



**STREAMSIDE AND LAND AT
HARRPERS ROAD, ASH**
DESIGN AND ACCESS STATEMENT
NOVEMBER 2023
ECE Architecture

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Executive Summary

This Design & Access Statement has been prepared to support a Full Planning Application for the demolition of existing house and outbuildings and erection of 24 dwellings with associated parking and new vehicular access. This Design and Access Statement sits alongside the proposed Site Layout and associated floor plans, elevations and supporting information for the site at Streamside and land adjacent to Harpers Road, Ash.

The site is allocated within the Local Plan for residential use. The Site Layout comprises of a mixture of 1, 2, 3 and 4 bedroom dwellings in response to West Surrey Strategic Housing Market Assessment highlights the need for 1, 2 and 3 bedroom dwellings.

The scheme proposes:

- 24 new homes, 9 of which will be affordable (40%);
 - The affordable housing proposed is a range of houses and 1-bedroom flats with both rented and First Homes properties available;
 - Pockets of green space including areas of informal public open space are provided, opposite the access point at the north. An existing tree belt through the centre of the site and trees to the north of the site provide informal recreation opportunities for both existing and proposed residents;
 - Two access points from Harpers Road set a suitable distance from each other;
 - A pedestrian link connecting both northern and southern parts of the site and the public footpath to Harpers Road both for resident access and connection with Guildford Road;
 - A comprehensive landscaping scheme that will significantly soften the proposed development and provide visual screening to the site boundaries;
- A high-quality, sustainable development focussed on low energy usage;
 - A design approach that creates variety within the development through both detached and semi-detached dwellings, whilst being representative of the character and architecture of Ash utilising a varied palette of traditional and local materials in an appropriate architectural language.

This Design & Access Statement sets out the following to provide an overview of the proposed development:

- The vision and background to the site and the development proposals;
- The key design principles, approach and development philosophy;
- An appraisal of the edge of settlement character, landscape, environment, transport, service and infrastructure characteristics of the site and surrounds;
- A set of design principles to inform the overall development;
- An accessibility and movement network including transport connections, access and permeability;
- A set of landscape, environmental and sustainability improvements.
- Cycle/pedestrian links connect the site to the approved development to the west and south of the site.

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INTRODUCTION

- 1.1 Vision Statement
- 1.2 Planning Policy Background
- 1.3 Site Background
- 1.4 Development Objectives
- 1.5 Design Philosophy

1.0 Introduction

1.1 Vision Statement

The proposed development is designed to be a sustainable and deliverable scheme set within the revised development boundary of Ash that responds to the local context, helps to meet local community housing needs and addresses the full range of environmental impacts of the development.

Overall the design philosophy ensures that the proposed residential development comprising 24 new homes reflects the location of the site and functions as an integral and outward facing edge to the built up area, contributing to the distinct character of the surrounding area. Dwellings have been designed with appropriate spacing to allow for landscaping buffers and reflect the sites rural nature. In addition the retention of the central wooded area helps to maintain the sites strong landscape setting.

A new sustainable housing development in this location will provide an opportunity for both young people and families to live and work in the local area and ensure that people of all ages have the accessibility and choice of a good standard of housing.

The proposed development utilises a variety of traditional and local materials to create a varied palette throughout the site, providing a distinct, legible residential development that incorporates individual detailing and feature buildings to bring interest to the built environment.

A strong local identity will be achieved through the development of key design principles within the scheme. These design principles were developed at the outline stage and will be maintained in this application to ensure quality, informed by the surrounding village context.

Through this approach, variety and individuality will be created within the scheme, whilst also being representative of the character and architecture of the surrounding settlement area.



1.2 Planning Policy Background

In determining the planning application, regard must be had to the provisions of the development plan and material considerations.

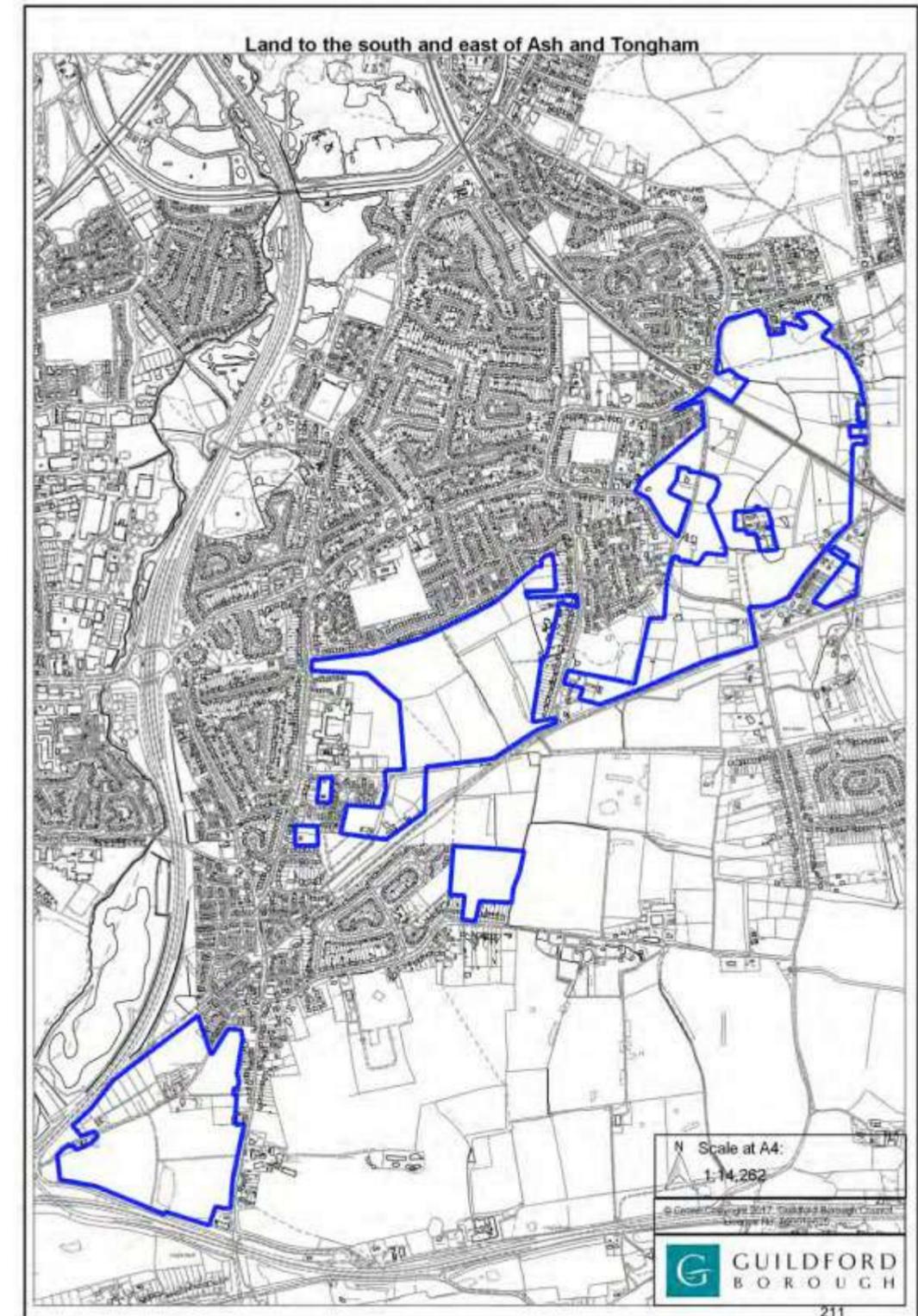
The National Planning Policy Framework (NPPF) was updated in 2021 and is a material consideration in the determination of this application.

The golden thread running through the NPPF is the presumption in favour of sustainable development, which Paragraph 11 states for decision-taking this means; "Approving development proposals that accord with the development plan without delay and;

The site is in a single ownership and is partially brownfield with no encumbrances, it is available and could be delivered without delay in order to boost housing supply, in line with the principles of the NPPF.

The site forms part of the allocation A31 for 1750 houses.

Please see the supporting Planning Statement for full details of the accordance with Planning Policy.



1.3 Site Background

The application site is located to the west of Harpers Road and south of Guildford Road, within the existing Ash settlement boundary.

The land is surrounded by pockets of dwellings which sit within large plots on the edge of Ash. To the south of the site are largely detached dwellings, whilst to the north is a collection of cottages in both semi-detached and terraced forms.

The recent development site by Bellway lies to the west of the northern element of the site (19/P/02197) for 154no. dwellings, whilst planning has been approved for 51no. dwellings to the western side of the southern parcel, which relates to the overall allocation for new housing within Ash and is constructed. In addition the Ash road bridge by-pass (19/P/01460) received approval in January 2021.

To the east is generally open countryside split into fields by tree and hedgerow boundaries. A large area of dense tree planting visually breaks the site through the centre, with further tree planting located to the north of the site and along Harpers Road.

The surrounding housing is generally made up of detached, semi-detached and terraced 2-storey houses with predominantly narrow footprints. Dwellings are designed with front to back roofs with either a slate or plain clay tile finish. A limited number of dwellings have rooms in the roof forming 2.5-storey properties.

