



Design & Access Statement

# Land to the rear of Sheepleas House, West Horsley

Full Planning Application : March 2024



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# 1.0

Background



## 1.1 Introduction

This Design and Access Statement is submitted on behalf of BlackOnyx Projects to support a full planning application for the proposed erection of five detached dwellings and garages, with associated shared access with Sheepleas House, associated parking, landscaping, and garden areas.

This statement sets out the context of the planning application, provides a detailed description of the works, undertakes an assessment of the proposal, and demonstrates that the scheme is acceptable in principle and compliant with relevant local and national planning policies, and concludes that the 5 new dwellings are appropriate in massing, scale and character and will provide for much needed family accommodation within West Horsley.

The application aims to :-

- Provide 5 new bespoke dwellings set within a spacious and verdant setting to complement the existing environment and property.
- Adhere to the relevant policies of the West Horsley Neighbourhood Plan (2017-2033)
- Contribute to housing supply in the area with 5 new high-quality dwellings.

## 1.2 Location

Sheepleas House is on Epsom Road, West Horsely, Surrey KT24 6AL.

It is a sizeable property set within extensive grounds. The main house is set approximately 40 metres back from the Epsom Road. There is a triple bay maintenance and store / garage to the front of the house, set back approximately 21 metres from the road, to the west side of the main house. Set back from the main house, on the east boundary there is a leisure outbuilding with an indoor swimming pool. These existing buildings are all retained, and are located outside of the proposed development red line.

The existing garden is around 120 metres long from the rear elevation of the main house to the rear boundary point. There is a tennis court at the far northern end of the garden. The land slopes very gradually up from north to south. The site area is 0.66 Hectares.

The land is inset from the green belt, with green belt immediately abutting the west boundary only. The Surrey Hills Area of Outstanding Natural Beauty (AONB) and Area of Great Landscape Value (AGLV) do not abut Sheepleas House and are located opposite the site, on the southern side of the Epsom Road (A246). The site is within 5km to 7km SPA zone. The land is located within flood zone 1 and has as a low probability of flooding from the rivers and sea. The site boundaries to the north, east and west have tree boundaries that are identified in the tree survey accompanying the planning application.

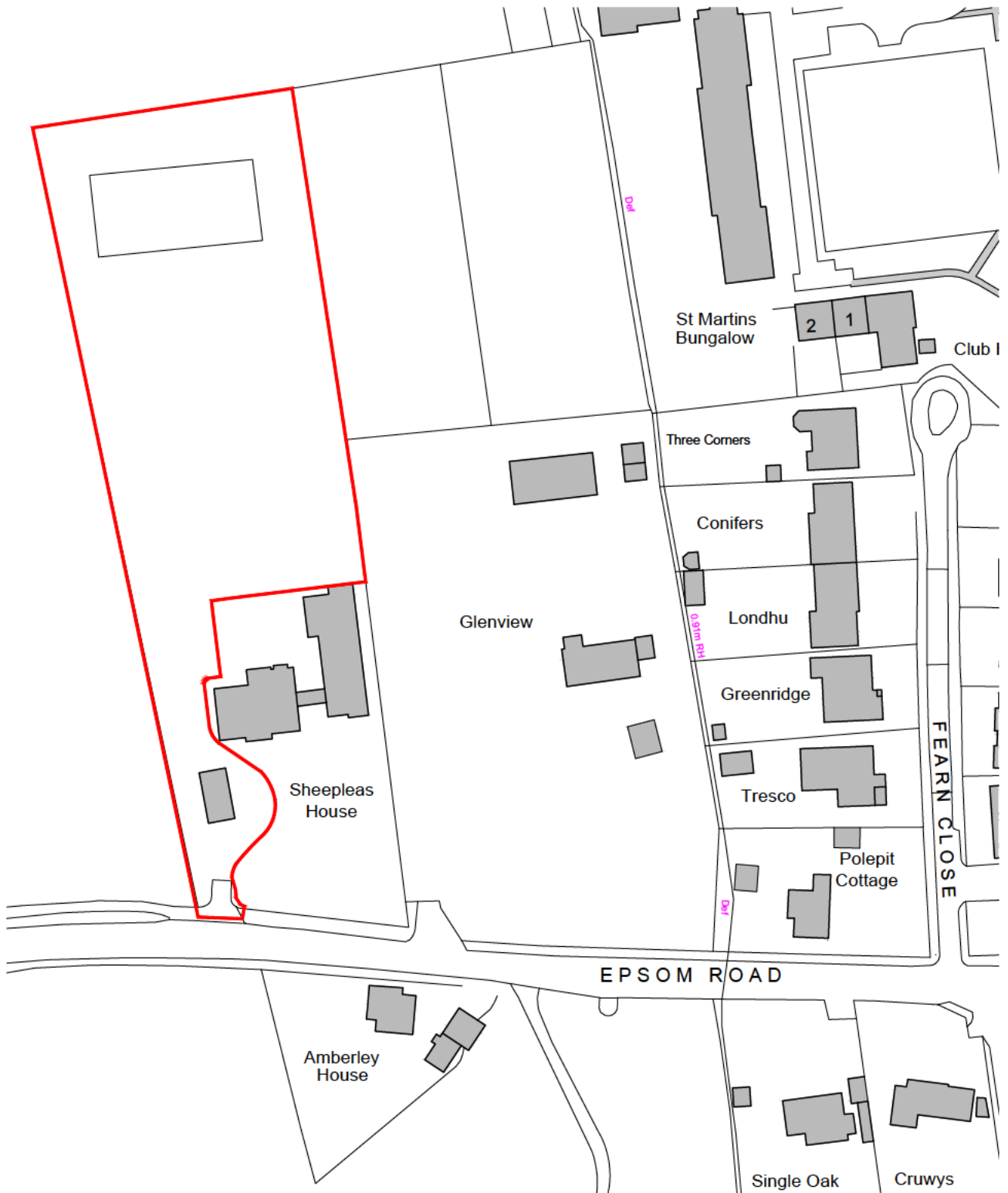
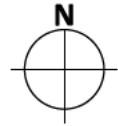
## 1.3 Site Context

To the northern and western boundaries there is agricultural land, screened from the site by well-established tree belts. Further north is West Horsley Place, the home of Grange Park Opera. To the east is Glenview, a detached dwelling set within an extensive garden. Further east is Fern Close and St Martins Court (a large retirement centre). On the south side of Epsom Road is agricultural land, ancient woodland and 19 dwellings located along Longhurst Road.

