

Shortland Farm

Guildford Road, Ash



Design & Access Statement

Outline Planning Application | October 2025

gleeson_{land}
Promoting Land. Unlocking Value.

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The Vision

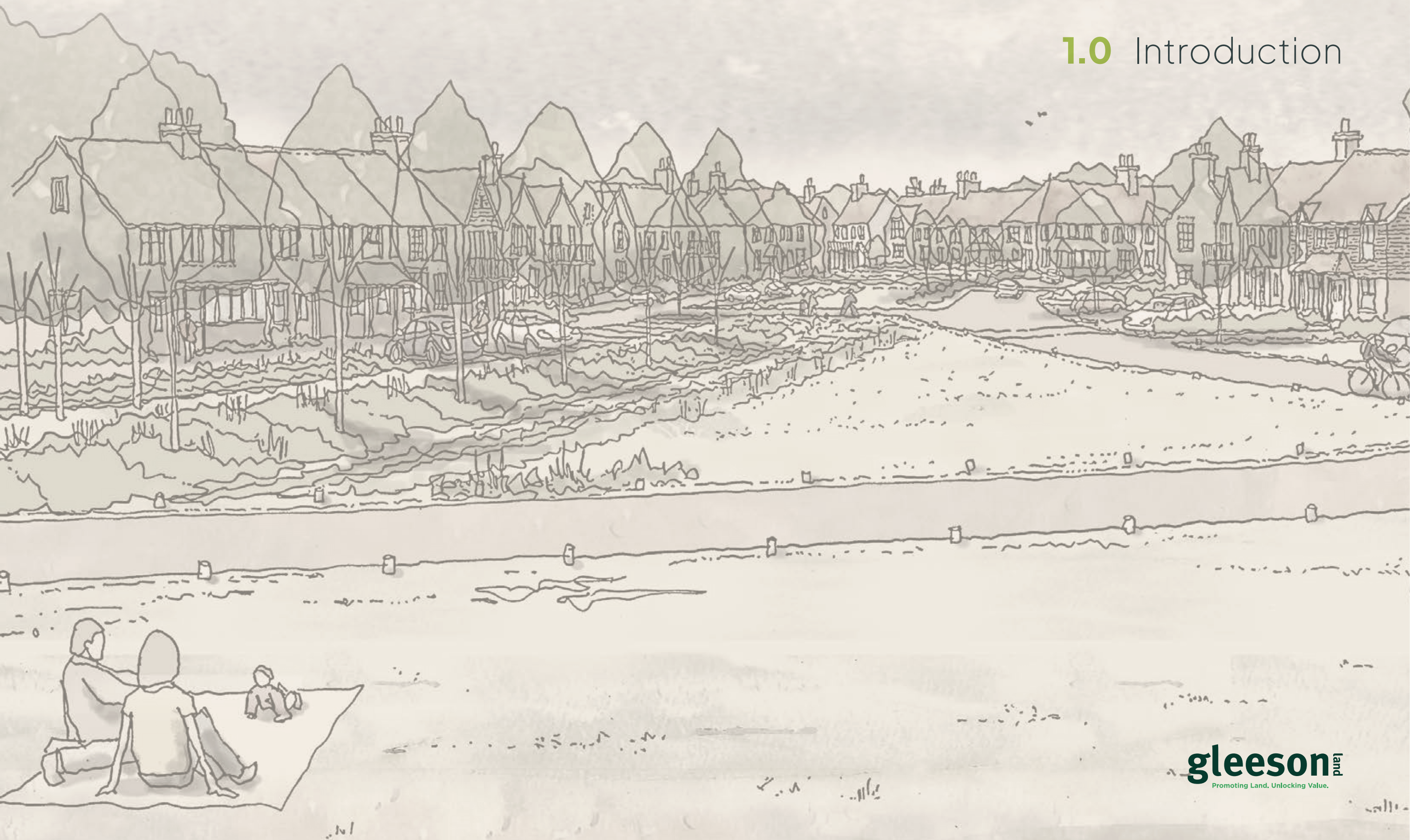
An exemplar place to live, knitting links out to countryside with exceptional connectivity into sustainable modes of travel, including the footpath link to Ash Train Station.

Creating a new community that invests in a sustainable future, supporting wildlife and promoting healthy living.

An attractive residential neighbourhood framed by greenspace where people will aspire to live, with a strong sense of place rooted in local context and landscape.



