



Next Steps

This leaflet precedes the submission of an outline planning application which will seek permission for the principle of 33 dwellings and the design of the access. All other details will be subject to reserved matters applications in future.

If the application is approved, it is envisaged that the development would follow these indicative timescales:

- Outline planning permission issued: Autumn 2022;
- Detailed 'Reserved Matters' application: Winter 2022;
- Reserved Matters planning permission: Spring 2023;
- Start on site: Summer 2023;
- Site completion: Spring/Summer 2024.

You may receive a formal invitation to respond to the application from Mole Valley District Council upon the submission of the application. Any response you make will be made available to Oakford Homes accompanied by Officer advice explaining how we should address any issues raised.

Greater detail of the proposals will shortly be available on Armstrong Rigg Planning's website at www.arplanning.co.uk. If you then wish to contact us directly prior to the submission of the application, we would be pleased to hear your views via the following means by **Friday 13th May 2022**:

info@arplanning.co.uk; or

Armstrong Rigg Planning, The Exchange, Colworth Science Park,
Sharnbrook, Bedford, MK44 1LZ



NEW QUALITY RESIDENTIAL DEVELOPMENT AT BROCKHAM

Oakford Homes are to shortly submit a planning application for a residential development:

Land at The Bungalow, Kiln Lane, Brockham

A site location plan is shown below.

This leaflet summarises the background of the proposals, what is planned, what happens next and how you can comment.



Site Location Plan

About Oakford Homes

Oakford Homes is a bespoke private housebuilder that build quality homes to the highest sustainability standards in aspirational locations.

Oakford Homes devote time and care to the homes they build. Sourcing quality materials together with meticulous craftsmanship allows the Company to create new homes that are built to blend with the local area. The layouts of sites always respond to local environmental constraints and the integration of natural features and protection of key views and areas of character is at the heart of the design process.

The Company's approach at Kiln Lane will be no different.

Background

The application will seek to address the urgent need for new homes across Mole Valley due to the district's deficient housing land supply. Local Planning Authorities are expected to demonstrate a 5-year housing land supply to meet the needs of a growing population. Currently there is only at best a 2.9-year supply across the district as of January 2022.

One way of achieving a suitable supply of housing land is through the production of a new Local Plan. The Council has recently submitted its draft vision to the Government for independent examination. However, this strategy will only be able to meet 77% of the housing needs of a district that is already one of the most expensive in the country.

The application site was identified during the Local Plan process as being one which, despite its Green Belt status, could actually accommodate up to 44 new homes at Brockham. This led to its inclusion as a suitable development site in an earlier draft of the plan.

The delivery of a more modest 33 houses will help overcome the short-term need for homes whilst supplementing the under-delivery suggested by the Local Plan on a site which has been found to be largely devoid of constraints by the Council's site assessment work.

The Proposed Development

- The delivery of **33 high quality bespoke homes** including a mix of smaller properties, bungalows and family dwellings;
- Development at a **low density** similar to the existing development at Holly Close and Nutwood Close;
- The provision of **10 affordable homes (30% of the total)** including social rented, shared ownership and first time dwellings;
- A layout which includes **new trees and open space** both around and throughout the development as well as a **wildlife corridor** next to the public footpath;
- **New and improved vehicular access** drawn from Kiln Lane and a new **pedestrian crossing** safely linking the footpath with the Big Field;
- The **retention of all hedgerows and trees** around the fringes of the site; and
- An **integrated drainage system** using a series of ponds to ensure run