The site is 8 minutes' walk to East Horsley, and 5 minutes' drive to Effingham to the east, and 20 minutes' Drive to Guildford to the west. Horsely Station is 5 minutes' drive / 10 minutes cycle from the site, with trains to London Waterloo with a journey duration of 50 minutes.



# 1.0 Background



Site location plan - 1:1250

# 2.0

## Existing Site & Context



## 2.0 The Existing Site & Context

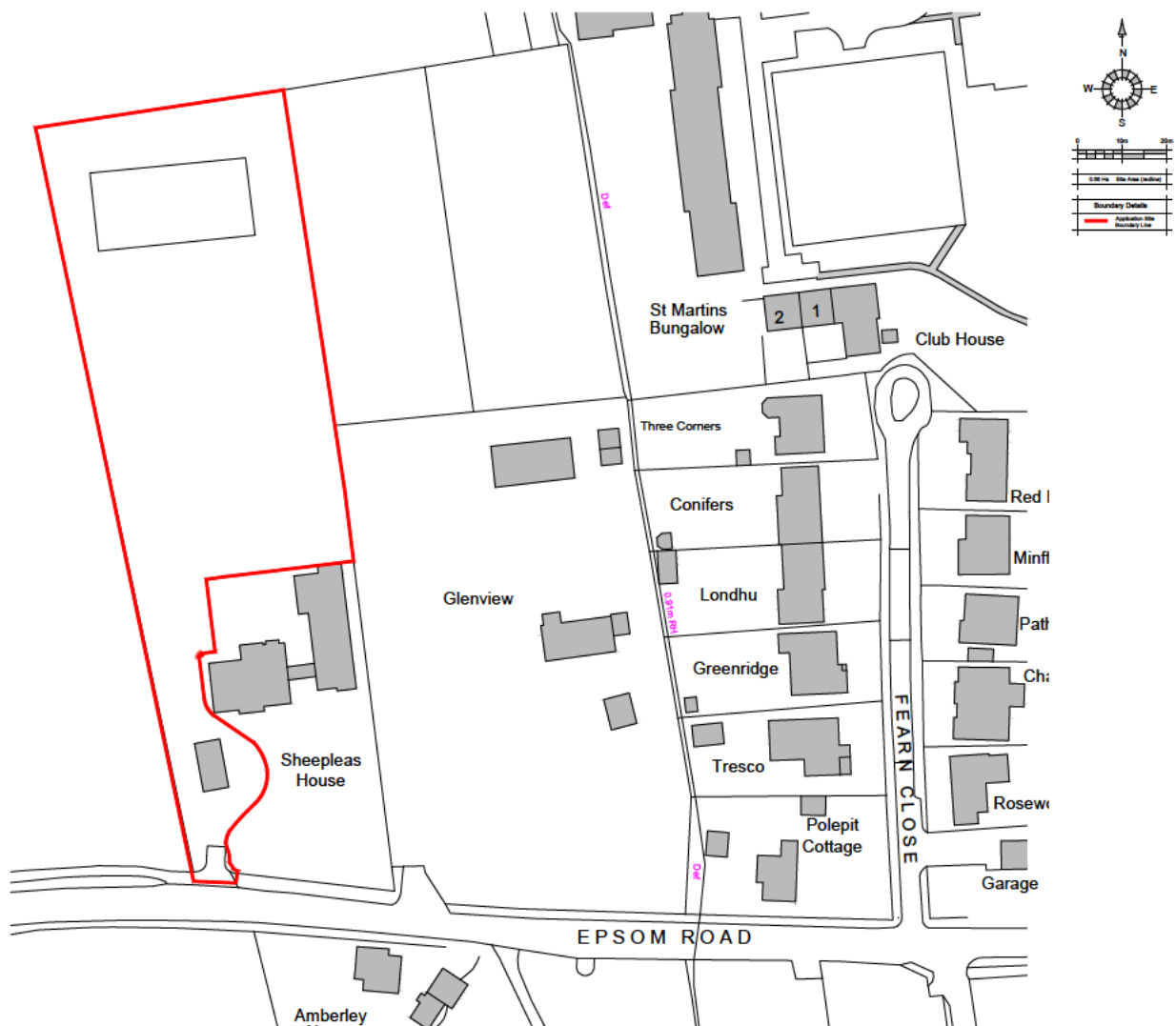
### 2.1 Site Description

The site is occupied by the main house and front garden and maintenance and store / garage to the frontage of the site with the house set back from the road screened from the road with established trees and hedging. Adjacent to the main house, on the east boundary there is a leisure outbuilding with an indoor swimming pool. To the north of the existing buildings is an extensive garden that stretches to the north boundary of the site, and is laid to a mixture of lawn, planting, and hard standing areas, including a synthetic surface tennis court. There is a greenhouse within the garden that will also be retained.

There are well established trees and hedges to the site boundaries, particularly to the north and west along the agricultural fields. There are some recently planted tree groups within the site, identified within the tree survey.

The site is very gently sloping from the highest point at the access along Epsom Road, to the north boundary with the field.

The existing access will be unchanged and will be used to serve the existing house and the proposed 5 new dwellings.





## 2.2 Site Context

East Horsley is located approximately 500m from the site entrance. These photographs provide an example of the local character & context of the area.