1.0 Introduction



1.0 Introduction

1.1 Application Description

This Design and Access Statement has been prepared by OSP Architecture to accompany an application for outline planning permission for the redevelopment of Land at Shortland Farm, Guildford Road, Ash, Guildford. The application is submitted on behalf of Gleeson Land for the following:

"Outline planning application with all matters except for the accesses from Guildford Road and Wyke Lane reserved for subsequent approval for the demolition of the existing buildings and hardstanding and the erection of:

- up to 200 residential dwellings including affordable housing and plots of self-build plots (Class C3);
- green and blue infrastructure; and
- associated service and utility structures."

This statement explains the design rationale behind the application proposals and shows how the applicant is intending to create a new development as an extension of the community in Ash.

This document will show that the application site is deliverable and in a sustainable location while being a positive addition within its landscape context.

Further details relating to the assessments undertaken as part of the planning application are provided in the accompanying technical reports. This Design and Access Statement should be read alongside these other technical documents.

1.2 Site Location

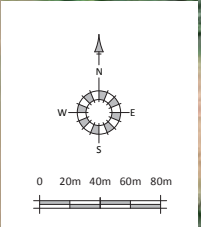
The site is located to east of the village of Ash, to the south of Guildford Road (A323) and east of Wyke Road. The application site and surrounding land uses to the south comprise irregular field parcels enclosed by trees and hedgerows. The application site is currently accessed by a track from Guildford Road. There is also a small watercourse that runs outside the application site, adjacent to the western half of the southern boundary. Footpath 356 crosses the northern portion of the application site from east to west.



Site location plan (not to scale)

2.0 The Existing Site & Context





KEY

-  Site boundary
-  Boundaries of new developments in the vicinity
-  Public Rights of Way

2.0 The Existing Site & Context

2.1 Site Description

The application site covers 10.18ha, 25.15 acres and comprises a farmstead with a number of barns and other buildings and pastoral fields located on the eastern edge of the village of Ash, which lies approximately 1km east of Aldershot in Surrey. The application site is located to the south of Guildford Road (A323), the main road which runs through Ash, and east through the neighbouring Parish of Normandy.

The application site is framed by residential development to the north and west with pastoral fields lying to the south and east. The fields are primarily defined by mixed native hedgerows and fencing. The majority of the application site boundaries comprise hedgerows and tree lines.

The application site slopes from north to south, with the highest part of the application site being located in the northern corner at the junction of Guildford Road and Wyke Lane at around 84.5m AOD, and the lowest at 76m AOD in the southern corner. Views south towards the Surrey Hills National Landscape are afforded from the lower portion of the application site beyond the treeline along the PRow.

Current vehicular access into the application site is via a gravel drive located on northern boundary with Guildford Road.

Public Footpath 356 crosses the application site, running west from Wyke Lane, across the application site and adjoining fields towards Harpers Lane and the new housing developments beyond before reaching Ash railway Station. Several other public rights of way pass through the wider area.

Beyond the application site immediately to the west, lies the village of Ash which is comprised primarily of residential properties, with a railway station, church, pubs and several convenience stores. Immediately west of the application site is a Harpers

Recreation Ground comprising play equipment and kickabout space.

The application site is located wholly within the green belt, the boundary for which is very close to the edge of the application site.

The application site is located near to a number of new residential developments to the west of the application site. The strategic allocation is known as Land to the south and east of Ash and Tongham (referred to in the Guildford Local Plan as Allocation A31), and is allocated for approximately 1,750 dwellings to extend Ash eastwards, largely along the green belt boundary. There are now several planning applications and permissions within the boundary of the allocation. The northern and southern parts of the allocation have now been delivered.

These developments and their relationship with the Shortland Farm site are shown on the Development Context Plan (left).

A small part of the application site is within the 0 to 400m 'exclusion zone' from development near to the Thames Basin Heaths Special Protection Area and the remainder of the application site sits wholly within 400m to 5km 'zone of influence'. No residential development is proposed within the exclusion zone.



