

Oxshott Way Resident Association

Development Guidelines

July 2023

1.0 Planning Strategy

The Board of Oxshott Way Residents Association (OWRA) supports high quality design and development on The Oxshott Way Estate in line with the Policies and Objectives outlined within Elmbridge Borough Council Development Management Plan 2015 (which is currently under review as part of the Local Plan review)

2.0 Design and Development Framework

The Board of OWRA will work with Owners and Contractors to ensure that redevelopment proposals comply with the Design and Development objectives of the estate in the context of the Planning policies of Elmbridge to enable OWRA to support applications.

2.1 Design Principles

New Development should embrace the following principles

- The character of The Oxshott Way Estate
- The context of the proposals within the adjoining built environment
- The existing street scene
- The local amenity of neighbouring properties

2.2 Design Guidelines

Design Proposals should enhance the existing built fabric of the estate and should evolve in the context of the following

- General appearance in context for the surrounding buildings
- The scale of any proposal should not be overbearing on neighbouring properties
- The massing of new development should be consistent with the scale of adjoining properties
- The height of any new proposals should be considered in the context of neighbouring properties
- The building lines across the estate should be respected
- The historical context of the estate should be taken into consideration
- The topography should be used to minimise the impact of new development on adjoining properties
- New access arrangements should seek to use the existing arrangements
- New development should respect the existing landscaping and vegetation within the plot
- New extension to existing properties should seek to retain the existing built form
- New development should be environmentally conscious and sustainable
- New development should create a safe and secure environment
- New proposals should respect Privacy, Overlooking and impact on Sun light and Daylight
- External lighting should minimise light pollution beyond the boundaries of the property and should respect neighbouring properties
- New proposal should be supported by a comprehensive Environmental Impact Assessment
- New development should respect the landscaping nature of The Oxshott Way estate to protect the character of the Estate

- Development should minimise break out noise from plant and equipment and the associated impact on neighbouring properties
- CCTV should be non intrusive to neighbouring properties
- The Estate discourages on road parking therefore sufficient parking should be provided within the property
- Design should provide for refuse management and re-cycling
- Plant and Equipment including Satellite dishes should be concealed and not visible from the estate roads

3.0 Development Charges

There are two development charges

3.1 Development Contribution.

At the 2023 AGM held on 27th April 2023, two changes to the Development Contribution regime were approved by OWRA shareholders.

Firstly, under the new regime, a Development Contribution is now due on all building projects that require planning permission, including complete demolition & rebuilds as well as “re-modellings” and extensions, whether involving partial demolition or not.

The amount of the Development Contribution that falls due is:

DC £Rate per sq.m. x GIA of the Completed Property x Relevant Percentage, where

1. **DC £Rate** is the prevailing rate for Development Contributions approved at the most recent AGM. The rate prevailing for 2023 and 2024 is £30 per square metre
2. **GIA of the Completed Property** is the Gross Internal Area of the property after completion of the building works, as shown on the plans and other documents submitted to Elmbridge Borough Council within the planning application; and
3. The **Relevant Percentage** is the percentage of the external walls of the completed property that are new walls (as opposed to existing external walls before the start of the building works).

This rule applies to all building projects for which a planning application is first made on or after 1st May 2023.

Secondly, where an external swimming pool is constructed within the grounds of a property within the Estate, a Development Contribution will fall due equal to the DC £Rate (see above) x the surface area of the pool.

Where a house includes an indoor swimming pool, its area is automatically included within the GIA of the Completed Property under the main rule set out above.

Payment of any Development Contribution falls due on the commencement of the approved development.

3.2 Other Charges

The Development will be responsible for all other charges imposed by the Local Planning Authority including CIL, which may change from time to time.

4.0 Consultation Process

4.1 Pre-Application:

The Board meets on a regular basis and it would benefit the process if any initial proposals could be submitted for preliminary consultation. It is hoped that this process will help in the submission of any pre-application to Elmbridge Borough Council

4.2 Pre-Submission Approval

Following receipt of feedback from the Local Authority, the detail design will be progressed up to a full application. Prior to formal submission the proposals should be submitted to OWRA for comment.

In this way any issues with neighbours and concerned residents can be discussed with the owner/developer to minimise any disruption to the submission and consultation process through subsequent representations.

The objective of this process is to align the interests of all relevant parties and the long term interests of the Estate.

4.3 Infilling

As a principle and to protect the long standing character of the Estate and its core values and objectives, infilling (i.e creating additional dwelling within a plot) will not be supported by OWRA.

5.0 Estate Infrastructure

5.1 The OWRA owns or is responsible for the following infrastructure;

- All Estate roads and common service media
- All verges within the Estate or open areas and associated landscaping
- All Gates at the entrance to the Estate roads
- Estate security network – That maybe be installed

5.2 Other Service media are the responsibility of the following

- All mains drainage contained within the Estate – Thames Water
- Street Lighting – Surrey County Council
- Estate signage – Elmbridge County Council
- Estate Broadband – Openreach

6.0 Construction Work

Contractors for major building project should consider the following

- Hours of work should be consistent with those set down by the Local Authority and Environmental Health
- Monday – Friday 8.00am – 6.00pm
- Saturdays - 8.00am – 1pm
- Sunday and Bank Holidays – No work
- Parking on the Estate roads is only permitted for developments but should be confined to one side of the road along the properties frontage
- All delivery lorries should have wheels washed before leaving site
- A Construction Risk Assessment and Method statement should be submitted to OWRA
- All Main Contractors should register with the Considerate Construction Scheme to achieve best practice
- The quiet enjoyment of neighbouring properties should be respected at all times
- The site's frontage should be hoarded (Dark Green or Black) and secured at the end of each working day.
- No storage is permitted on the Estate's verges
- Contractors are responsible for making good any damage caused as a result of their work
- The Developer will work with the Estate to minimise the programme for the works and reduce the impact on neighbouring properties.
- Building work will only be carried out in accordance with the approved plans
- The property shall on be for single occupancy
- The Developer shall not overload the Estate drainage system or permitted surface water into the foul drainage system
- The Developer shall retain trees, hedges and screening

7.0 Summary

The objectives of these guidelines is to support and encourage high quality design and construction to maintain the existing character of the Estate and to respect the original Design Objectives and to protect this legacy into the future