

Welcome

Welcome to Thakeham's public exhibiton for new homes and new infrastructure at Land at the Springbok Estate, in Alfold.

Thakeham's proposals for the Springbok Estate include 245 market-rate homes and 105 affordable homes.

The following consultation boards provide information about the first draft of Thakeham's proposals for the Springbok Estate.

Around the room members of the project team are on hand to answer any queries you may have.

On the table next to the door is a feedback form. Once completed, please place in the box provided, or send via freepost to FREEPOST SEC Newgate UK.



Our vision for the Springbok Estate

New homes should come with new infrastructure.

Working with the feedback from our community round-table sessions in December 2023, Thakeham has developed an initial, draft masterplan for the Springbok Estate. A clear message that we received from the community was that development in Alfold has not been delivered with accompanying infrastructure.

Alfold's Neighbourhood Plan also highlights the "*degradation and lack of investment in community facilities, transport and other infrastructure [which] have left the community with significant needs that must be met if development is to be truly sustainable*".

Thakeham recognises the lack of investment that has been made in the village in recent years and how these issues can be exacerbated with development which doesn't deliver solutions.

Thakeham has a sound plan to ensure its development will not exacerbate existing issues with regards to drainage and flooding which is outlined on a separate board. In addition to the significant financial contributions which would be delivered with a future development of this site, Thakeham could also deliver significant levels of community amenities, many of which have been identified as priorities within the Alfold Neighbourhood Plan. This could include:

- A new primary school
- A community shop
- Flexible working space
- Early years provision
- A cafe



Woodgate Primary School - Delivered by Thakeham as part of the Woodgate, Pease Pottage development.



New homes inspired by local style:

Thakeham's proposals for the Springbok Estate include 245 market-rate homes and 105 affordable homes. Affordable homes are up to 80% of market value and will go to local people on the Waverley Borough Council housing list.