St. Martins House, Ockham Road South



Bishopsgate Lodge, Ockham Road South



Ockham Road South, shops & local amenities



Former school house, Ockham Road South



Post Office, Ockham Road South



St. Martins House, Ockham Road South

## 2.0 The Existing Site & Context



St. Martins Church



Petrol Station & mini Waitrose, Guildford Road



Local property, Oakham Road South



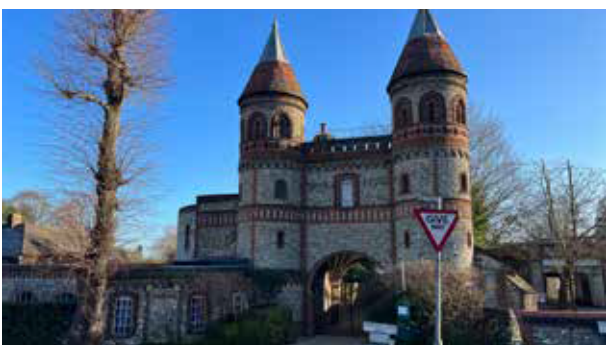
Thatcher's Hotel, Guildford Road



Local property



Thatcher's Hotel, Guildford Road



Guildford Drive Lodge



Duke of Wellington Pub



## 2.2 Site Context

Recently completed residential developments in West Horsley



Britains Farm



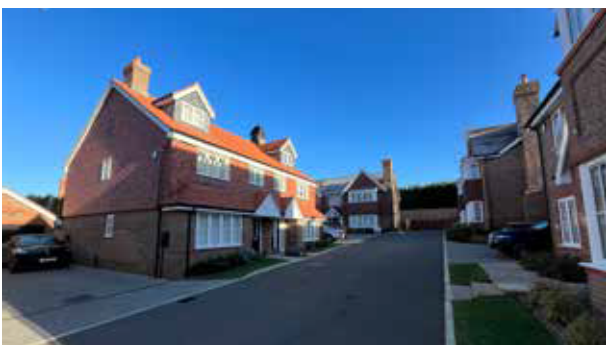
Britains Farm



The Hamptons



The Hamptons



The Hamptons



The Hamptons

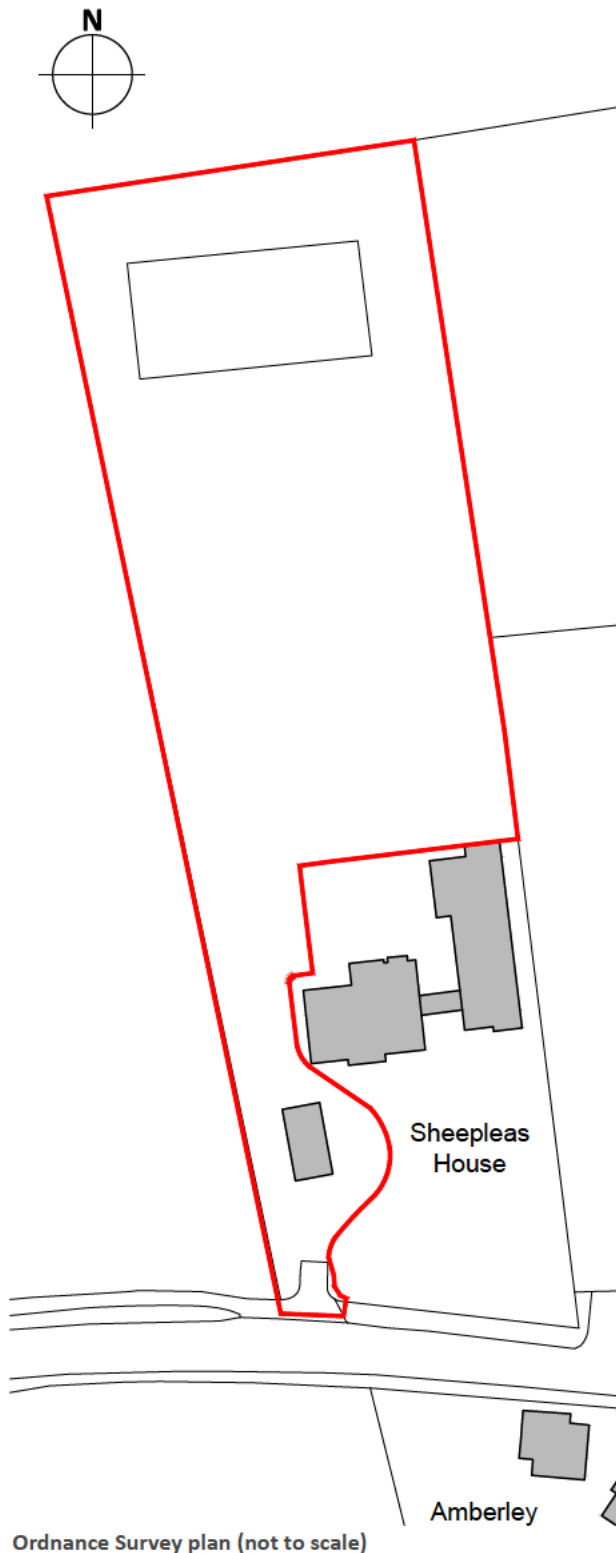


## 2.0 The Existing Site & Context

### 2.3 Site Photos

A selection of views across the site





## 2.4 Access

The existing access is off Epsom Road and will be retained as existing. The access route within the site will be adapted to serve the proposed residential development.

Glanville has produced a Transport Statement, submitted with the planning application documents. This report identifies that the proposed development would comply fully with national, regional, and local planning policy.

## 2.5 Levels and Topography

The site is relatively flat, with a very gentle slope from the high point adjacent to Epsom Road at around +92.00 AOD to +87.00 on the north boundary. This gives an average gradient across the site of approximately 1 in 35.

## 2.6 Trees

The Arboricultural Implications Report produced by SJA Trees is submitted with the planning application documents. This report identifies that there are no trees removed that form part of the green infrastructure and the main arboricultural features are all retained.

## 2.0 The Existing Site & Context

### 2.7 Ecology

Aspect Ecology has undertaken a preliminary ecological appraisal, and this is included with the documents submitted with the planning application.

Development proposals are designed to provide areas of new habitat and maintain links and corridors between new and existing habitats.

The site is not subject to any ecological designations, and designations in the surrounding area are unlikely to be affected by the proposed development. The proposed development will retain areas of habitat with potential ecological interest, namely the existing boundary hedgerows and trees. If required, mitigation measures will be included, but there are no overriding ecological constraints to development of the site.