1. View west into the application site from the corner of Wyke Lane and Guildford Road



2. View south from Guildford Road towards the PRow which crosses the application site



3. View north east along the public footpath



HARPERS RECREATION GROUND

HARPERS ROAD

GUILDFORD ROAD

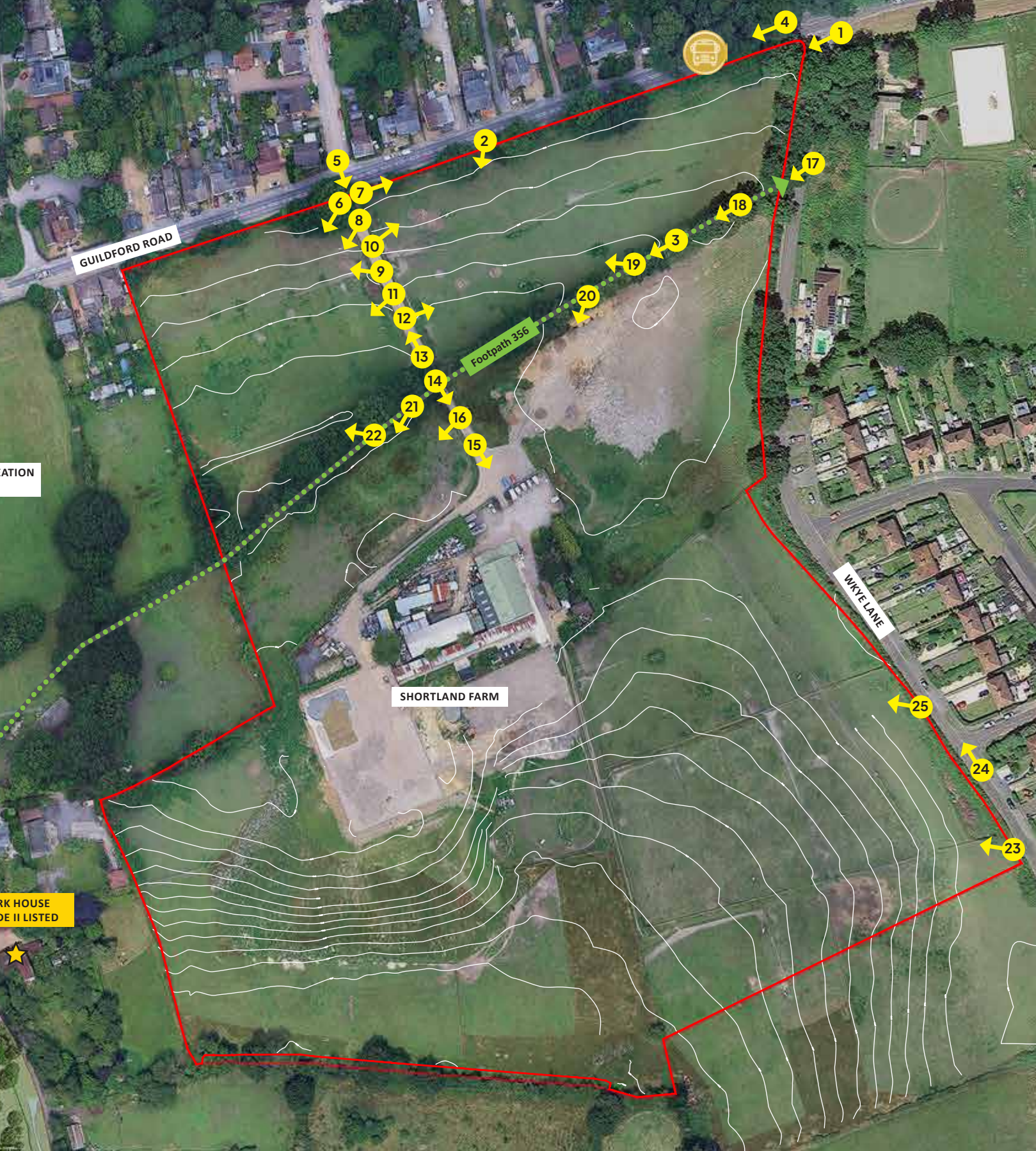
SHORTLAND FARM

YORK HOUSE
GRADE II LISTED

WYE LANE

WKYE AVE

Footpath 356





4. View west along the application site boundary with Guildford Road



5. View south of existing site access from Guildford Road



6. View east of existing site access from Guildford Road



7. View south west into the site from existing site access



8. View west across the site from existing site access drive



9. View west towards Guildford Road from existing access drive



10. View east towards Guildford Road from existing access drive



11. View west across the application site from existing site access drive with Public Right of Way (PRoW) on the left within the tree line