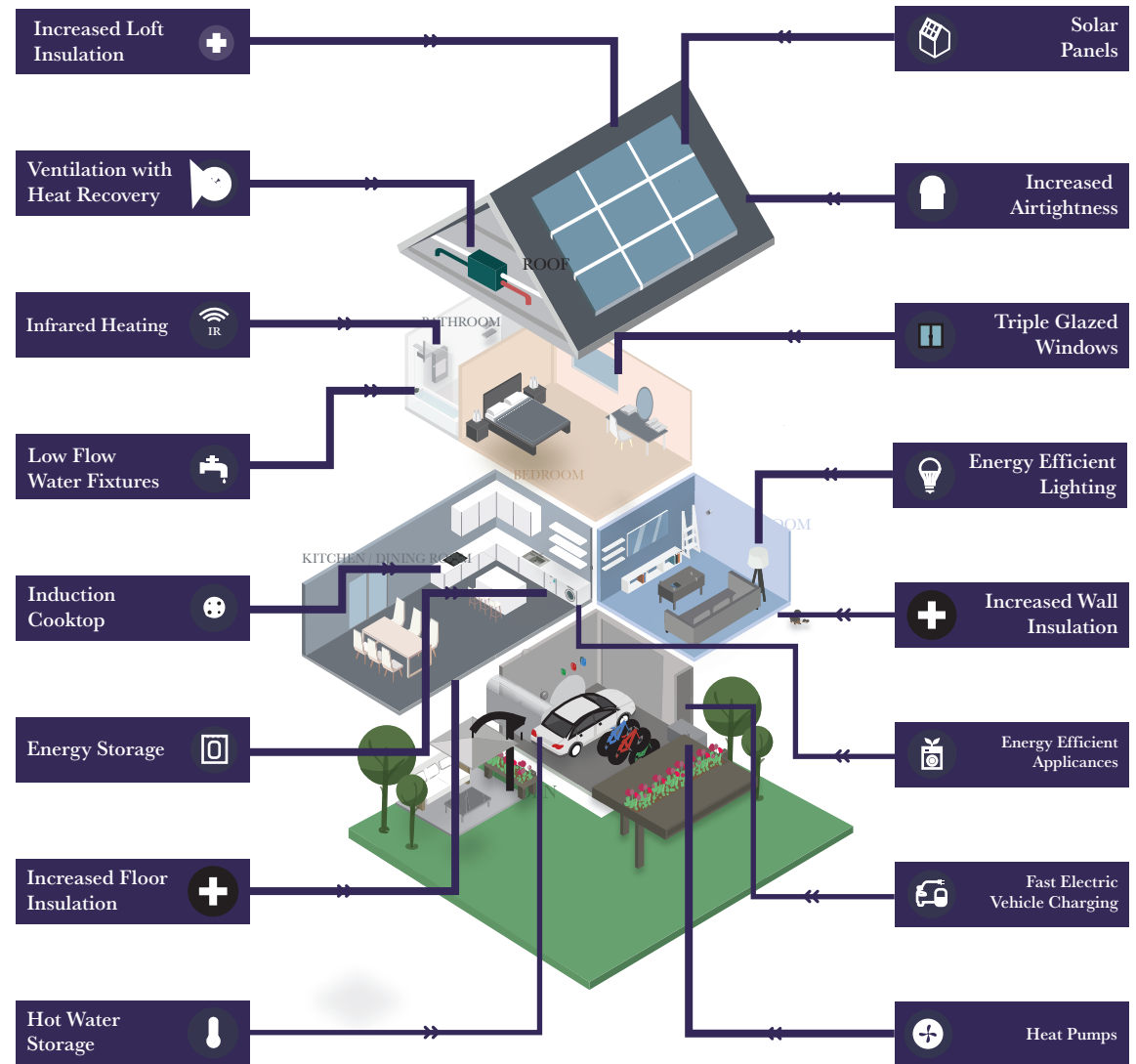


Net Zero Carbon Homes

From 2025, every Thakeham home will be net zero carbon in its lifetime operation.

This means that the amount of carbon emissions associated with the building's operational/regulated energy on an annual basis is zero or negative. It will also reduce the energy bills of Thakeham home owners.

The measures which can help make Thakeham's homes net zero carbon are detailed in the infographic to the right.



Transport & Movement

Thakeham is working with Surrey County Council as the Highway Authority to ensure a safe environment for new and existing residents which maximises the opportunities for active and sustainable travel, whilst also still providing for the needs of motorists.

Access and Parking

The primary vehicular access to the site will be taken from Dunsfold Road via a purpose-built, 6.5m wide access road. This access road will incorporate 2m footways on both sides, with additional provision for cyclists on the southern side of the road outside the proposed school.

The eastern-most parcel of land will be accessed through the adjacent residential development to the south, via Loxwood Road, with a 5.5m wide carriageway and 2m wide footways along both sides. The two land parcel areas will be linked by an emergency access route of 4.1m width, which will also allow for pedestrian and cycle connectivity.

Parking for residents will be provided in line with the requirements of Waverley Borough Council, with additional parking provisions within the site for visitors. Parking associated with the proposed school will be accommodated within the development with measures contained within the Travel Plan to minimize any impact on surrounding roads.

The assessments within the transport documentation that will be submitted as part of the application will demonstrate that there is safe, suitable and appropriate access provided for all users of the development.

These documents will be independently assessed by Surrey County Council as the Highway Authority, and Waverley Borough Council as Planning Authority for their suitability.



Transport Improvements

The proposed layout incorporates a network of pedestrian and cycle routes that will connect to Dunsfold Road, Loxwood Road and existing Public Rights of Way surrounding the site. Thakeham will also provide funding to Surrey County Council to deliver a cycle route between Alfold Crossways and Cranleigh.

In addition, Thakeham will make a financial contribution to Surrey County Council to further support and expand the existing on-demand bus services serving Alfold Crossways and surrounding settlements.

These contributions and any other mitigation identified within the Transport Assessment will be secured through a planning condition or Section 106 Agreement to ensure the benefits associated with the Proposed Development are realised.

Thakeham Homes

We're committed to creating new, extraordinary places, where the highest attention to detail makes all the difference.

By enabling zero carbon lifestyles, bringing people closer to nature, and inspiring true community stewardship, we're building for the future.

To achieve these goals, we also partner with like-minded organisations with a history of driving change, including the Future Homes Hub and Enterprise Car Club.

Based in Billingshurst, West Sussex, we're one of the leading housebuilders in the South of England, employing over 200 people directly, along with hundreds of subcontractors.