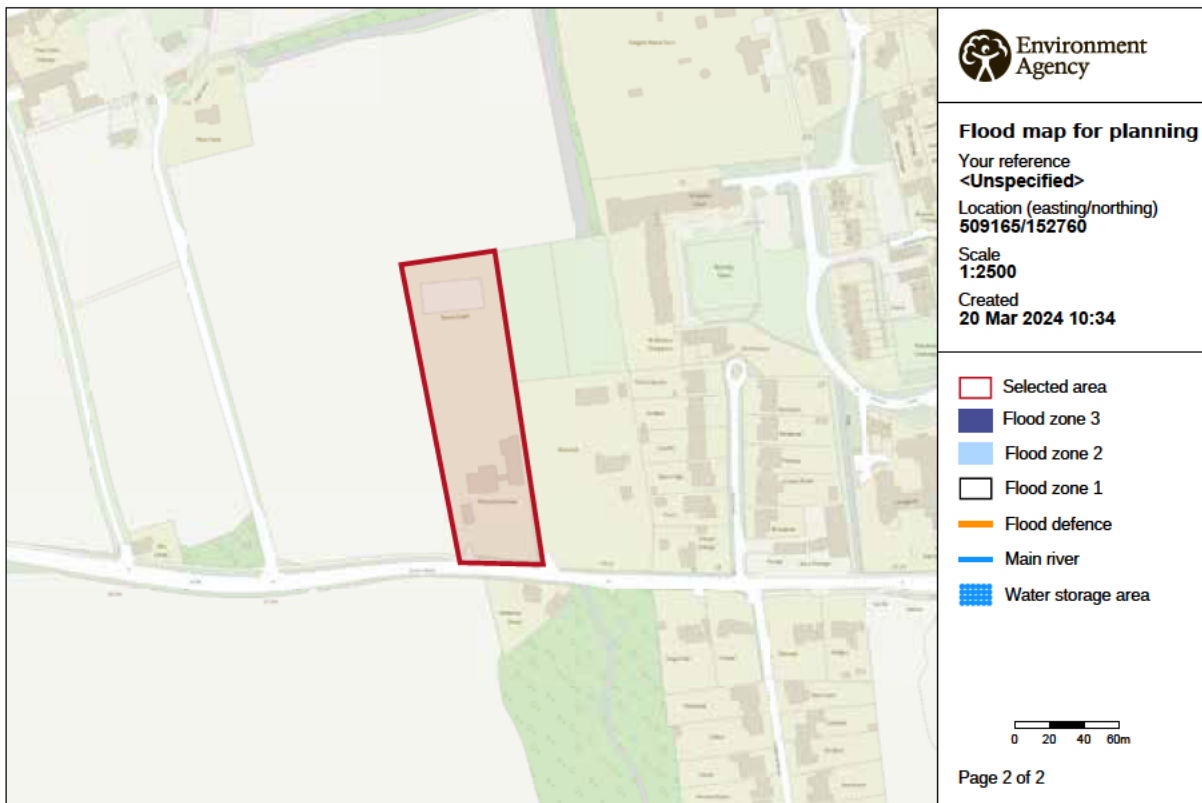
### 2.8 Archaeology

RPS Group has carried out a desk-based assessment of the site. There are no designated World Heritage Sites, Scheduled Monuments, Historical Battlefield Sites or Protected Wreck sites within the site or vicinity. The site is not within any relevant locally designated areas, and it is predicted that the site is of low archaeological potential.

### 2.9 Flood Risk

The site is within Flood Zone 1, with low probability of flooding. The site is significantly below 1 hectare in area.

Glanville Consultants has carried out a Flood Risk and Drainage Statement, submitted with the planning application documents. This report identifies that the proposed development would comply fully with national, regional, and local planning policy.



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## 2.10 Heritage

Asset Heritage Consulting has produced a heritage statement, submitted with the planning documents.

The assessment concludes that the site makes no contribution to the significance of any listed buildings or their settings. The site is clearly demarcated and the proposed dwellings respect the established form of the development of the site, and the wider characteristics of the local built area.

## 2.11 Local Facilities and Accessibility

The majority of East and West Horsley are within reasonable walking distance (2km) of the site, and the entire area of both, plus Effingham and East Clandon are within reasonable cycling distance (5km).

## 2.12 Local Highway Network

The A246 Epsom Road forms the frontage northern boundary of the site, running east / west. The speed limit on this section of the road is 40mph. Epsom Road provides access to West Horsley, East Clandon and Guildford to the west, and East Horsley, Effingham, Great Bookham, and Leatherhead to the east. There is a footpath on the north side of the carriageway which extends westwards to West Horsley, and eastwards to East Horsley.

Horsley Railway station is around 2.2km from the site. Services from here run to Guildford, Leatherhead, Clapham Junction and London Waterloo, and connect to the wider national railway network.

There are various public footpaths within the vicinity of the site, providing access to the surrounding countryside, and the nearest bus stops are 300m east of the site, heading westwards, with services to Guildford, Bookham, Leatherhead and Epsom.

Local services and facilities within reasonable walking and cycling distance include:-

- Bus stops
- Railway station
- Convenience stores
- Post office.
- Takeaway / restaurant
- Schools
- Sports facilities
- Dental and medical facilities
- Village hall
- Church



Highways diagram

# 3.0

Design Framework



### 3.1 Introduction

This section refers to the key policies and guidance which form the framework within which the scheme design has been developed.

Further considerations include relevant policies and guidance of the Planning Practice and Supplementary Planning Guidance.

In addition, detailed planning information is contained within the Planning Statement by Planit Consulting, submitted with the planning application documents.

### 3.2 National Planning Policy Framework

The NPPF was published in 2012 and has been updated on a number of occasions since, the latest being in December 2023. The document sets out national guidance relating to design. Paragraph 131 states:

*“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”*

Paragraph 135 explains that planning decisions should aim to ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.



## 3.0 Design Framework

Further detailed guidance on design issues was provided in March 2014, within the Government’s Planning Practice Guidance. The Guidance explains that planning should promote:

- Local character (including landscape setting)
- Safe, connected and efficient streets
- A network of green spaces (including parks) and public places
- Appropriate security measures and address crime prevention
- Access and inclusion
- Efficient use of natural resources
- Cohesive and vibrant neighbourhoods

A well designed place is defined as one which is functional, supports mixed uses and tenures, is adaptable and resilient, has a distinctive character, is attractive and promotes ease of movement. Public spaces should be lively. Guidance is provided on layout, building form, scale, details and materials.

### 3.3 The National Design Guide

The National Design Guide was initially published by the Ministry of Housing, Communities and Local Government in September 2019 and updated in January 2021. It is a response to the ‘Living with Beauty’ report published in January 2020 by the Building Better, Building Beautiful Commission.

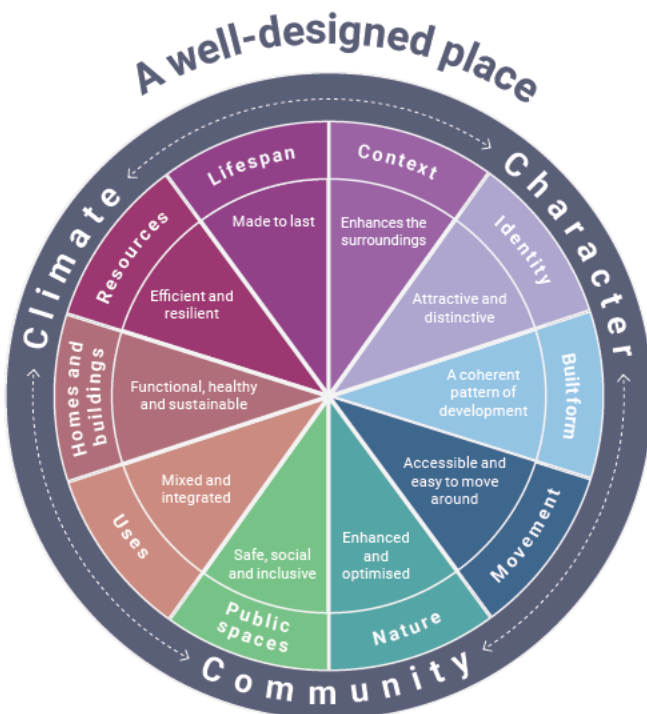
This guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government’s priorities in the form of ten characteristics. The choices made in the design process contribute towards achieving these characteristics and shape the character of the place.