It is proposed that 24 dwellings can be readily accommodated on the site, at an overall density commensurate with the surrounding area, whilst retaining all of the key trees within the site, accommodating a significant area of green space and amenity for community use, providing appropriate private amenity areas for all dwellings and establishing a semi-rural movement network associated with a site of this size and location.

The technical and design input has resulted in the creation of a sustainable housing development that meets current and emerging planning policy expectations for high-quality housing layout, design

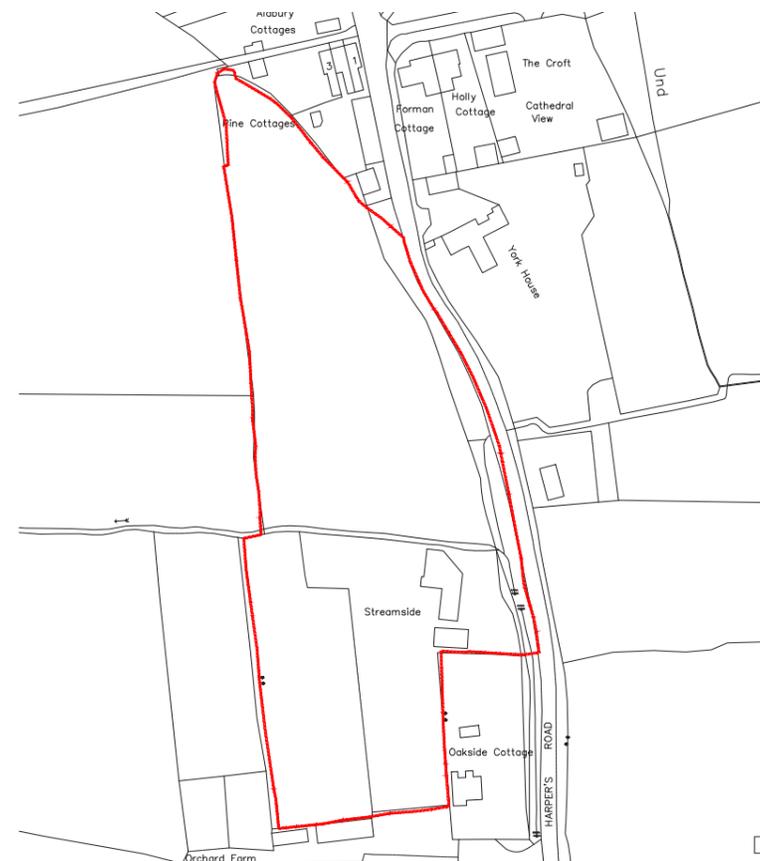
and density.

1.4 Development Objectives

The proposed scheme has a number of key objectives acting as drivers to achieve the highest quality in design and architecture as set out below:

- The development will establish a high quality of built environment, responding successfully to the immediate locational constraints and the opportunities for linking with the wider settlement.
- The scheme will help create a sustainable community, providing environmentally sensitive, well connected and inclusive built forms that are adaptable.
- The homes created within the development will provide a wide range of dwelling types and sizes catering for the specific community housing needs identified by the Borough Council.

- The development will provide the appropriate level of affordable housing, integrated within the development with no visual distinction between open-market and affordable homes to create a vibrant mixed tenure community.
- The development will not have an adverse impact on any of the surrounding land uses, particularly to the adjoining residential properties on Harpers Road and the countryside beyond.
- The scheme will create an exemplar model for an edge of settlement location, meeting the design requirements identified in the NPPF & local Plan and using 'best practice' urban design and architectural principles.
- The development will create a visually attractive, safe environment with appropriate public and private amenity spaces, creating an individual identity linked to local development patterns to provide legibility throughout the site.
- The scheme will utilise the principles of 'Secured by Design', creating a development that allows all residents to feel safe, focused on achieving active streets that are well surveyed.



Site Location Plan



Site Birds-eye Image

1.5 Design Philosophy

Good urban design is at the forefront of the success of any development site. As noted in the Urban Design Compendium 2 (second edition);

‘The quality of the places we live in has an impact on all aspects of life. How well they are designed will influence how safe we feel, how easy it is to walk round, whether we have shops, community facilities and schools nearby, whether our children have safe places to play.

It will also affect whether there is good access to public transport and a good choice of homes in which to live. It is essential that the places we create and improve embody the principles of good urban design.

Good urban design is essential to deliver places which are sustainable on all counts: places that create social, environmental and economic value. Ensuring that places are well designed should be a priority of everyone involved in shaping and maintaining the built environment.’

The proposed Site Plan incorporates a number of location specific urban design principles to inform the structure of the built form.

These principles, as set out below, will shape the urban landscape, as follows;

- Making a Legible Place; creating a development that is a destination, is easy to understand, is simple to navigate around and functions as a linked collection of experiences. A legible street network and hierarchy is vital to this, providing a clear point of arrival and departure, linked to pedestrian routes.

- Creating a Development of Character; establishing a place with an individual, distinct identity that functions successfully adjacent to the existing village character of Ash. A high quality of public realm will provide pedestrian oriented movement routes to calm vehicular traffic.
- Focusing on the Detail; creating clearly defined building and boundary edges, using active building frontages to create enclosure and sense of place punctuated by key building details and features on important vistas. Dwelling entrances will face the public realm, creating activity on the street-scene and to open spaces within the development.
- Creating Variety and Quality in the Street; built form should vary in height and footprint within an overarching design style to create an active, vibrant and stimulating public realm. Open spaces will be attractive and furnished, used to encourage outdoor activity and community interaction.
- Ensuring Permeability in the Public Realm; providing an environment that offers a choice of different movement routes by vehicular, cycle or pedestrian means.
- Establishing the Sustainable Community Ideal; creating a well designed and built urban environment, with access to the surrounding community. A sustainable community will have opportunities for community interaction, will be environmentally responsible and be near to employment opportunities.
- Creating a Safe and Secure Development; using the principles of ‘Secured by Design’ to create a development that feels safe for its residents, encouraging shared responsibility for public areas. Activity in the street-scene is vital for security, overlooking the public realm, car parking areas, open space and pedestrian routes.
- Ensuring Long Term Viability; establishing a long term management plan for the maintenance of open spaces, movement routes & landscaped areas.



Architectural style to function with street and landscape



Relationship between green space and dwellings from distant views



Shared surfaces and landscape breaks create pedestrian priority and slow vehicles



Integration of parkland open spaces



Dwellings located to respond with paths with buffers create between pedestrian and car



Pathways connect parcels of the site

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SITE APPRAISAL

- 2.1 Site Description
- 2.2 Existing Landscape Setting and Topography
- 2.3 Landscape and Visual Considerations
- 2.4 Flood Risk and Drainage Issues
- 2.5 Ecological Context
- 2.6 Vehicular, Pedestrian and Cycle Access
- 2.7 Local Transportation Modes
- 2.8 Local Facilities and Amenities
- 2.9 Opportunities and Constraints Summary

2.0 Site Appraisal

2.1 Site Description

The application site is located to the west of Harpers Road, sat within the Parish of Ash and the Ash Wharf Ward.

The application site is approximately 1.25ha including the central tree belt, and is triangular in shape - wrapping around the rear of the existing houses to the south and including an existing property known as Streamside. To the north, the site adjoins a residential property and garden.

The site slopes from south to north, with existing site levels varying by approximately 5 metres from the southern to northern site boundaries. However, the southern section is generally fairly level with the sloping element to the north of the tree belt.

The site is considered part green-field, part brown-field, with the southern section containing the bungalow Streamside and its associated outbuildings and garden land. The existing access to the southern part of the site is via a hard paved crossover. The existing site access point is considered to offer acceptable visibility to Harpers Road.

The northern part of the site is currently only accessible by foot via Harpers Road through gaps in the sporadic tree and hedgerow planting. There is no access into the northern part from Streamside, with the ditch running east-west acting as the boundary between the two sections of site.

The site is not subject to any specific ecological, landscape or heritage designations and is allocated for residential development. The site contains a large variety of tree species, including TPO trees, forming a central wooded area and tree & hedgerow lined boundaries, all of which are examined as part of the Arboricultural Report accompanying the Planning Application.

Hedgerow and tree lines of varying quality run along the boundaries of the site, with larger trees located centrally and along the western boundary. The eastern site boundary is separated from Harpers Road by tree planting and a ditch. Within the development proposals, existing planting will be retained as much as possible to maintain a mature and verdant setting for the scheme design.

With regard to nearby built-form, the surrounding area is generally a mixture of detached, semi-detached and terraced houses, with a mixture of cottage developments and larger bungalow / chalets set within large grounds.

There is not considered to be a prevailing architectural style due to both the wide range of individual houses and the range of ages of the properties, but all have an emphasis on a more traditional vernacular and the use of materials that are prevalent within the Borough such as tile-hanging, render and brick.

Locationally, it is understood that there are reasonable bus services within Ash with bus stops located in the centre of the village. For services to the Farnham Area, a bus stop is located within walking distance to Ash Green.

The village contains local shops, a post office, a nursery and primary school, along with pubs and churches. All are either within a walking distance or a short drive, with additional more regional facilities available a short distance away in the larger towns of Aldershot, Farnham and Guildford.



