

Structural Landscaping Strategy

in support of planning application for

Proposed erection of 24 new houses with associated parking and creation of new vehicular access on land between Pine Cottages and Streamside at Harpers Road Ash GU12 6DB – Full Application

Prepared by



October 2023

A deliberate design objective for this scheme has been that it will act as a soft landscaped transitional buffer between 'our neighbours' on Harpers Road and the denser housing, and railway bridge to be constructed to the west, along with the rest of allocated site 'A31' to the west and south of our site.

Within that objective, the underlying principles of the landscape strategy is to retain, enhance and manage the wooded area in the centre of the site. An additional 592m² of tree planting has been included to enlarge the central woodland to the south. Provide additional opportunities for structural landscaping and tree planting. The layout incorporates considerable new tree planting and landscaping which soften the views across the site to the wider allocation behind. The tree buffer to Harpers Road has been reinforced, and connects to the central wooded area.

Existing hedgerows (123.2m) will be enhanced. New native species hedgerows (175m) will be planted, which link to the existing enhanced hedgerows, and landscape areas to create wildlife corridors and connectivity around the boundaries.

New native planting will include fruit and seed bearing species to provide foraging opportunities. Formal planting areas will include plants beneficial to invertebrate pollinators. Log piles will be created to provide foraging opportunities for reptiles, bats and birds.

Within the **northern part of the site** the proposed houses are to be interspersed between the TPO trees, [respecting and avoiding their Root Protection Areas]. New trees and landscaping are to be planted to the boundary to Harpers Road to form a tree landscape band. Within this framework, the site is to remain open with an informal planting layout. The scrub, dead trees and elm trees on the site will be removed. The existing trees to the north-eastern edge of the site will be retained where they are healthy and new trees planted along this boundary. The remaining ash trees, which formed a hedge, adjacent to plot 15 will be coppiced as agreed to extend their longevity.



Extract from proposed site layout plan PL-01 Rev M – not to scale – northern part of site

An open vista of the public open space will be created directly opposite the new site entrance to provide a good view of the retained oak tree in the centre of this part of the site.

Additional tree planting will be introduced to the north-eastern boundary with Pine Cottages. The fly tipped rubbish will be removed and replaced with new landscaping.

Within **the central woodland area**, the invasive understorey species [and particularly the holly (ilex)] will be removed in accordance with the Biodiversity Management and Enhancement Strategy and Woodland Management Plan. Further details are contained within the submitted Woodland Management Plan and Biodiversity Management and Enhancement Strategy.



Extract from proposed site layout plan PL-01 Rev M – not to scale – central woodland

The **southern part of the site** the houses have been designed broadly as requested by the Guildford Borough Council Planner.

A pedestrian and cycle access point has been created to the west between plots 4 and 5, with visual surveillance either side to create a positive connection to future development.

The houses to the far south have been located behind native hedging to directly view over the new access road. A second pedestrian and cycle access point between plots 11 and 12/13 provides connectivity to the new Orchard Farm road.

To the boundary with Harpers Road the existing trees will be retained. The hard landscaping will be removed and replaced with an enlarged tree buffer. The new houses are set back broadly within the footprint of the existing house.



Extract from proposed site layout plan PL-01 Rev M – not to scale – southern part of site

A substantial planted area will be formed adjacent to plot 14, 16 and Oakside Cottage. The existing planting and trees will be retained, bramble removed and supplemented with additional planting. Trees and planting zones adjacent to plots 4 and 5, garages to plots 3-5 and plots 15 and 16 will provide a vista to the new drive which leads to the pedestrian and cycle path beyond.

Conclusion

Significant detail has been provided in relation to landscaping strategy. To soften the edge of the development to Harpers Road and planting buffers to our neighbours, particularly Oakside Cottage.