12. View east across the application site from existing site access drive with the PRow on the right within the tree line



13. View north from site access drive towards Guildford Road



14. View south from site access drive towards existing buildings



15. View of existing buildings within the application site



16. View west across the application site from existing driveway



17. Access to the PRow from Wyke Lane



18. PRow crossing the application site looking west



19. View from the PRow towards Guildford Road



20. View from the PRow towards the existing buildings



21. PRow crossing the application site looking west



22. View from the PRow looking west towards Guildford Road



23. Panoramic view west across the application site from Wyke Lane



24. View north along Wyke Lane along eastern site boundary



25. View west across the application site from Wyke Lane

2.3 Context Appraisal

Wider Context: Ash

The application site is located on the border of Ash and Normandy. The application site relates more closely to Ash given its proximity to the recent residential development to the west as well as the other residential areas of Ash. The public footpath which runs across the northern part of the application site also links these areas and provides easy connectivity to Ash railway station.

The application site lies in a predominately residential area of the parish. There are also a small number of commercial businesses, mostly small retail and food outlets as well as a car dealership. There are a significant number of mature trees and landscape views in the areas close to the application site and it is worth noting that, in addition to the urban context, the landscape baseline analysis has also informed an understanding of the wider context.

The following pages provide an analysis of the key areas around the application site, identifying urban design characteristics, materials, detailing and treatments.



Existing character areas plan



Urban Design Characteristics		
Layout	Urban form / typologies	Typical A road through a small settlement with a significant intersection, Guildford Road contains a variety of residential and commercial buildings. The area generally contains a variety of detached, semi-detached, terraced and apartment buildings which form a generally strong frontage to these busy roads and the approach to the station. The densities of development reduce slightly along Ash Hill Road and east towards the application site.
	Setbacks	The commercial car sale businesses dominate the street frontages around the north side of the main junction. The other small commercial units have parking to the front but the residential units generally have good soft landscape verges or defined front gardens giving generous setbacks from the highway.
	Density	This is a medium density characteristic street, comprising of a wide variety of housing and commercial typologies.
	Parking	Parking to the majority of the residential buildings along Guildford Road is from the rear resulting in limited parking directly from the road. The houses along Ash Hill Road generally have private driveways accessed directly off the road.
	Key features	A car sales unit with its frontage sales parking dominates the main junction with the new residential development fronting the other side of the road. Generous grass verges provide some soft landscaping to these areas. A mix of residential typologies results in a general reduction in densities from west to east and an increase in the balance of soft landscape features.
Scale	Heights	Typically 2 storey dwellings and small commercial units, with 1 storey car sales unit
	Road typologies	Main through road accessing Ash from the surrounding areas with a significant new roundabout junction linking to the new bridge.
Appearance	Architectural style	Variety of architectural periods with no one style particularly dominating. Generally traditional in form but with the occasional example of contemporary design.
	Materials (façade/ roof)	Generally traditional materials. Brick, render and tile hung walls. Red, brown and grey roof tiles.
	Details	Generally traditional bay windows and chimneys, some brick detailing and white framed windows.
	Key features	Variety of traditional two storey residential typologies displaying typical traditional building materials, roof forms and architectural features .
	Frontage boundary	Varying hard and soft boundaries. Some garden walls, fences and hedges with some wide grass verges.
Landscape	Setting features	Green verges, with hedging and trees contribute to the street scene, becoming more dominant to the east of the area.
	Typology	Landscape utilised along this route is formal in nature, being well maintained and defining the individual properties.



Ash Hill Road - contemporary remodelling



Bellway Homes Wildflower Park - Red brick, red/brown roof tile, white windows and fascias