Site Imagery

2.2 Existing Landscape Setting and Topography

The site forms part of the eastern boundary of Ash.

The site photographs detail the site conditions and landscape setting.

The plot has a rustic feel about it, surrounded by largely overgrown scrubby vegetation, trees formerly part of hedgerows and wooded areas. The trees within the woodland and surrounding the site are mainly deciduous with a high proportion; particularly at the southern end, of mature oak and ash, some of which are covered in thick ivy. The clearing contains mostly grass, with a mixture of fallen dead wood and ground vegetation consisting of bramble, bracken and nettles with some sparsely vegetated areas.

2.3 Landscape and Visual Considerations

The following landscape and visual constraints and opportunities have informed the proposals for the site:

- The site forms the eastern edge to Ash;
- Open views into the site are limited to adjacent properties on Harpers Road, with limited views from surrounding field to the north
- The existing trees and hedgerows form important features in screening views;
- There are limited views from the wider landscape and village setting due to the screening of the existing built form in the village centre;
- Occasional and limited long distance views are possible from nearby public footpaths and from upper floor windows within nearby properties;
- The site is publicly accessible via the footpath along the northern boundary;
- There are no Listed Buildings within the site,

however York House (Grade II) is located opposite the site along Harpers Road; the development of the site is not considered to affect the setting of York House. Views to and from the site are screened by existing planting.

2.4 Flood Risk & Drainage Issues

The Environment Agency website has confirmed that the site is wholly within Flood Zone 1. A land drainage system currently drains both northern and southern sections of the site to an Ordinary Watercourse which passes through the site.

The primary flood risk to the site is understood to be pluvial, i.e. from high intensity rainfall events which saturate the soils. While this risk has been shown to be small, it is recommended that measures are implemented as part of the development to manage the natural water flows through and around the site. All other sources of flooding for the site have been investigated and shown to be of minimal or no risk.

The drainage strategy for the proposed site will address the site levels having no impact on flood levels off-site.

Sustainable drainage features which will attenuate surface water and allow it to infiltrate on site. Further details are included within the Flood Risk Assessment which accompanies the Planning Application.

2.5 Ecological Context

The site conditions are led by the woodland habitat which provides ecological for a range of both animal and plant species, these include;

- Bats, who use the site for commuting and foraging along the retained tree belt;
- A small population of slow worms was recorded along with a single record of a common lizard in areas impacted by the proposals;
- A range of birds that use the site to some degree for nesting and foraging, twenty-five species were recorded on or within the site boundary.

Sufficient habitat on site will need to be retained and protected for bats, reptiles and birds with new landscaping compensating for any loss of trees and hedgerow. The retained areas of woodland and hedgerow in areas of open space will need to be managed in the long term to maintain and enhanced for wildlife by providing diversity, structure and wildlife corridors.

A stream is present between the northern and southern section of the site, dividing the 2 parcels of residential dwellings, with this exiting along the eastern boundary, it is therefore important that the proposals follow appropriate pollution prevention guidelines (PPG 6) and drainage guidelines (Defra guidelines for Sustainable Urban Drainage) as the site may be hydrologically linked to other priority habitats and nature reserves locally.

Please see the Ecological Impact Assessment produced by EPR for full details.

2.6 Vehicular, Pedestrian and Cycle Access

There are two proposed vehicular access points serving the southern and northern parts of the site adjacent to Harpers Road. Both existing and proposed access points are flanked by an existing hedgerow, which with maintenance will provide good visibility to the north and south along Harpers Road in accordance with highway requirements. Both access points are considered to be in the optimum locations relative to the site layout in terms of traffic movement and safety.

A pedestrian link connects the southern and northern elements over the ditch and an access point is proposed along the northern boundary, allowing future residents to access the public footpath and walk between the site and Ash railway station, allowing for safe travel to the local facilities.

A second and third cycle/pedestrian access point is proposed to the western and southern site boundaries to link to the future development on the western boundary and the existing residential properties to the south.

The Surrey County Council register of public rights of

way demonstrates that there are no public rights of way that cross the site.

2.7 Local Transportation Modes

In respect of strategic highway connections, the site is well placed to connect to the A323 to the north, which then links to Aldershot and Farnham to the west and Guildford to the east. The A323 in turn connects to the A3 which gives direct and easy access to the wider Surrey area.

With Farnborough and Guildford located close to the site, the development is considered to be highly accessible for a residential proposal, offering accessibility to primary employment hubs.

With regard to sustainable travel opportunities, there is a regular bus service to Aldershot, Farnham and Guildford which allows connection to the surrounding larger towns and their associated facilities. The closest mainline railway station to the site is Ash, located approximately 0.4 miles to the west of the site by foot or cycle and 0.6 miles by car. This station provides links to Ascot, Reading, Guildford and Redhill.

2.8 Local Facilities and Amenities

The site is well located in respect of services with a range of facilities close to the site.

Ash is served by 3 primary schools; Wyke Primary School, Shawfield Primary School and Walsh C of E Junior School all 1.3 miles from the site. The local shops, and post office are located along Guildford Road, with a pub on Harpers Road and churches walk-able.

The nearest secondary school is Ash Manor School; however a number of other secondary schools and colleges are located within a short drive to Aldershot.

A medical practice and dental surgery is located within Ash Vale near to the site, with further facilities including a hospital, located in the larger surrounding towns. A wide variety of regional amenities, shops and restaurants are also available in these areas.

In overall terms, whilst facilities in Ash are generally limited to a village provision, the short distances to

2.9 Opportunities and Constraints Summary

An analysis has been carried out for the Planning Application area to determine both constraints to the proposed development and beneficial elements that can be exploited or maximised.

The following are considered to represent the key opportunities and constraints:

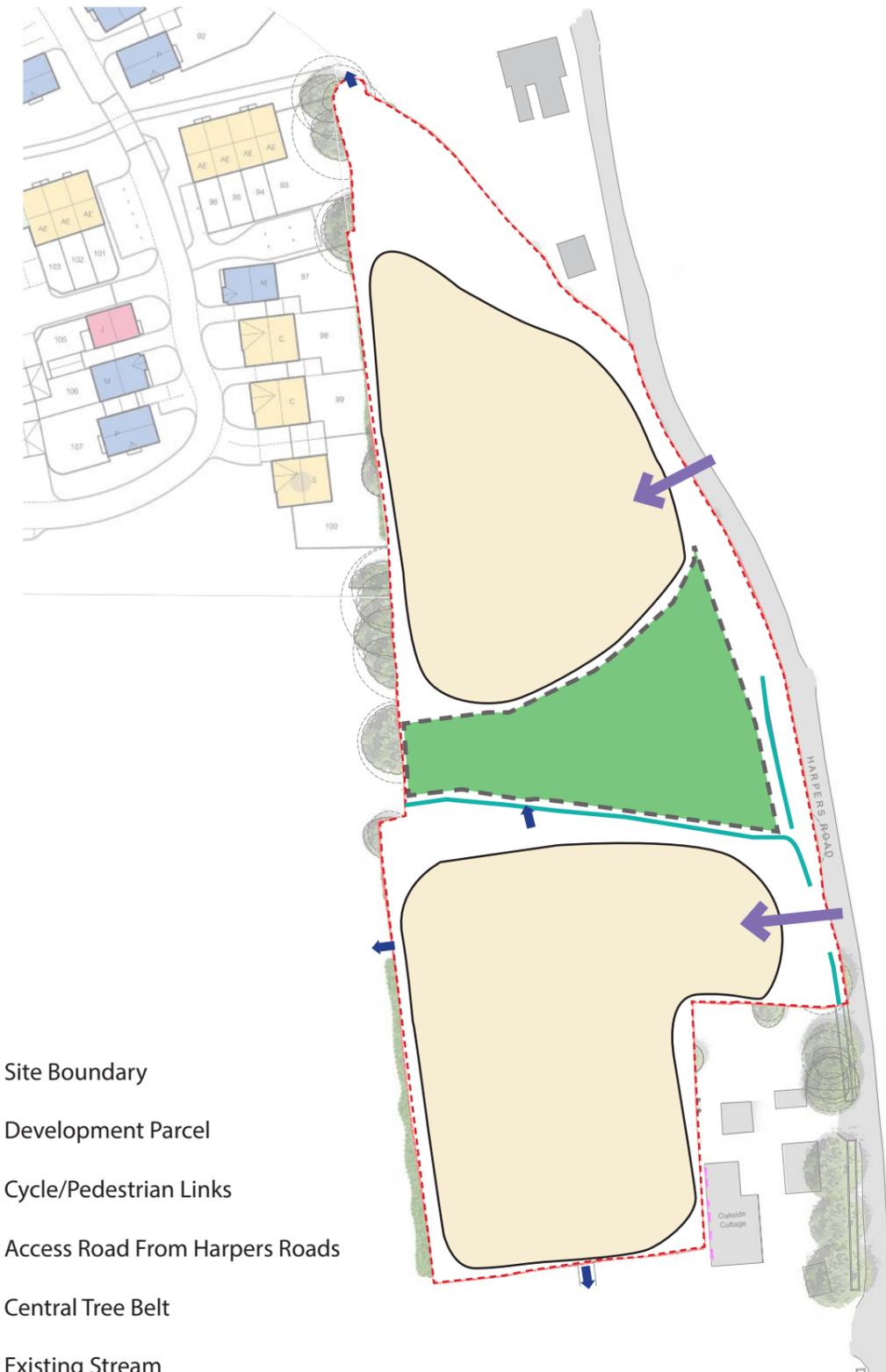
Opportunities

- The site contains 3 existing buildings with limited tree cover within the principal development locations on the northern and southern parts;
- The site falls gradually from north to south. The northern parcel slopes 5 metres towards the central ditch while the southern parcel is generally level in nature. The site can only be seen through glimpse views from Harpers Road;
- The strong identifiable landscape edges to all boundaries provide significant visual buffers to both adjoining residential development and open fields which can be enhanced;
- The landscape framework can be used to incorporate a significant range of ecological, sustainable drainage and public open space enhancement measures;
- The linear features of the site can be enhanced for wildlife movement and can create an improved habitat for a wide range of species;
- The site benefits from a suitable vehicular access point to Harpers Road, serving the southern parcel;
- A network of linked internal pedestrian and cycle routes can be created between managed public open spaces and to the site boundaries;
- A range of opportunities are present for sustainable and renewable initiatives with the site benefiting from uninterrupted natural light and generous natural and green open spaces;