#### The 10 characteristics of the National Design Guide

Well-designed places have individual characteristics which work together to create its physical distinctiveness. The ten characteristics highlighted in the National Design Guide help to nurture and sustain a sense of community and work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework. The ten characteristics which are set out in the Design Guide and will be extensively considered in the design development of this scheme are:

- Context
- Identity
- Built form
- Movement
- Nature
- Public spaces
- Uses
- Homes and Buildings
- Resources
- Lifespan



The ten characteristics of well designed places  
(National Design Guide, September 2019)

### 3.4 Local Planning Policy

The Development Plan for Guildford Borough comprises:

- The Guildford Strategy and Sites Local Plan (2015-2034),
- The Local Plan: Development Management Policies (part 2 of the Local Plan - adopted on 22 March 2023).
- West Horsley Neighbourhood Plan 2016-2033 (adopted 2018)

Guildford Borough Local Plan: strategy and sites (2015 - 2034)

The following policies are relevant for this proposal:

- Policy S1: Presumption in favour of sustainable development
- Policy H1: Homes for all
- Policy D1: Place shaping
- Policy ID3 Sustainable transport for new developments
- Policy ID4: Green and blue infrastructure
- Policy D2: Climate Change, sustainable design, construction and energy

Policy D1 'Place Shaping' requires new development to achieve high quality design that responds to distinctive local character of an area in which it is set. The policy then sets out 18 criteria for place shaping.

#### **The Local Plan: Development Management Policies (part 2 of the Local Plan - adopted on 22 March 2023).**

The following policies are relevant for this proposal.

- Policy P6 Protecting important habitats and species
- Policy P7 Biodiversity in new developments
- Policy P11 Sustainable surface water management
- Policy D4 Achieving high quality design and respecting local distinctiveness

- Policy D5 Protection of amenity and provision of amenity space
- Policy D8 Residential infill development proposals
- Policy D11 Noise impacts
- Policy D12 Light impacts and dark skies
- Policy D14 Sustainable and low impact development
- Policy D15 Climate change adaptation
- Policy ID10 Parking standards for new development

Policy D4 requires "development proposals to demonstrate how they will achieve the ten characteristics of well-designed places as set out in the National Design Guide:

- a) Context – enhances the surroundings
- b) Identity – attractive and distinctive
- c) Built form – a coherent pattern of development
- d) Movement – accessible and easy to move around
- e) Nature – enhanced and optimised
- f) Public space – safe, social and inclusive
- g) Uses – mixed and integrated
- h) Homes and buildings – functional, healthy and sustainable
- i) Resources – efficient and resilient
- j) Lifespan – made to last

2) Development proposals are required to have regard to relevant national and local design guidance or codes.

3) Development proposals are required to incorporate high quality design which should contribute to local distinctiveness by demonstrating a clear understanding of the place. Development proposals should respond positively to the history of a place, significant views (to and from), surrounding context, built and natural features of interest, prevailing character, landscape and topography. The use of innovative design approaches, including use of materials and construction techniques, will be supported where this presents an opportunity to create new or complementary identities that contributes to and enhances local character.

## 3.0 Design Framework

4) Development proposals are expected to demonstrate high quality design at the earliest stages of the design process, and then through the evolution of the scheme, including in relation to:

- a) Layout – settlement pattern of roads, paths, spaces and buildings, urban grain, plot sizes, building patterns, rhythms and lines
- b) Form and scale of buildings and spaces- height, bulk, massing, proportions, profile and roofscapes
- c) Appearance
- d) Landscape – landform and drainage, hard landscape and soft landscape
- e) Materials”

### West Horsley Neighbourhood plan (2017-2033)

The following policies are relevant to this proposal

- Policy WH2 Design management within village settlements
- Policy WH4 Housing mix
- Policy WH13 Sustainable urban drainage
- Policy WH14 Biodiversity
- Policy WH15 Dark Skies

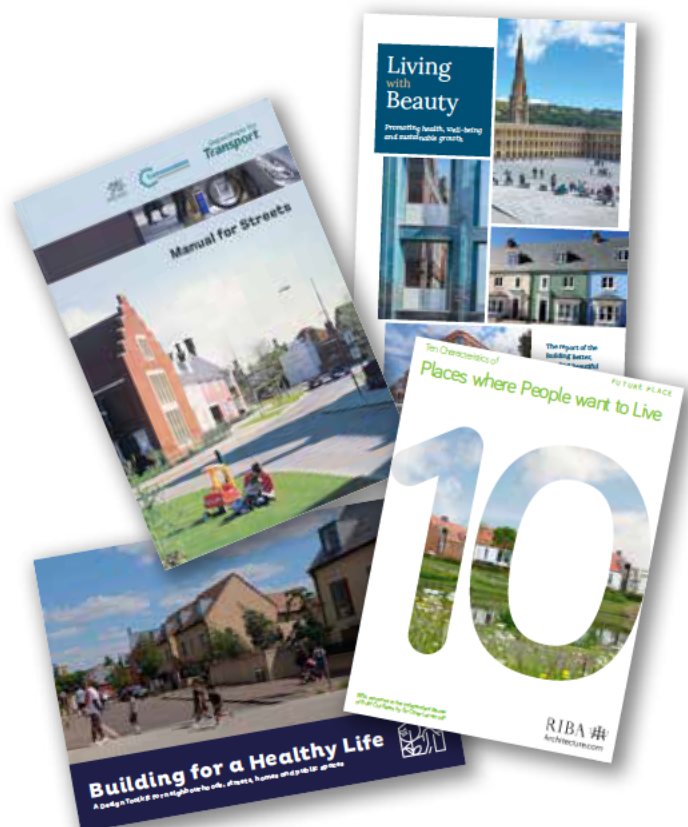
The following Supplementary Planning documents (SPD) are considered relevant to the determination of this application

