



Mr A Nobbs
Redwood (South West) Ltd
Chanters House
East Town Lane
Pilton
Somerset
BA4 4NX

11th December 2023

Dear Mr Nobbs,

RE: Scotland Park Phase 2, Midhurst Road, Haslemere

Following our recent discussions regarding the above potential development site, I am writing to confirm one or two of the points discussed. As you are aware, Elivia Homes remains committed to acquiring additional development sites within Waverley Borough and as such are happy to commit time and resources in finding the right opportunities.

Following the acquisition of Elivia Homes by the Octopus Investments in 2022, Elivia Homes continue to progress our business strategy to grow the Group over the forthcoming financial years, which will necessitate the requirement for additional development sites with the benefit of either outline or detailed planning consent.

We understand that the Appeal for the above site is currently in progress, and we are pleased to confirm Elivia Homes would be extremely keen to acquire the land once planning consent is granted to ensure delivery of the new homes, community facilities and SANG/open space, which will have been approved as part of the planning process.

As you know Elivia Homes are currently developing the 'Scotland Park' scheme for 50 homes with access from Scotland Lane and, as you will no doubt have seen, construction of the development is very much under way. It is anticipated that the development will be build complete by September 2025.

We also understand that your application and appeal has been submitted for outline planning consent and therefore a Reserved Matters approval will be required in order to implement the consent. We would anticipate obtaining a Reserved Matters approval within approximately 10-12 months.

We would look to take forward the illustrative scheme designed by Adam Architecture and maintain the high design standard established by the first phase scheme, where we had no hesitation in agreeing



contractually with Redwood to deliver the development in line with the approved consent, avoiding lowering the design quality and affordable housing commitments. We appreciate the legacy issues for Redwood and these are entirely matched with Elivia's ethos. As such, we trust our 'track record' places us in good stead to move forward with the second phase, assuming your appeal proves successful.

In terms of delivery, and on the basis the appeal is successful in Q2 2024, we would anticipate being able to commence development of the second Phase around Q3/Q4 2025 which would follow receipt of the Reserved Matters approval and the discharge of the pre-commencement conditions. The second phase completions are likely to occur late 2026. Construction access for the second phase would be taken from the proposed Midhurst Road junction to limit any impact on the existing residents.

I trust that covers the points discussed, but should you have any questions in relation to the above please do not hesitate to contact me.

Yours sincerely



Steve Brownlie

Land Director – Elivia Homes

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