- The site is in a sustainable location for a range of local facilities and services;
- The surrounding low density character will encourage large gardens which could incorporate personal allotment spaces, opportunities for grey-water use and composting;
- The pedestrian-led nature of the surrounding roads provides an opportunity for shared surfaces within the development, adding to the potential for a semi-rural and edge of settlement character.

Constraints

- The site's connection to the current housing development to the west must be addressed through appropriate landscape design, management of the existing hedgerows & trees, and infill buffer planting;
- Existing hedgerows and trees on-site are established and should be retained where possible;
- The relationship with the Grade II Listed building 'York House' located opposite the site along Harpers Road, with require careful consideration within the design response;
- The design approach from for the overall site will need to be considered both holistically and to create a sense of identity for the separate development parcels;
- Views into the site from surrounding residential properties need to be considered in the layout of the development, avoiding overlooking and providing screening;



- KEY
- Site Boundary
 - Development Parcel
 - Cycle/Pedestrian Links
 - Access Road From Harpers Roads
 - Central Tree Belt
 - Existing Stream

Sketch Feasibility Plan prepared to examine site op

3

DEVELOPMENT PROPOSALS

- 3.1 Development Concept
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3.0 Development Proposals

3.1 Development Concept

The principal concept behind the scheme design is to provide new housing, recreation and landscaping opportunities in a sustainable extension to Ash that both fits and functions well within the edge of settlement context of the setting.

The Site Layout utilises a framework of linked open spaces, starting with the central informal open space containing the majority of the trees, linking to smaller pockets of informal green space and private gardens.

The central tree buffer serves to minimise the development's visual impact on the edge of the settlement and will take into account the existing site character, dividing the site into two areas.

Using two primary access points from Harpers Road, one already existing, minimises the impact on the road and maintain the sylvan nature of the western edge of the site. A new pedestrian access point to the northern edge will connect the northern parcel of the site to the existing public footpath which links Harpers Road and Guildford Road.

The Site Layout provides a new pedestrian link between southern and northern parcels, establishing an uninterrupted pedestrian route to the local centre. Alongside this further pedestrian links will be create to the adjoining recent development site to both the south and west.

The development will function as a sustainable addition to the surrounding settlement with minimal visual impact from adjacent properties.

A robust set of 'Design Principles' will ensure the proposed residential development will be appropriately scaled, aesthetically pleasing, varied in form and finely detailed, creating both quality and legibility in the public realm.

The relationship with other land uses and with open spaces will be carefully considered to provide the highest quality of settings within the site. In particular, a 'Wooded Walk' which links the northern and southern parts of the site will integrate the development within the low density character of the surroundings and both physically and visually connect open spaces & vistas.

Density will be kept relatively consistent with the surrounding area and will be appropriate for a development of 24 dwellings within the allocated development area.

The design and layout of the proposed residential properties reflects their function, designed to fit with the prevailing low density housing in size, appearance & positioning. All dwellings will benefit from private gardens in order to aid sustainability and self-sufficiency.



3.2 An Accessible Development

Vehicular access to the site has been considered carefully to ensure that there is a good connection to the highway, and that visibility and topography are not considered constraints.

With two proposed vehicular access points via Harpers Road the first to Streamside reuses and slightly enlarges the existing access point, whilst the northern access is located to ensure that no trees are removed and visibility is maximised, allowing for an appropriate width bell-mouth access and associated sight-lines required.

The use of Harpers Road will ensure that traffic movements are focused onto an appropriately surfaced and suitably wide road.

With respect to the walking and cycling strategy, it is proposed that access to the site would also be gained from the east of the site and additional points to the north, south and west, utilising a pedestrian footpath which runs along the northern boundary and connects the centre of the village.

The creation of new integrated and legible pedestrian and cycle routes through the site will ensure that sustainable transportation modes are considered as integral to the scheme, encouraging wherever possible non-car travel.

The network of pedestrian and cycle routes through the site is also intended to connect all parts of the site both visible and accessible for families within Ash as well as future residents. It will ensure new links are created to the neighbouring development site.

3.3 Development Principles

The proposed development has been designed to create an inclusive and integrated community, both as an individual site and as an integral part of the surrounding Ash settlement.

It was vital to the design that the proposed development is successful in becoming an integral part of the Ash settlement, with movement routes and visual links necessary to encourage interaction between existing and proposed built form.

The site layout creates 'social cohesion' within the proposed community, aiding integration through the amalgamation of open-market and affordable dwellings, in order to create a mixed tenure, attractive and visually active built-environment.

The development offers opportunities for local residents with a mixture of accommodation types and the creation of large areas of green space for the benefit of residents.

In order to facilitate an inclusive and socially cohesive community with a sense of place, the Site Layout has been designed to;

- Create a strong development identity, building upon the local distinctiveness of Ash by using a layout that uses scale and a low density to aid legibility;
- Establish direct visual and physical links between new homes and the new public realm, encouraging activity and interaction within public spaces, limiting the impact of the car through both pedestrian-oriented shared surfaces and driveway/ non-frontage parking arrangements;
- Establish new pedestrian and cycle routes in the form of a shared footpath network to create permeability through the development and to link to the surrounding movement network and residential areas;
- Create defined and clear boundaries between the public realm and privately owned spaces, avoiding incidental areas of non-ownership;

- Provide a mixture of open spaces, each with an individual character, which offer a range of informal play;
- Focus on community safety through a development that meets the requirements of 'Secured by Design' and Part Q through mainly passive means;
- Utilise the principles of 'Building for a Healthy Life', 'National Design Guide' and 'Building Regulations' to create homes that are adaptable for a range of future needs.
- A Sense of place is created through the interaction of a legible movement network, the positioning of appropriate and articulated built form, the use of materials and the location of green spaces and landscaping to provide distinctiveness whilst relating to surrounding land uses.
- A primary pedestrian movement route through the site passes through areas with varying relationships to the existing settlement and surrounding countryside.
- Cycle linkage connects to the wider A31 allocation.
- The main access routes from Harpers Road creates a highly legible and distinctive feature within the development that will be bounded by formal planting and will create views to all dwellings.
- Buildings are set reasonably back from the shared surface pedestrian-priority road,
- Buildings are varied in scale and proportion to create a highly individual street-scene.
- The development displays a common architectural language, however each parcel and individual groups of buildings has elements of individuality, key details and architectural features to create legibility.

KEY

-  Site Boundary
-  Development Parcel
-  Cycle/Pedestrian Links
-  Access Road From Harpers Roads
-  Central Tree Belt
-  Stream
-  Road Network



Design Concept

3.4 Landscape and Ecological Enhancement Strategy

The landscape and ecology approach to the development of the site is of primary importance, both in terms of protection and enhancement.

The proposal:

- Maintains the open green character of the northern and eastern site edges;
- Retains the mature trees and hedgerows as important skyline features;
- Provides opportunities for public access and enhance visual connectivity to the surrounding countryside;
- Identifies opportunities for connections to existing public footpath;
- Provides an appropriate offset to Harpers Road and properties fronting the street;
- Enhances existing hedgerows and trees for wildlife and visual benefit;
- Provides connections across the site for wildlife and amenity benefit;
- Identifies opportunities for wildlife and amenity features, such as new woodland areas, streams, native hedgerows and wildflower meadows.



Informal open space retaining existing tree planting

3.5 Density Approach

Density guidance contained within the National Planning Policy Framework encourages local authorities to set out their own approach to housing density to reflect local circumstances (NPPF Paragraph 47).

This is in order to ensure an efficient use and an appropriate supply of land for housing needs, although Guildford Borough Council guidance is not prescriptive.

The site is a relatively small number of units (24), as such, a general uniform low density has been assumed throughout, in keeping with the sites semi-rural nature.

The proposed development will have an overall Gross Density of 19.2dw/Ha, indicating an appropriate use of land which will be in-keeping with its surroundings.