- Planning contributions for open space and special protection area (March 2023)
- Climate change, sustainable design, construction, and energy SPD 2020
- Planning contributions supplementary planning document 2017
- Parking standards for new development SPD 2023
- Residential Design Guide SPG 2004

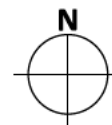
### 3.5 Other Design Guidance

In addition to the National Design Guide, the emerging development proposals have been designed with reference to a number of relevant design guides as follows:

- Manual for Streets (2007) (MfS 2, September 2010);
- Secured by Design;
- Living with Beauty (2020);
- Building for a Healthy Life (2020); and
- Places Where People Want to Live (2018).
- West Horsley Neighbourhood plan (2017-2033)







### 3.6 Site Constraints

A number of physical constraints within and around the boundaries of the site have informed the development of the site layout for the development. These include the following:

- Mature boundary trees offering good screening and natural habitat.
- Existing dwelling and associated buildings to be retained on the site
- Existing site access to be used.

### 3.7 Site Opportunities

The following opportunities have been identified for the development of the site:

- Mature boundary trees to be retained and integrated into the landscaping of the proposed layout.
- Provision of well screened dwellings within a well screened and verdant setting
- Potential for SUDs drainage on site
- Existing dwelling and associated buildings retained outside of development red line.
- Existing site access to be used and extended into the site to provide access to the proposed dwellings.



Site Opportunities plan

# 4.0

Design Process



## 4.1 Objectives

Following detailed analysis of the site and the wider environment, the site layout has been designed with five new residential dwellings and also retaining Sheepleas and its associated leisure outbuilding and maintenance store / garage at the front of the site.

The particular context and site constraints have informed the proposed design to provide an appropriate and proportionate amount of development that sits well within the existing grounds of Sheepleas.

The client, BlackOnyx Projects, is committed to bringing forward a very high quality residential development that reflects the character of the surrounding area.



# 5.0

Proposals

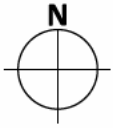


## 5.1 Layout

The proposed development has been designed to incorporate the following key elements:-

- Five new two storey semi-detached houses with associated garages within the vernacular style and form, suited to the local area.
- Existing access off Epsom Road used.
- Access from the road links to a new roadway looping around the existing garage and store building then through the site to serve all plots.
- A new rear boundary is created for Sheepleas House from the rear of the existing swimming pool building.
- Plots 1 to 4 sited to the east of the access road, each with rear gardens along the eastern site boundary.
- Plot 5 sited to the north of the site on an east/west axis with the frontage towards the access, and a large rear garden to the northern site boundary.
- Retention of primary existing landscaping features, including trees and hedges to the site boundaries
- A safe and secure site, well screened and enclosed with existing landscaping.
- Integration of landscaping, including open space to the west boundary, with sustainable drainage integrated.
- Extensive landscaping and garden spaces.
- Parking to meet County Council car parking and cycle parking standards.

## 5.0 Proposals



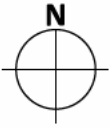
1. Existing gardens
2. SuDS pond to west side of site
3. Existing access to site
4. New access to dwellings
5. Existing trees and hedges retained and new planting added
6. Existing access to Sheeples
7. Existing Sheeples House and associated buildings retained
8. Landscaped open space

Coloured site layout





# 5.0 Proposals



Coloured site layout

## 5.2 Amount

The proposed development has five new two storey houses:-

- Two 4 bed detached 204.5sqm GIA.
- Two 3 bed detached 165sqm GIA.
- One 5 bed detached 249.5 sqm GIA.

**Total 988.5 sqm**

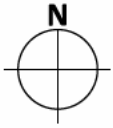
Parking provision:-

- Plot 1, 4 car parking spaces (including garage), 4 cycle parking spaces.
- Plot 2, 4 car parking spaces (including garage), 4 cycle parking spaces.
- Plot 3, 2 car parking spaces (including garage), 3 cycle parking spaces.
- Plot 4, 2 car parking spaces (including garage), 3 cycle parking spaces.
- Plot 5, 4 car parking spaces (including garage), 5 cycle parking spaces.

**Total car parking spaces, including garages and 2 unallocated / visitor spaces: - 18 spaces.**

**KEY**

- 3 bedroom house
- 4 bedroom house
- 5 bedroom house



### 5.3 Scale / Massing

The proposed scheme is sympathetic in scale and massing to the surrounding context. They are all 2 storeys with traditional pitched roof forms, including dormers, hips, and gables to provide interest in scale and design to each house. The houses are all within the vernacular style of the surrounding area and respect the established pattern and characteristics of the locality.

Garages are separate to the main house and are single storey pitched roof buildings. This assists in reducing overall building mass and adds more variety to the streetscape.

The developed site is 0.66 hectares, with a density of 7.6 dph (dwellings per hectare).



#### KEY

- Single storey
- 1.5 storey
- 2 storey

Building heights plan



## 5.0 Proposals

### 5.4 Landscape

Landscaping is integrated into the scheme from the outset. The proposed dwellings are set within the landscaping, with primary landscaping features retained to provide an enclosed and verdant setting. In addition to shared open landscaped areas, each new dwelling will be landscaped to the frontages, and all will have generous garden spaces.

A detailed landscaping plan and strategy will be prepared and submitted at the appropriate time.



## 5.5 Appearance

There are three house types proposed on the site.

Plots 1 and 2 are mirrored, and plots 3 and 4 are mirrored. Plot 5 is an individual plot.

All house types are within a traditional style in high quality traditional materials.

The site layout is designed to provide a variety of forms and scale, with garages located behind the frontage line, and each house with the front elevation directly facing the access road but set back behind a landscaped front garden. Each dwelling is within a generous setting with private garden spaces and driveways to create a harmonious development appropriate to the setting.



Plot 5 Front Elevation



Plots 3 & 4 Front Elevation

5.0 Proposals



Plot 2 Front Elevation



Plot 1 Front Elevation





# 5.0 Proposals

## 5.5 Appearance

### Dwelling materials

The houses are to be constructed from a palette of unifying traditional materials that are entirely appropriate to the setting, and local vernacular:-

- Surrey red facing brick.
- Plain clay tile hanging wall tiling.
- Plain clay / concrete red tiling to roofs.
- Brick and stone detailing to elevations
- Decorative barge boards and sprockets to roof eaves and gables
- High quality timber framed doors and windows in traditional fenestration patterns
- Brick chimneys
- Metal rainwater goods

### Wall materials



Red multi stock brick



Tile hanging

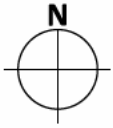
### Roof materials



Plain Tile







Lead roll flat roof



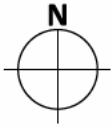
Materials layout

KEY

-  Red multi stock facing brick
-  Tile hanging (first floor only)
-  Brown plain tile
-  Flat roof



# 5.0 Proposals



## 5.5 Appearance

### Boundary treatments

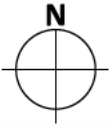
Boundary treatments have been chosen to suit the locality. The plan to the left illustrates the proposed materials.



