Welcome

Thank you for visiting our exhibition

Goldcrest are pleased to welcome you to view our updated plans for the redevelopment of the former Pantiles Garden Centre in Lyne.

What’s happened since 2018?

Last year, we consulted on plans to regenerate the former Pantiles Garden Centre site, providing much needed new homes and green spaces on a site that is currently derelict and vulnerable to anti-social behaviour.

The vast majority of feedback has been very positive towards our proposals, agreeing that the site should be sensibly developed to secure its future and bring benefits for the wider village of Lyne.

Following previous advice from Runnymede Council, we submitted a planning application for the front portion of the site last autumn.

In more recent discussions the council has suggested that we consider the whole site for development. This is in line with our own aspirations presented last year.

Before we submit our amended plans to the council, we want to hear your views.

About Goldcrest

Since 1982, we’ve been transforming neglected sites into healthy, thriving environments, laying the foundations for neighbourhoods to develop and communities to grow.

We see it as our responsibility to take on the challenges others shy away from, renovating difficult sites, eyesores and brownfield land, and setting the scene for communities to really flourish.
The site

The site was formerly the Pantiles Garden Centre which went into liquidation in 2015. The site has become a tired, unattractive and vulnerable brownfield site, with former sales buildings, large greenhouses and areas of hardstanding.

Goldcrest bought the vacant site in 2017. Since then we have tidied up debris and fly-tipping left from the garden centre (see photos below), as well as introducing security measures to protect the site and our neighbours.

We will continue to do all we can to prevent break-ins and other unlawful activity as the site is taken through the planning and development process. Unfortunately, a derelict site is always going to be vulnerable, and that is why we are keen to regenerate Pantiles as soon as possible.
Over the last few months, we have discussed our plans with Runnymede Council planning officers and D:SE (the panel that reviews the design of developments across the South East).

In summary, we were asked to:
- explore ways of developing the whole Pantiles site
- ensure the whole site works as one, well connected community
- carry out more detailed work on the design of the new homes
- develop our landscaping proposals in more detail
- improve routes through the site for pedestrians and cyclists
- review the parking arrangements

In response, we have:
- commissioned new architects, John Pardey Architects, whom we have tasked with designing high quality homes, that fit the character of Lyne
- reduced building sizes and changed the mix, while still providing a good range of family-sized homes: from 2-bedroom to 4-bedroom houses
- improved the site layout, making better use of the ‘green corridor’ that will run across the site
- changed the road layout and surfaces, helping the development to feel more like one community
- developed our landscaping proposals in more detail
- enhanced the footpath links through to Lyne recreation ground
- moved the car parking spaces to the sides of the houses on most plots
UPDATED PROPOSALS FOR PANTILES GARDEN CENTRE

Creating a great place to live

"The development proposal and design has all the hallmarks of an exemplary scheme, bringing with it many benefits for the village of Lyne."

(Feedback from Design South East, an independent design review panel who work with Runnymede Borough Council)

Parking

All houses will have driveways, providing enough parking capacity to exceed the council’s minimum standards.

Visitors will be able to park in designated areas provided across the site.

All houses will have electric charging points as part of our desire to promote sustainable transport.

Design influences

- Traditional ‘Surrey vernacular’ design
- All homes will be 2-storey or lower
- Brick built with tiled roofs
- Timber-clad garages and carports

View northward, across the front green space

Key elements of the ‘Surrey vernacular’
**Landscaping & environment**

**Our plan for landscaping**

- Site
  - Site enclosed by mixed native species hedgerows and native woodland
  - Existing trees and hedgerows retained
  - North–South woodland ecological corridor
- Communal green spaces
- Footpaths connecting to wider pedestrian network

**Green footpath to the recreation ground**

- Natural play spaces
- Wildlife corridor – significantly improving biodiversity

**Making the most of the watercourse that runs through the site:**
- Holding water from heavy rainfall on our site to reduce flow on to our neighbours
- Maintaining views across neighbouring fields

**Shared surfaces:** a safe environment for pedestrians, cyclists and drivers
Respecting our neighbours

Houses have been designed and laid out specifically to minimise the visual impact on neighbouring properties.

Benefits for Lyne

Overview of local benefits:

- A vulnerable site secured for future generations, and improved security through natural surveillance;
- Improved broadband for the village of Lyne;
- New electricity substation helping to stop the power cuts;
- Reduced surface water run-off from the site to neighbouring properties;
- New open spaces on site, including communal growing areas and play space, accessible to all;
- New trees and mixed species of native hedgerows.

Next steps

Tell us what you think

Complete one of our feedback forms today, or send it back to us

FREEPOST RTXU-JGSR-KHLE
Pantiles Garden Centre Consultation
Your Shout
312 Southbank House
Black Prince Road
London SE1 7SJ

WEBSITE: pantilesconsultation.com
FREEPHONE: 0800 955 1042
E-MAIL: pantiles@yourshout.org

Expected timeline

- March 2019: Public consultation
- May 2019: Submission of planning application
- Summer 2019: Target planning committee
- 2 years: Construction period