In 2023 we were named as one of the Sunday Times' 'Best Places to Work' and have been recognised for our work with young people and veterans.



Streetscene from Manorwood, a Thakeham development in West Horsley.



Streetscene from Manorwood, a Thakeham development in West Horsley.



Streetscene from Woodgate, a Thakeham development in Pease Pottage.



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Flooding and Drainage

Water and Sewage Concerns

The existing watercourse running south to north through the site will be realigned and enhanced to manage and improve surface water flows through the site.

Surface water drainage proposals within the development will be managed in accordance with guidance set by Surrey County Council as Lead Local Flood Authority (LLFA) and in accordance with regulatory best practice. The use of sustainable drainage features (SuDS) in the form of attenuation basins, roadside swales and bioretention areas will be incorporated into the layout to provide attenuation, water quality and biodiversity benefits. The SuDS will be designed to accommodate runoff for a 1-in-100-year probability storm event, plus a 40% additional allowance for climate change.

Engagement with the LLFA has already commenced ahead of any proposed planning application. The LLFA is a statutory consultee on any major planning application, and it will consider if the measures proposed are appropriate.



Foul Water Sewage

Thakeham is very aware that the community has experienced significant issues with foul water drainage in the village in recent months. These issues have been caused by several factors including blockages in the system and high levels of rainfall. As part of any future development of this site, Thakeham is acutely aware of the need to not exacerbate the current issues being experienced in the village and to deliver a solution to these issues.

The foul water drainage proposals for the development will be managed by incorporating new foul water pumping stations within the site, to collect flows from the development and discharge to Thames Water sewage water network.

In considering the implications of the development on the existing wider foul water network, we are exploring opportunities within the proposed new sewage pumping stations to provide better facilities, which may support the control of flows into the existing network. We have engaged with Thames Water and are actively working with them to ensure there is no wider off-site impact. Thames Water has advised, as statutory undertaker, it is their responsibility to undertake any necessary upgrade works to the network to provide capacity for the development.



The Masterplan

1 - Up to 350 Homes set within a strong landscape framework. The development will aim to enhance existing site features to ensure a sensitive integration within the existing context.

2 - Flexible community space conveniently located at the entrance of the site providing new and existing community with well connected facilities, which could include one of the following; primary school, community shop or co-workspaces, subject to identifying local needs.

3 - Retention of existing and planting of new trees and hedgerows with the support and creation of habitats to ensure a minimum 10% Biodiversity Net Gain.

4 - High quality large open green space including pocket parks, wild meadows and recreational parks that will provide areas for community events.

5 - New pedestrian links will connect to existing Public Rights of Way and existing facilities and will also provide access to wider open space.

6 - Creation of an independent cycle and pedestrian link with a forward-thinking sustainable travel strategy.

7 - Creation of a trim trail supporting outdoor exercise and socialising that interconnects between green space and outdoor facilities.

8 - Provision of a number of play spaces located within the landscape.

9 - Provision of Allotments / Community growing space.

10 - Provision of a Community Orchard.

11 - Sustainable drainage systems will be integrated into green spaces, combining green and blue infrastructure.

12 - Re-aligned and improved watercourse to soften the landscape features and help to promote Biodiversity Net Gain.



Biodiversity and nature recovery

Halting biodiversity loss, providing resilient habitats, and educating young people about wildlife.

We believe that developments should provide accessible natural areas close to people's homes, designed to complement the wider local landscape and linking up large, nature-rich open spaces with a network of green and blue corridors.

Community green spaces can bring people together; and local parks and woods are valuable places for people to walk, play and unwind in.



Helping residents connect with nature

We embrace opportunities to raise awareness of biodiversity with residents and people of all ages. Our gardening guide produced in partnership with Surrey Wildlife Trust, helps deepen people's relationships with nature.

Although our calculation of biodiversity on a site doesn't include gardens, we want to help make sure that people can cultivate a mosaic of habitats helping wildlife to thrive.



A minimum 10% biodiversity net gain

Across our new developments, we are already committed to achieving at least a 10% biodiversity net gain.

Our biodiversity principles guide us to deliver this primarily onsite where there is the biggest local community benefit, with the flexibility to deliver verifiable and tangible off-site gains where on-site isn't achievable.