Proposed boundary treatments plan

#### KEY

- New featherboard fence 1.8m high
- Existing fence / hedgerows / walls to site boundary to be replaced / repaired where required
- Existing garden walls with the site to be replaced / repaired where required
- Proposed garden walls with the site



Proposed surface treatments plan

## 5.5 Appearance

### Surface treatments

A variety of surface treatments will be used to reflect the street hierarchy from tarmac roads and pavements for the primary route to block paving for parking courts and private drives.

The plan below illustrates the distribution of surface materials used for vehicle, pedestrian and cycle links throughout the site.

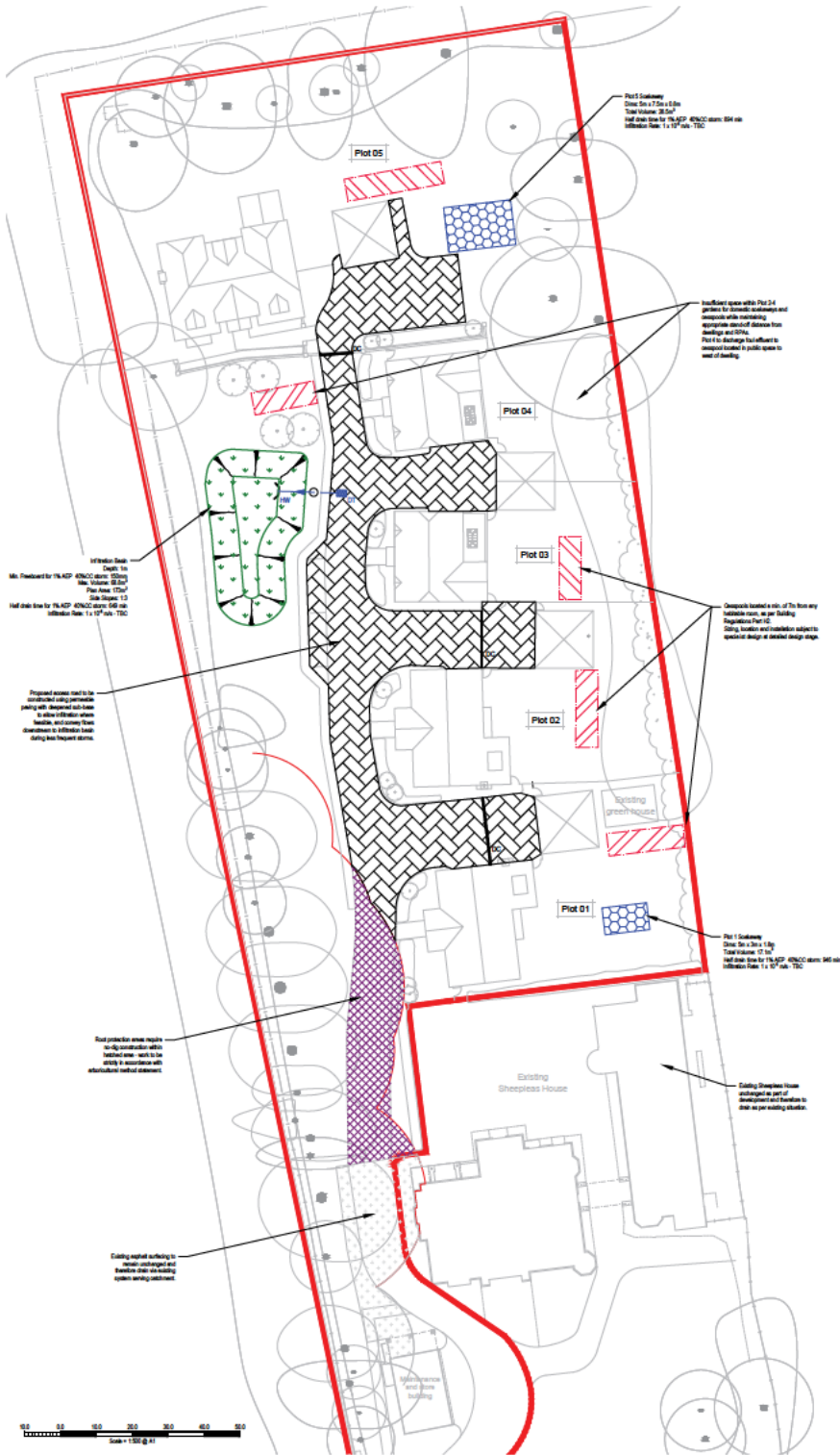
#### KEY

- Grass / Lawns
- New access lane
- Existing site entrance
- New footpath
- New terrace / path
- Private driveway
- Pond

# 5.0 Proposals

## 5.6 Drainage Strategy

A Drainage Strategy has been prepared by Glanville and is submitted as part of the application.



Drainage strategy plan



## 5.7 Energy

The submission scheme has been supported by an Energy & Sustainability statement by BlueSky Unlimited which sets out the credentials for the scheme. The proposed new houses must achieve a reasonable reduction in carbon emissions of at least 20 % below the relevant Target Emission Rate (TER) set out in Building Regulations 2010. This should be achieved through the provision of appropriate renewable and low carbon energy technologies and improvements to the energy performance of the building.

## 5.0 Proposals

### 5.8 Sustainability

#### Domestic waste and recycling

Storage and collection of refuse and recyclable waste has been considered as an integral part of the design process.

Provision will be made within dwellings for the storage of recyclable waste to assist in encouraging recycling within the household. This space will generally be provided either in kitchens or utility rooms.

External residual and recyclable waste storage will be within rear gardens for houses, and within communal bin stores for the apartment block.

#### Energy

The new houses will provide the following in their specification:

- Air tightness standards will be enhanced demonstrating an improvement above the Building Regulations.
- Improved thermal detailing.
- Insulation will exceed Part L of the Building Regulations by 20%.
- All windows will be double-glazed.
- A Home Owners' Pack will be provided.
- Electric vehicle charging points will be provided for every property.