The site is then further divided into 2 density areas defined by the northern and southern parcel of the development and separated by the stream. The northern parcel contains 8 dwellings located with greenfield land, while the southern parcel contains 16 dwellings within brownfield land responding to the context and land use as noted within the NPPF.



Aerial View showing relative densities of the surrounding residential development in the village

3.6 Affordable Housing Provision

There is a considerable need for both market and affordable housing within Guildford Borough Council, as set out in the Strategic Housing Market Assessment (SHMA).

It is understood that specific settlement studies have been undertaken for West Surrey Strategic Housing Market Assessment covering Guildford, Waverley and Woking Borough Councils issued September 2015 identifies a need for higher numbers of 1, 2 and 3 bedroom dwellings. This has been taken into account in the preparation of the Planning Application.

The applicant proposes to provide 9 of the homes within the Full Planning Application as affordable, which including 6 affordable rent and 3 First Homes is in compliance with the policy requirements.

The range and type of both open-market and affordable housing provision on the site has been based upon discussions with Guildford Borough Council.

The affordable provision will therefore provide a comprehensive range of dwellings aimed at meeting the diverse requirements in the region.

The affordable accommodation would be owned and managed by an appropriate Registered Social Landlord to be agreed with Guildford Borough Council.

Please see the supporting Affordable Housing Statement for full details of the accordance with emerging Local Plan and policy and tenure split.

- KEY
- Site Boundary
 - Affordable Dwellings



3.7 Building Heights & Scale

Throughout the development, building heights are generally one/half and two storeys in order to make an appropriate use of the land whilst restricting scale, matching much of the residential development within Ash.

By creating two-storey development, the development limits the cumulative impact of the development on the edge-of-settlement setting.

Eaves lines are generally be just above first floor window head, with 35 to 45 degree roofs predominantly used to maximise the visual quality of the development and reference the more historic buildings in the locality.

The buildings are well spaced, with the overall massing minimised within the development to create a transition to the rural edge. Buildings may include one and a half storey projections and one storey garage buildings with increased separation distances between.

- KEY
- Site Boundary
 - 1 Storey
 - 1.5 Storey
 - 2 Storey



Illustrative sketch street scenes

3.8 Site Layout

The Site Layout has been prepared for the Planning Application for 24 new homes to the west of Harpers Road to the south west edge of Ash.

The Site Layout demonstrates that such an addition to the built up area can be created in a visually integrated, environmentally sensitive and sustainable manner with housing to meet Guildford Borough Council's immediate needs.

The development proposal demonstrates the intended amount and location of residential development, the positioning, structure and hierarchy of the road network, the location of the open spaces and the overall landscape framework in order to create a development of the highest quality.

The scheme design offers a set of design principles to ensure a high quality development, providing the following key elements;

- The provision of 24 new dwellings within a mixed-tenure and highly sustainable development that maintains links to the wider Ash settlement;
- A sustainable addition the settlement edge that is designed around current design best practice guidance to create a safe, inclusive and interactive environment;
- A legible development, with the public realm and tree lined centre utilised to visually link to the two parcels of development, creating varying scale, massing and highly detailed design.
- A layout which is built on its landscape principles working within an overall landscaped framework to establishing a strong and unique sense of place;
- An appropriate landscaped and softened edge to all sides of the built-up boundary, with open space and a strong vegetated buffer utilised to the northern edge and centrally;

- A vehicular access from Harpers Road designed to work successfully within the existing road network and hierarchy;
- The provision for generous open spaces to facilitate community interaction and provide high quality informal areas for play;
- The provision of generous areas for ecological enhancement, encouraging wildlife interaction;
- The use of wildlife corridors to the landscaped edges of the site, providing physical linkages to the edges of the development and providing areas for further significant ecological enhancement;
- **A comprehensive sustainable drainage strategy is included as part of this Planning Application and focusses on soakaways throughout the site.**



Northern parcel with edges defined by landscaping edges



Southern parcel designed around shared surface courtyard



Illustrative Site Layout Plan

3.9 Access Strategy

Access to the development for all modes of travel is taken via two simple priority junctions to the eastern edge on to Harpers Road, with scrub removed to the northern access to ensure appropriate visibility splays.

The proposed access point to the southern parcel utilises an existing access point and generally provides a 4.8m wide private road, providing access to the proposed community car parking area. Serving the northern parcel is a proposed new bell-mouth access and 5.0m private road.

Within the site, the private roads vary in width, but are generally between 4.8m and 5.0m private roads finished in small module block paving, including grass verges or planting either side and accompanied by informal visitor parking spaces set into the verges.

A 1.8m wide informal foot-way access is provided through the site connecting the private road access drives with the public footpath along the northern boundary facilitating access between the site and Ash village centre, as well as to provide a convenient walking route to local amenities. This includes a timber bridge over the existing ditch together with a hoggin path through the existing wooded area. A second and third 3m wide cycle/pedestrian accesses have been created to link to the future development west and south of the site.

The entire scheme has both vertical and horizontal highway features, including granite setts, rumble strips and slightly raised tables close to the road edge to ensure a maximum 10mph design standard so that traffic speeds remain low throughout the development.

In terms of the access hierarchy, the principal means of access from Harpers Road will cater for all road users including refuse/ emergency vehicles and cars with pedestrian and cycle access served to the north.

With respect to cycling on site, is served generally by the on-street movement network, with indirect routes through to the west and south of the site.

To summarise, the access strategy allows for:

- Maximising use of the location of the site which has good connections to local services and facilities within Ash;
- Encouraging the use of and providing direct and permeable pedestrian and cycle routes through the site;
- Ash train station nearby provides a good regional level of service;
- A safe vehicle access is provided onto Harper's Road. Other accesses are provided, but for pedestrian and cycles only;
- An internal layout that is designed on 'Home Zone' principles with maximum speeds of no more than 10mph;
- Adequate car parking and cycle parking provision that complies with required parking standards, providing where possible more parking than required;



Swept path refuse analysis



Swept path fire analysis

3.10 National Design Guide

The National Design Guide sets out principles of how schemes should be developed to create good design. The different sections are listed below and the Design and Access Statement submitted as part of this application demonstrates how these principles have been met.

Context – enhances the surroundings.

Identity – attractive and distinctive.

Built form – a coherent pattern of development.

Movement – accessible and easy to move around.

Nature – enhanced and optimised.

Public spaces – safe, social and inclusive.

Uses – mixed and integrated.

Homes and buildings – functional, healthy and sustainable.

Resources – efficient and resilient.

Lifespan – made to last.

The full planning application has been informed by the National Design Guide - Ten characteristics of well designed places.



NDG - Ten characteristics of well-designed places

Building for a Healthy Life

A Design Toolkit for neighbourhoods, streets, homes and public spaces



3.11 Meeting the Principles of Building for a Healthy Life

The 12 Building for a Healthy Life principles are recognised as the industry standard for well designed homes and neighbourhoods.

In order to demonstrate the quality of the scheme Masterplan it has been tested against the Building for a Healthy Life principles as listed below:

1 Natural Connections

Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around.

The scheme utilises an existing access point as well as providing an additional vehicular connection serving the northern parcel of the site and connecting to the surrounding road network. Utilising & reinforcing existing pedestrian routes on Harper's Road with links into the site, whilst implementing an appropriate and well designed access network within the site for vehicles, pedestrians and cycles.

By providing an appropriate linkage to Harper's Road, the scheme respects existing land uses and the relationship between neighbouring buildings and the site, establishing an acceptable relationship within the surrounding landscape and highway context.

2 Walking, cycling and public transport

Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions.

In terms of sustainable travel opportunities, there is a bus stop located to the south of the site, giving access into Farnham Ash railway station provides quick and easy access to Guildford and Reading with further connections onto London and the south ensuring significant employment opportunities are within easy traveling distance.

3 Facilities and Services

Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.

The proposed development is well located in respect of services, particularly via into the village centre via the public footpath to the north of the site there is a network of open spaces and rural

recreational areas, with more regional services offered in nearby settlements.

The site, located to the eastern edge of the built-up area in Ash and already benefits from highly sustainable links to larger surrounding settlements, with the vehicular linkages to the surrounding towns considered adequate by the County Council. Surrounding local services are likely to see a rise in patronage as a result of the development.

4 Homes for everyone

A range of homes that meet local community needs.

The proposed development provides a full range of dwelling sizes with a varied mix of types of houses and apartments, from 1 to 4 bedrooms; the mix has been designed to accurately reflect the requirements of the local market and be compliant with Parish Council expectations.

Affordable housing is provided to meet policy requirements and the entire scheme (including both open-market and affordable dwellings) will be constructed to ensure a high quality, community-led and tenure-blind development.

5 Making the most of what's there

Understand and respond.

A detailed appraisal of the context of the site has informed a comprehensive and robust design that utilises both existing and a significant amount of new planting to both incorporate and enhance landscape features and habitats.

The slope of the land and the landscaped nature of the overall field boundaries has informed the positioning and orientation of the dwellings within the development, with key views being retained.

A area of tree planting located within the centre of the site includes areas for ecological enhancement, whilst the scheme-wide planting strategy provides an additional backdrop and further opportunity for ecological enhancement.

6 A Memorable Character

Create places that are memorable.

