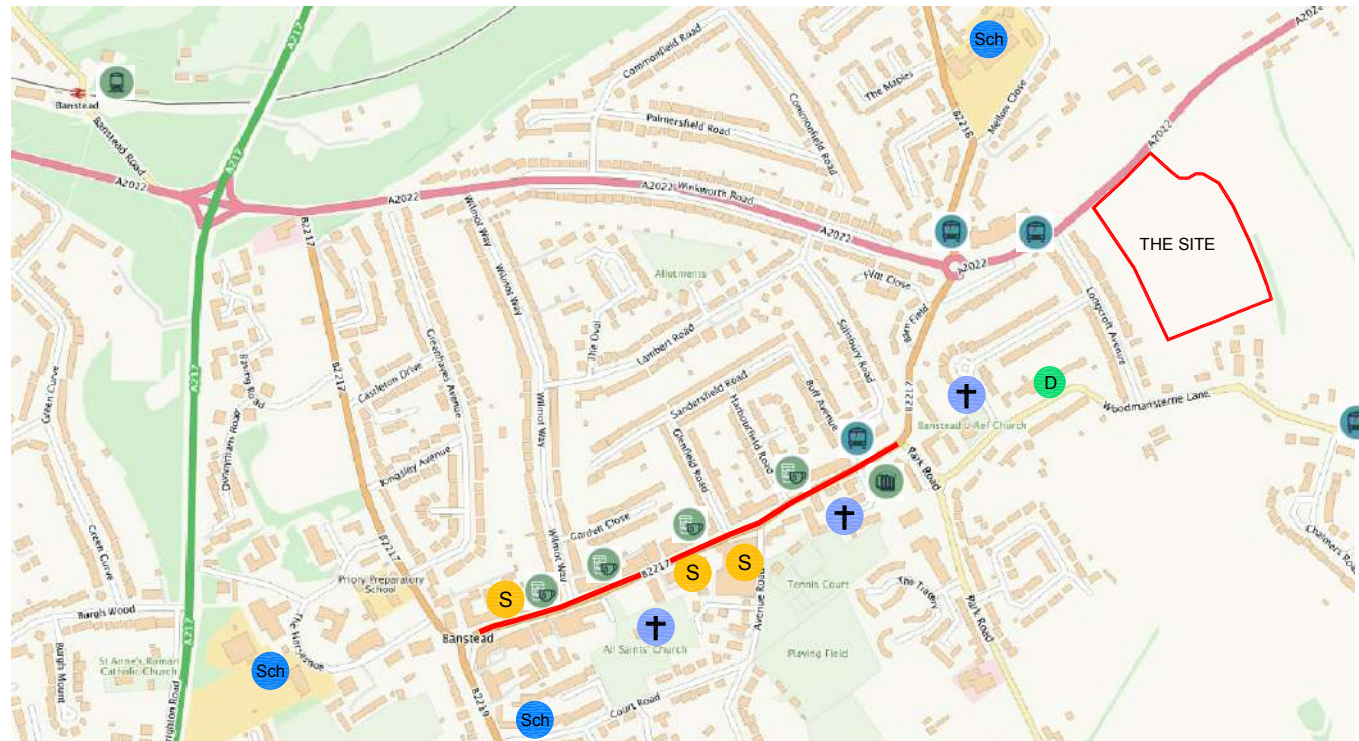
Further Benefits










- Construction jobs and further supply chain jobs providing a boost to the local economy.
- Retention of existing habitats with the opportunity for Biodiversity Net Gain opportunities through enhanced planting of boundary and open space provision.
- Providing an attractive neighborhood, prepared for the challenges of climate change. This will include EV (to all dwellings), PV, Air source/ground source heat exchanges, grey water recycling.
- Integration of sustainable drainage systems could include ponds/swales to negate surface water runoff, the benefits of which could provide a biodiversity cascade.
- Providing much needed development in the north of the Borough.

View to the East



Accessibility to Local Services & Amenities



- | | | | |
|---|---|--|--|
|  Bus Service 170m |  Train Station 1.7km |  Doctors 270m |  Supermarket 810m |
|  Schools 320m |  Church 445m |  Coffee Shops / Cafe 737m |  High Street 540m |
|  Pub / Restaurant 720m | | | |

Delivery Timetable

- If the council look to allocate this parcel of land, then an application would be prepared following Pre-App discussions on density, character, biodiversity etc.
- There are several national and regional developers expressing interest in this site.
- It is envisaged that the development of this site would be completed within the first 5-year period, to be included in R&B's housing delivery test numbers.