#### Flooding

To slow down the surface water run-off rates and reduce the risk of flooding elsewhere, the following drainage features have been incorporated into the proposed development:

- The amount of hard landscaping will be minimised, whilst the use of porous and permeable surfaces will be maximised.
- All surface water will be disposed of through the use of a SuDS strategy.

#### Community

A Home Owners' Pack will be provided with the dwellings which will contain at least the following information:

- Local transport services.
- Utility suppliers.
- Energy efficiency.
- Local amenities.
- Refuse collection.
- Recycling facilities.
- Local organisations and community groups.
- Environmental technologies installed in the home.
- Water efficiency information.



### Open space

The provision of good quality recreational and amenity space is an important part of sustainable residential development. The proposed scheme is integrated within the wider landscape context. The total amount of public open space and amenity grassland on site is 1340m<sup>2</sup>.

### Adaptability

The new homes will be designed to provide the opportunity for residents to work at home, having sufficient space and facilities and being equipped with suitable outlets that will enable the occupants to have data access and necessary power supplies.

### Parking

Sustainable transport seeks to reduce the use of the car and thus encourage alternative modes of transport. The number of parking spaces provided is considered to be appropriate for the proposed mix and the location of the site.

### Cycling

In order to encourage cycling as an alternative mode of transport to journeys by car, these proposals are well integrated with the pedestrian and cycle movement network in the surrounding area which will provide safe and convenient access by cycle to local facilities.

Cycle storage is provided in communal storage rooms for apartments and in garden stores for houses. Secure storage provision will further encourage their ownership and use.

### Materials

Consideration will be given to the use of local materials and suppliers where viable to reduce the transport distances and to support the local economy. Consideration will be given to the following measures:

- Use of 'A' rated materials as assessed using the BRE Green Guide to Specification for Buildings wherever possible
- Use of timber, the source of which is certified by FSC / PEFC or an equivalent approved certification body where practical
- Use of insulation materials with zero ozone depletion potential



## 5.0 Proposals

### 5.9 Crime Prevention and Community Safety

The layout has been designed to prevent crime and the fear of crime in accordance with government guidance set out in *“Safer places – the Planning System and Crime Prevention”* (Office of the Deputy Prime Minister, April 2004). In particular, the development will incorporate the following features:

- Traditional streets that are overlooked by the surrounding houses so that they feel safe, both in the daytime and at night.
- Exposed back garden boundaries will be minimised to minimise the risk of unauthorised entry to properties from the rear.
- The dwellings will comply with Building Regulations Part Q.

### 5.10 Inclusiveness - Access for All

In accordance with the guidance and requirements for access, highlighted in Section 3.0 of this document, the dwellings have been designed to comply with Approved Document Part M of the Building Regulations (2016) and the requirements of the Equality Act (2010):

- The proposed development will place an emphasis on pedestrian, mobility impaired and cycle use over car travel.
- The development has been designed to allow movement choice. Means of travel other than the car will be encouraged.
- Parking will not dominate the development.
- The internal layout of the dwellings will allow for wheelchair or mobility impaired access in accordance with Approved Document Part M of the Building Regulations (2016).



# 6.0

## Access & Movement



## 6.0 Access & Movement

### 6.1 Access

Glanville has produced a Transport Statement, submitted with the planning application documents. This report identifies that the proposed development would comply fully with national, regional, and local planning policy.

#### **Pedestrian / cycle movement**

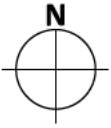
Due to the extremely low level of vehicular movement, all road surfaces are shared.

#### **Parking Strategy**

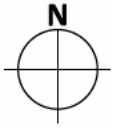
The scheme is designed in accordance with Guildford Borough Council Parking Standards. Based on the location and recommended parking, the scheme provides:

- Plot 1, 4 car parking spaces (including garage), 4 cycle parking spaces.
- Plot 2, 4 car parking spaces (including garage), 4 cycle parking spaces.
- Plot 3, 2 car parking spaces (including garage), 3 cycle parking spaces.
- Plot 4, 2 car parking spaces (including garage), 3 cycle parking spaces.
- Plot 5, 4 car parking spaces (including garage), 5 cycle parking spaces.

**Total car parking spaces, including garages and 2 unallocated / visitor spaces: - 18 spaces.**



# 6.0 Access & Movement



## 6.1 Access

### Servicing and refuse collection

Swept path analysis submitted with the application confirms that the proposals will provide access for emergency services and refuse collection vehicles. Turning areas are appropriate to enable these vehicles to access and egress the site in forward gear and to ensure compliance with the refuse carry and collection distances.

Refuse and recycling will be collected from the kerbside. Refuse storage will be provided in the rear gardens of all dwellings.



Refuse collection strategy plan





# 7.0

## Conclusion

## 7.0 Conclusion

### 7.1 Conclusion

In summary, the principle of the proposed development on this site is accepted as the land is inset from the green belt. Inset land is seen as developable in accordance with the development plan and planning permission should therefore be granted.

- The site is on the edge of the inset area, with agricultural fields to the north and west boundaries. This is transitional land that requires development to remain in keeping with the character of the locality.
- The proposed scheme for five houses provides for family housing of variable size and is low key in nature, scale, and impact. The land available provides for generous gardens and amenity space between the plots in keeping with the pattern and character of the local area.
- The houses have been designed in a traditional style. They all comply with the national space standards and will offer two 3 and 4 bed dwellings and one 5 bed dwelling.
- There is no direct overlooking or loss of privacy to Sheepleas House, or to Glenview to the east boundary, and no adverse impact on St Martins Court further to the east. further afield to the east. The site is well screened by mature planting along the boundaries which will be retained and enhanced.
- It is considered there can be no harm to any listed buildings in the vicinity as there are considerable distances and intervening fields between.
- Existing boundary trees will mostly be retained. Some minor trees within the site and minor self-seeded group trees and shrubs will be removed.
- No buildings are to be demolished and from an ecological perspective our initial survey data does not highlight any concerns.
- The existing access will be used for the new dwellings and Sheepleas House. There is sufficient visibility in both directions and the existing access way is suitable for 5 new dwellings and the existing house.

- The land is in flood zone 1 where there is a low level of probability of flooding. Suds ponds are proposed within the design of the site layout.
- In summary, the proposed development provides for an attractive, high quality and small-scale development on the edge but within the inset area outside of any countryside constraint. It makes efficient and logical use of land and will provide new family housing in the locality according with policy at both national and local level.





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