By providing two access points and ensuring as much of the existing landscape can be retained the proposal sits comfortably within its surroundings. Entering a publicly focused and pedestrian-oriented development, the layout will provide legibility whilst maintaining an appropriate character adjacent to the village.

Dwellings will be set behind landscaped edges, with open spaces to the north and centrally, all of which creates a softened frontage on the site and a semi-rural character inspired by the setting.

The scheme ensures that resident interaction within the public realm is maximised, helping to create a site-specific sense of place throughout and assisted by variety in material use, building features and means of enclosure.

7 Well defined streets and spaces

Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal facades of buildings face streets and public spaces.

The development is specifically designed to create public/private definition in the streets and spaces, with a mixture of built form generally containing semi-detached and detached dwellings which are positioned relatively informally within the street-scenes in order to create the appropriate semi-rural character whilst providing activity on street corners.

Apartment buildings are integrated in to the site with appearance similar to the houses. Certain plots by way of positioning will form 'landmark' features within the site to aid legibility. A non-standard approach to housing design will create individually designed elevations that create overlooking of the public realm to all movement routes.

8 Easy to find your way around

Use legible features to help people find their way around a place.

The pedestrian priority shared surfaces are designed to ensure that the proposed layout is naturally easy to negotiate and legible. The comprehensive design is aimed at ensuring that people are able to visually interpret their way around the site with ease, assisted by scale, material use and individual design features to buildings to aid way-finding.

9 Healthy streets

Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.

The identification of a shared surface character is immediately evident as soon as you enter the site and this principle will be reinforced using signage & landscaping. This approach has informed the development of the street network in producing a series of linked experiences when traveling by foot, cycle or car.

Streets are laid out as varying width shared surfaces, using an appropriate variety of surface materials, granite setts, tree pits and soft landscaping to minimise vehicle speeds whilst encouraging community interaction.

10 Cycle and car parking

Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.

The majority of houses within the development have on plot parking in the form of driveways, with those in the northern parcel benefiting from garages. Some dwellings utilise small parking areas in order to limit and break up frontage parking. With the use of grassed verges and front garden planting, generally fronting movement routes to ensure that buildings are the focal points in the street and not cars.

11 Green and blue infrastructure

Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also a key play in achieving the net gain in biodiversity sought by the 2020 Environment Bill.

All dwellings will be provided with appropriate internal and external refuse and recycling bins, Car and cycle parking is fully compliant with standards, with cycle provision generally in either garages, lockable sheds in private rear gardens or shared stores.

The existing woodlands in the center of the site is being retained creating an open space separating the northern and southern sites. A stream runs through this space which will enrich the public realm.

12 Back of pavement, front of home

Garden cities, towns and suburbs used hedges to define public and private spaces, helping to create characterful and biodiverse places. The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.

The frontages are generally set back behind planted front gardens to ensure an attractive and well-spaced public realm. The use of staggered and varying building lines will ensure physical and visual corridors are avoided through the site, with activity created to all building edges through secondary windows and entrances, particular on corner situations.

3.12 Architectural Approach

The architectural approach to the buildings is influenced by the existing vernacular architectural language within the more historic parts of Ash.

The town has a substantially varied quality of built environment, from characterful traditional Surrey brick, tile hanging, weatherboarding and render.

The development proposes a traditional approach as a sympathetic edge of village extension, using the massing of traditional building forms, designed to fit in with the vernacular of the immediate surrounding Ash locale instead of the wider more unimaginative context brought forward through more recent developments of the later 20th century.

Traditional elements such as chimneys and feature bay windows significantly add to the scheme's local identity, with the use of large glazed areas and more contemporary detailing ensuring that the detailed design is not considered pastiche.

The common architectural language will follow through to the external materials, with boundary walls, hard surfacing and fencing of the Surrey palette, all common through the scheme. The built form will include grouped buildings that will share common materials within a wider palette covering the development as a whole.

Detailing will be specific to material use, and generally common to the scheme design to create an underlying 'development identity' that is representative of the location of the site integral to Ash but individual in character.

With the overall site layout split into two parcels the northern and southern styles will be designed around a common design theme but we individual elements which give a sense of varying identify.

The scheme will contain a mixture of pitched and gabled roofs with a combination of three different red bricks, red/grey roof tiles. Features will be created through bay windows and dormers. A cohesive approach will be adopted across both parcels to ensure the whole site has a strong identifiable character.

Both parcels will utilise red brick with some dwellings having half height tile hanging or weatherboarding to provide feature buildings and break up the elevation treatment across street scenes.

Brick chimneys will help break ridge lines and traditional window proportions with transoms are introduced to produce a more rural aesthetic in the Northern parcel. The Southern parcel will have grey coloured windows with no transoms. Subtle differences like this will help to differentiate the two parcels, enriching the character of the overall site.

A range of smaller details have been applied across the scheme such as brick banding and stone cills ensuring variety and interest is created on both the macro and micro scale.

3.13 Materials

The architectural form and character of the development, the design of the houses and the proposed materials is intended to strongly reflect the style and materials traditionally used within the local area, but set within a more contemporary and sustainable context.

A palette of building materials has been incorporated within the scheme design, all of which are reflective of the traditional Surrey vernacular.

Materials include a mixture of 2no. local red multi stock brickwork, smooth red brick for detailing and plain clay tile-hanging in red and grey, to create variation within the street-scene and emphasise a high quality character throughout the development. Alongside brick the use of half height tile hanging, and full and half height weatherboarding will help to pick out individual plots, assisting with way-finding and creating variety throughout the scheme.

Furthermore, individual accent buildings or building groups exhibit a more individual architectural style and include particular architectural detailing such as bay windows, and alternate brick/window detailing where visually appropriate within the public realm.

The hard landscaping strategy is equally important to the scheme, and the variation in road types allows different finishes to be utilised; surfaces will be laid to either small module block paving or a bound gravel surface that exhibits a rural character.

The design of the dwellings creates both variety and individuality within the street, whilst being representative of the character and architecture of Ash.



Possible building materials



Public / private boundary conditions

Possible surfacing and external finish materials

3.14 House Type Examples

The housetypes show how architectural approach and materials have helped the architectural form and character of the development.

These encompass physical characteristics and an architectural language that reflects the character and identity of the surrounding context and local settlements in Ash.

The designs encompass a mixture of materials for visual variety, including tile hanging and cedar weatherboarding paired with a darker red brick. Accent buildings are scattered throughout the proposal, featuring lighter brick, with traditional detailing, such as quoining.

All doors throughout the scheme are grey, ensuring a level of continuity throughout the site.



3.15 Streetscapes

The street scenes encompass physical characteristics and an architectural language that reflects the character and identity of the surrounding context and local settlements in Ash.

The scale and proportions are taken from the analysis of local building types and properties seen within the local area. To this end the proposed dwellings do not exceed 2 storeys and are appropriate in mass and scale, ranging from 1 storey garages, 1.5 storey elements/dwellings and 2 storey dwellings.

The street scene has been designed to promote active frontages with corner-turning plots in order to mitigate against blank façades and promote considered architectural design to create lively street scenes within a green landscape public realm. The corner turning dwellings also provide a natural surveillance strategy.

An underlying architectural style permeates the development, characterised by deep and generous window proportions, a varied but cohesive use of traditional materials and features such as bay windows, chimneys, porches and gables to provide interest and variety in the new streets.



Street scene A-A



Street scene B-B

Proposed street scenes



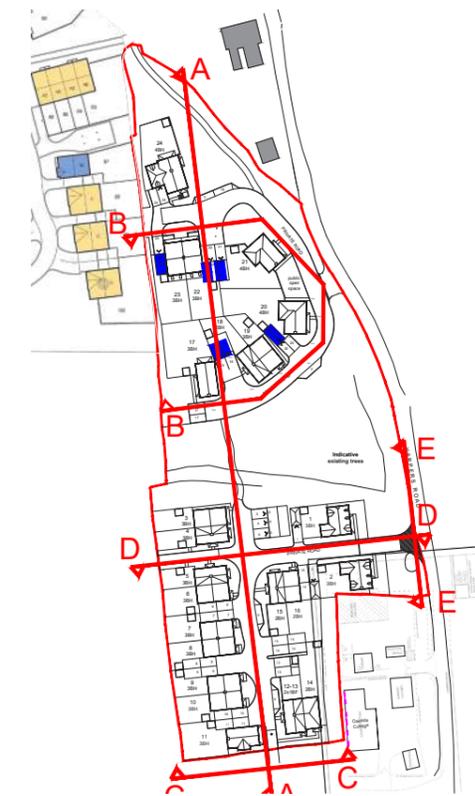
Street scene C-C



Street scene D-D



Street scene E-E
Proposed street scenes



Key plan

3.16 SITE VIEW

This view shows the Northern portion of the site, highlighting how plots 17, 18, 19 & 20 all front onto green space and walkways, creating a pleasant setting to the new residential area.



3.17 Car and Cycle Parking

Surrey County Council outline their parking requirements within their policy document 'Vehicular and Cycle Parking Guidance' for Parking at New Residential Development'.

The development proposes to meet these standards by including elements of both allocated on-plot parking, garages, courtyards and unallocated visitor parking provided throughout the site, dependent on specific dwelling location.

The Site Layout has been designed as follows:

- 1 spaces per 1-bedroom apartment generally laid out as courtyard parking off of the highway;
- 2+ spaces per 2-bedroom house, predominantly on-plot parking;
- 2+ spaces per 3-bedroom house provided on-plot and within garages.
- 2+ spaces per 4-bedroom house provided on-plot and within garages.
- A variety of unallocated visitors spaces across the site(4 spaces in total), including adjacent to the open spaces and within the secondary roads, are provided to be managed by the nominated estate management company.

Cycle parking has been considered and will be provided within garages, or for those properties without a garage within sheds located in rear gardens.

In terms of cycle parking adequate provision has been identified as follows:

- 1 space per 1-bedroom apartment;
- 2 space per 2-bedroom house;
- 2 spaces per 3 & 4-bedroom house;

3.18 Lighting

Limited street lighting will be provided throughout the residential area in accordance with Secured by Design Guidance, which may include bollard lighting and on-plot security lighting subject to a detailed lighting strategy as part of the detailed scheme design.

It is not intended that public street lighting columns will be used; the design intent for the scheme is that a semi-rural character is established including a focus on minimising light impact.

Where lighting will be close to green corridors and open spaces the potential impact on wildlife will be fully considered and it is likely to be necessary to create dark corridors along key green routes.

Light fittings will be low energy, highly efficient and directional in order to limit the amount of light spillage on the rural surrounds and to the adjoining residential dwellings to the south and east.

3.19 Utilities Provision

There will be provision for all required services within the development site. There is currently an overhead cable running across the southern part of the site which will be grounded through the site as part of the proposed development.

All statutory utility companies have apparatus in the immediate area from which supplies can be taken to feed the site.

Electricity, gas, foul drainage, water and BT services can be brought into the site from existing networks in Harper's Road.

Provision will be made through the road network for new services to the dwellings, with service margins provided around the Site Layout for distribution as may be required by providers.



A focus on high quality public realm

4

LANDSCAPE AND ENVIRONMENTAL

- 4.1 Landscape Approach
- 4.2 Landscape Materials Strategy
- 4.3 Ecological Approach
- 4.4 Open Spaces Strategy
- 4.5 Landscape Management Strategy

4.0 Landscape and Environmental

4.1 Landscape Approach

The proposed Site Layout creates a strong landscape framework throughout the development, and seeks to make the most effective use of the existing landscape features to build a well connected and integrated network of green spaces.

Existing trees and hedgerows to the site edges and within the site are retained and reinforced where appropriate to provide a natural landscape framework, to create wildlife corridors and to provide habitats, creating a unique sense of place that helps to integrate the development within a mature and established landscape.

The site has a good diversity of different plants which have informed the proposals brought forward. Establishing a landscape scheme which complements the existing context and focuses on mitigation measures first has ensured the retention of the verdant nature. Landscape enhancements have been introduced to boost the sites ecological character. A net gain of biodiversity can be achieved with enhancements proposed by EPR.

A large area of informal open space and landscape buffering will be provided near to the northern site boundary, relating to the open countryside beyond. The area will be rural in character, with significant areas of native planting using hardy species appropriate to the area close to the boundary edges.

A further public open space is proposed centrally within the site, incorporating a large amount of the existing trees. This area will be enhanced as detailed by EPR. The pedestrian footpath link between southern and northern parts of the site including a timber bridge over the existing ditch will cross this area.

Closer to the residential properties, the landscape proposals will be more formal to provide boundary definition, but will still include a large proportion and variety of native plant species.

Generally, the single-sided streets within the site will be very green with a mixture of street trees, structural public planting areas and soft landscaping to private front gardens. Road edges will be at the same level as grass verges, with granite setts providing the boundary between hard and soft landscaping.

New tree and shrub species will be selected to provide seasonal interest and have a high wildlife value. The plant palette will vary across the development to aid place making and provide legibility, whilst also increasing biodiversity and ecological potential.



Illustrative View showing site-wide landscape-led approach with tools used for ecological enhancement and mitigation

4.2 Landscape Materials Strategy

A co-ordinated palette of hard landscape materials, boundary treatments and street furniture will ensure a clear distinction in providing the semi-rural character, whilst maintaining a strong identity to the site as a whole and responding to the character of the adjacent public realm and countryside.

All works within root protection areas of existing trees and woodland will be either avoided entirely or carried, in accordance with the Arboricultural Method Statement to ensure the long term viability of the existing trees.

New planting will be selected to enhance the existing site boundaries and to enhance the wildlife, amenity and seasonal interest on the site. Species will be suitably varied and will be native to the local area.

New tree, hedgerow and woodland planting will be installed at a suitable specification to provide a strong landscape framework to the site, contribute to the community interest and provide an enhanced new settlement edge to the village.

4.3 Ecological Approach

Proposals for the site will see a notable enhancement to the amount of biodiversity (with a 10%+ net gain) through the introduction of new trees, native hedgerows, seasonal wild flowers and enhanced ground flora.

It is important to utilise native species of local provenance in landscaping schemes to enhance the ecological value of a development.

The hedgerows and native trees will be maintained and incorporated into the design of the potential development. Considerable additional hedgerows will be planted resulting in a biodiversity gain of 139%, these provide valuable habitat for species such as birds, invertebrates, reptiles and some mammals and also potentially support European Protected Species.

Tree and shrub removal will be carried out outside of the nesting bird season.

Additional native species will be planted within the hedgerows, in particular along Harpers Road and in any sparse areas and gaps. Native species will enhance the existing hedgerows and add food sources at various times of year for local wildlife.

Any incidental trees that are removed will be replaced elsewhere on the site or with native species such as oak, ash, hazel, beech and cherry. This will mitigate against the loss of any habitat.

Bird boxes may be hung on retained mature trees to increase the number of breeding opportunities throughout the site. The installation of bat boxes will also enhance the number of roosting opportunities for bats in the local area.

Log piles can be incorporated into the design to encourage invertebrates, as well as hedgehogs and amphibian and reptile species.



Precedent Images of informal open spaces

4.4 Open Spaces Strategy

The open space and planting framework for the Interaction between built form and soft landscaping will ensure a high quality development, with landscaping effectively used as a material for creating high quality public realms and within private front garden areas to provide interaction with the street.

Usable, publicly oriented open spaces will be clearly defined within the development and will include:

- The central wooded area: an informal open area retaining the existing trees for exploratory play and enjoyment of the views of the open countryside to the east. New planted areas, within more open parts will enhance the play and amenity value.
- Further incidental open space will be provided within the development towards the northern edge forming a transition between the site and the public footpath; again this area will provide informal seating and offer a range of planting areas.
- Existing drainage ditches throughout the site will; be retained and enhanced.
- The detailed design of the public spaces will be carried out with reference to local planning policies.

4.5 Landscape Management Strategy

The long term management and maintenance tasks and responsibilities of the public open space will be set out in a detailed Landscape Management Strategy which will be submitted alongside detailed landscape proposals as part of the application.

The overall aims of the Landscape Management Specification will be:

- To maintain the long term landscape contribution of the existing trees and hedgerows;
- To explain the purpose of each planting treatment;
- To ensure the successful establishment and long term health of all plant stock;
- To maintain planting areas in an attractive and safe condition.
- To ensure use of good horticultural practices and best health & safety practices at all times.

The management company and occupiers should continue to maintain their properties in perpetuity in a manner appropriate to the well-being of the plant stock and attractive appearance of their property and the new development in the context of the wider setting.

The applicant has submitted a Woodland Management Plan as part of the Planning Application.



Natural play equipment to be overlooked by dwellings



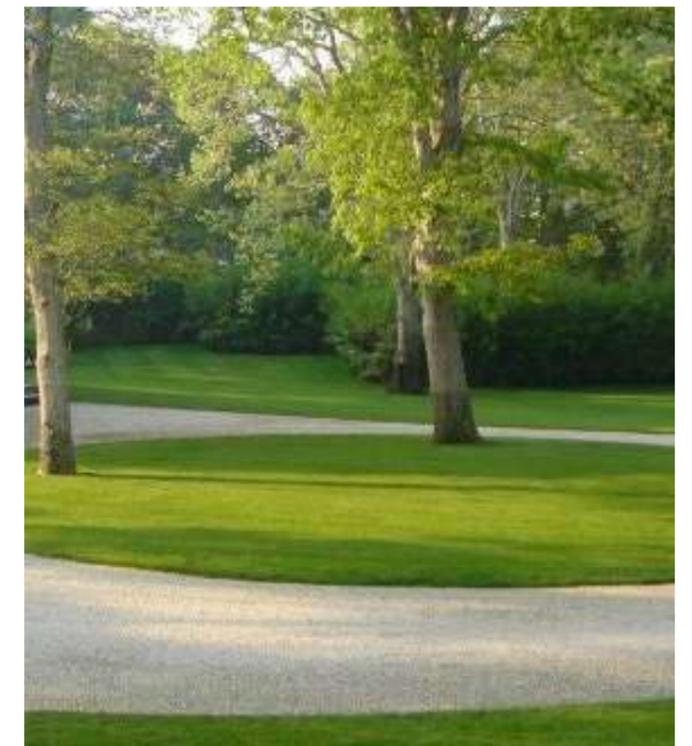
Personal allotment areas within rear gardens



Colourful edge shrub planting to front garden areas



Tree planting adjacent to roads and footpaths



The shared open space will encourage community interaction

5

SUSTAINABILITY

- 5.1 Sustainability & Renewable Energy Objectives
- 5.2 A Sustainable Location
- 5.3 Built Form & Design Standards
- 5.4 Sustainable Drainage Strategy
- 5.5 Energy Strategy
- 5.6 Waste and Recycling

5.1 Sustainability & Renewable Energy Objectives

The proposed development encapsulates the key principles of sustainability – in social, economic and environmental terms – through the process of good design that has been considered with reference to the location.

The overall objectives for this site are to ensure first and foremost that it meets, and where possible exceeds, statutory requirements. There is a presumption in the National Planning Policy Framework in favour of ‘sustainable development’, with Guildford Borough Council also promoting a number of key design requirements that have been considered and incorporated where possible.

Of particular importance is the need to address climate change, ensuring lower water use and efficiency, creating energy efficient design and layouts, providing for renewable energy, reducing waste, meeting ecological issues and creating appropriate landscaping.

Delivering a sustainable development is clearly about more than just the environment: it is about providing a place where people want to live and where they can prosper over the long term. This process begins with a well-crafted Site Layout with sustainability as a core part of the design, included within this Planning Application.



5.2 A Sustainable Location

In respect of its strategic location, the site is well placed in relation to the rest of the village, with good pedestrian links to the local facilities. Ash itself is also well located, surrounded by larger towns which provide the additional services not generally found in or adjacent to small villages.

As the site will generally provide accommodation for families, schooling is particularly important. Ash is well served by two primary schools and one secondary school with further options located in the nearby town of Aldershot.

In terms of sustainable travel opportunities, there is a nearby bus stop on Ash Green Road with further connections location along Shawfield Road serving routes between Aldershot, Farnham, Farnborough and Guildford.

With regard to shopping, there are a series of local shops and a post office within Ash. The nearest large supermarkets are situated in Aldershot and Farnham.

In overall terms the site is well located in respect of services and already has sustainable links to the larger surrounding settlements.

In terms of infrastructure the site is well placed, with no perceived effects on the local sewage and drainage network or the surrounding road network.

5.3 Built Form & Design Standards

The intended targets in respect of sustainable design are built around the current Building Regulations, as the Code for Sustainable Homes has now been withdrawn.

The recently amended Building Regulations focus on fabric efficiency first and foremost, with renewable energy generation also promoted.

All homes are designed to create sufficient internal space and suitable access for the additional needs of both elderly and disabled residents.

Secured by Design has been a key feature of the design process to create a safe environment, and **Surrey Police will be consulted during detailed design stages** to ensure that any additional recommendations can be implemented within the dwellings.

A detailed Sustainability Statement will be submitted in support of this Planning Application. This statement will set out a detailed assessment of how the proposal meets sustainable requirements together with highlighting any renewable technologies employed.

5.4 Sustainable Drainage Strategy

The surface water drainage strategy will ensure that the risk of surface water flooding to the site is reduced.

Surface water will be managed on site using a range of sustainable drainage systems (SuDS) to attenuate surface water runoff.

Runoff will be discharged to soakaways around the site, both within private gardens and under shared spaces to be maintained by a management company.

Due to the topography of the site, it is envisaged that the foul water for the site will fall by gravity to a pump station and then be pumped to the public foul water manhole located in Harper’s Road.

The pumping station should have duty and standby pumps with a high level alarm and 22 hours’ emergency storage.

Discussions will be held with Thames Water to determine the final design and the most appropriate discharge point. The applicant has already confirmed with Thames Water that capacity exists in the system.

Please see the supporting Drainage Strategy and the Utility Statement for full details of both the foul and surface water proposals.

5.5 Energy Strategy

It is essential to reduce energy demands as far as possible, in-line with the energy hierarchy, before considering the introduction of energy generation and supply technologies; adopting a 'fabric first' approach.

There are a number of key design elements that have been applied at high level through the development of the Site Layout and which have been developed for the implementation of the scheme:

- Passive solar design principles – dwellings have been oriented to benefit from a southerly or westerly orientation where possible and appropriate to the Site Plan, with internal room layouts configured to provide appropriate aspects to main living rooms;
- Daylighting – the properties will benefit from good levels of natural daylighting because the development will be built at a density that ensures appropriate spaces around dwellings, including generous front and rear gardens;
- Building fabric – a highly energy efficient building envelope will meet Building Regulations standards without recourse to the use of renewable energy systems as a baseline starting point for all dwellings;
- Air tight structure - the air tightness of a building is important in minimising heat loss, but also in the prevention of drafts that can make homes feel uncomfortably cold;

A range of options for renewable energy supply have been considered for the proposed development, including consideration of development-wide renewable technologies.

The most appropriate solution, given the low density nature of the scheme and limited dwelling numbers, is to implement a flexible set of technologies to meet the required energy standards at an individual property level, ensuring that each home has ownership of its own renewable technology where provided.

The Site Layout lends itself to integrated solar thermal and photo-voltaic solutions, which will be incorporated in conjunction with air source, heat pumps and high efficiency gas boiler systems. Where used, photo-voltaic panels will be designed to be integrated within the roof-slope rather than standing proud of the roof, and will be positioned on rear non-public realm slopes.

The renewable design considerations, coupled with the building specific design measures will enable high quality, healthy and comfortable living spaces to be built.

By integrating the principles outlined above at the detailed design stage, the proposed development will become a very attractive and sustainable place to live.



5.6 Waste and Recycling

The approach to waste management within the scheme, concerning the generation, storage, treatment and disposal of waste, will be through the active use of the Waste Hierarchy which lists the prevention of waste as the top priority.

There will be a number of measures in place that will facilitate high levels of reuse and recycling throughout this period, including but not limited to the development of a Site Waste Management Plan at the construction stage.

The Site Waste Management Plan will;

- Identify all waste streams and plan for their management through the construction process;
- Set targets for waste reduction in building;
- Identify a specific person responsible for the Plan oversight and implementation;
- Require all site contractors to be aware of the importance and requirements of the Site Waste Management Plan;
- Designate areas for waste management and sorting, with colour coded skips and other receptacles provided;
- Designated areas for safe and secure storage of materials prior to use;
- Re-use materials on site wherever possible, such as timber;
- Designed to suit standard building material module sizes;
- Use only licensed waste and recycling contractors;
- Order materials already cut to size and from sources with minimal packaging.

Within the development, all homes will be provided with internal refuse and recycling bins to split the different recycling streams prior to storage outside. It is intended that composting bins will be provided in gardens in accordance with sustainability best practice.

With regard to refuse and recycling, bins will be stored generally within rear garden areas and provided with a suitable hard-standing, to be brought to the fronts of dwellings on collection days only.

All refuse and recycling storage will be designed to be within policy guidance to ensure that residents and waste operatives do not have to pull bins any further than necessary.

The scheme has been designed to be fully in accordance with Guildford Borough Council's waste management requirements including the provision of turning facilities on site.



Refuse storage and water butts provided in rear gardens



Waste Hierarchy

6

CONCLUSION

- 6.1 Project Summary
- 6.2 Delivering the Vision

6.0 Conclusion

6.1 Project Summary

This Design & Access Statement identifies the locational context, design influences and key principles that have informed the development of this Planning Application for the site at Streamside and the land adjacent to Harpers Road, Ash.

The application represents the culmination of a site promotion strategy by the owner. The proposed site Layout details a sustainable development which provides 24 residential dwellings including affordable housing, together with areas of open space and supporting landscaping improvements.

A professional project team has informed the design development to ensure that all relevant design and environmental aspects relating to the site have been considered. Technical reports have been prepared covering the necessary aspects and are included within the submission. The design of the Site Layout has evolved through discussions with Guildford Borough Council, statutory and non-statutory consultees and through detailed technical investigations.

The proposed development, provides a sustainable addition to the Ash settlement that is designed around current best practice design guidance to create a safe, inclusive and interactive environment. The Site Layout responds to the existing setting of the site and the constraints presented by the adjacent residential Planning Application.

This document sets out a framework for a legible development, with the public realm utilised to visually link buildings of varying scale, massing and detailed design within an overall design framework, establishing a strong sense of place grounded in local development patterns.

The Master Plan proposes an appropriate landscaped boundary to the adjacent western rural edge, whilst the proposed open spaces within the site will facilitate community interaction and will provide high quality recreational settings adjacent to the proposed legible pedestrian movement route through and around the site.

The scheme design responds successfully to all of the site characteristics to create a high quality, sustainable addition to the village that limits scale and massing towards the site extents, negating any impact on nearby residents, whilst also providing tangible and significant community benefits.

6.2 Delivering the Vision

It is anticipated that the application site will be able to provide a suitable amount of residential accommodation to meet the housing targets of Guildford Borough Council, at an appropriate size for an edge-of-settlement extension to the village.

The Site Layout demonstrates that such an addition to the built up area can be created in a visually integrated, environmentally sensitive and sustainable manner with housing deliverable on the site **within two years**.