Guildford Road - 2 storey apartments



Ash Hill Road - detached , 2 storey square bay



Guildford Road - painted render & stone



Ash Hill Road - brick corbels and quoins to front door surround



Guildford Road approach to railway station - 2 storey apartment building



Guildford Road - semi-detached houses c.1960/70s



Guildford Road - semi-detached houses c.1930s



Guildford Road - detached houses c.1970s

Urban Design Characteristics		
Layout	Urban form / typologies	Guildford Road is the main A road serving the village. There are a variety of house types and some small commercial premises along this section of the road. Pinewood Road is an unmade road containing predominantly 2 storey detached and semi-detached houses with some single and chalet bungalow accommodation.
	Setbacks	Properties are generally set back a car length from the highway with parking and some soft landscaping to the front of the houses.
	Density	Low density.
	Parking	On-plot parking.
Scale	Heights	Majority two storey with some single storey and chalet bungalow properties on Pinewood Road.
	Road typologies	Main through route and unmade residential road.
Appearance	Architectural style	Eclectic mix of traditional architectural styles with no one period dominating.
	Materials (façade/ roof)	Variety of traditional materials. Brick, render and tile hung walls. Red, brown and grey roof tiles.
	Details	Generally traditional white framed windows, bay windows and chimneys . Some limited brick and stone detailing.
	Key features	A relatively low density mix of residential typologies with significant landscape features contributing to the streetscapes in this area.
	Frontage boundary	Low walls and hedges generally define the boundaries to the highways. Tree lined field frontage.
Landscape	Setting features	Hedging and mature trees.
	Typology	Tree lined to create the welcoming nature of a countryside setting.



Guildford Road - red brick ,slate roofs, canted bay windows



Guildford Road - Render & brown tile hanging



Guildford Road - semi-detached, minimal setbacks



Guildford Road - residential converted for business uses



Guildford Road - full width porch, semi circular bays



Guildford Road - Harpers Recreation Ground



Guildford Road - varied colours, setbacks and ridge heights



Pinewood Road - painted render with brick lintels



Pinewood Road - pitched roof dormers



Pinewood Road - deep, tiled porch with brick pillars



Pinewood Road - brown brick & tile hanging



Guildford Road - painted render



Guildford Road - painted brick

Urban Design Characteristics		
Layout	Urban form / typologies	Well established Public Right of Way (PRoW) that generally passes between trees and hedgerows adjacent to the proposed site and now through the recently constructed housing development to the west of the application site with houses fronting onto it.
	Setbacks	Soft landscaped verges and trees separating the footpath with the new houses.
	Density	Medium density.
	Parking	Footpath passes a small carpark off Harpers Road. Otherwise there is no parking adjacent to the footpath as the units are served from the rear.
Scale	Heights	Two storey.
	Road typologies	Footpath passes across Harpers Road, a semi-rural lane before crossing Stonehill Road which serves the new road bridge and then linking into Guildford Road and the railway station.
Appearance	Architectural style	Generally traditional housebuilder brick and tile houses and apartments with some limited examples of traditional period properties along Harpers Road.
	Materials (façade/ roof)	Red brick. Brown tile roofs with some stone detailing. White windows.
	Details	Some bay windows and chimneys.
	Key features	Two storey traditional housing separated from the footpath with wide grass verges and trees.
	Frontage boundary	Post and rail fencing and some close boarded fencing.
Landscape	Setting features	Grass verges and established trees and hedgerows.
	Typology	Formal on-plot planting.



Harpers Road – Short terraces with varied colours overlooking parking yard



Harpers Road – tiled porches, sash windows & chimneys



Harpers Road – rendered flank elevation



Harpers Road – buff brick with brick detailing & timber porch



Harpers Road – York House, Grade II Listed



PRoW entering Bellway Wildflower Park development



Wildflower Park – Integrated PV



Wildflower Park – Terrace with flying freeholds



Corner turning semi-detached houses



Wildflower Park – maisonettes



Wildflower Park – corner turning terrace stepping in level



Wildflower Park – Guildford Road frontage



Wildflower Park – Overlooking PRoW

Urban Design Characteristics		
Layout	Urban form / typologies	Mid-century, semi-detached houses and bungalows set in generous plots around a large central communal green space.
	Setbacks	Generous front gardens, most of which contain driveways giving the properties very large setbacks from the road.
	Density	Medium density.
	Parking	On-plot private driveways to the houses and a separate garage block and on-street parking for the bungalows.
Scale	Heights	Majority 2 storey with some bungalows.
	Road typologies	Typical estate road serving the majority of the estate. Wyke Lane is a relatively narrow county lane with a hedgerow and paddocks (proposed site) to it's western edge.
Appearance	Architectural style	Traditional two storey, mid-century houses.
	Materials (façade/ roof)	Brick and cement rendered facades with some brick detailing. Brown tiled roofs. Generally white windows and painted doors
	Details	Some brick detailing. Generally flat porches and chimneys to each property.
	Key features	Mid density suburban setting with generous soft landscaping.
	Frontage boundary	Low brick walls and hedges.
Landscape	Setting features	Generous set back of properties from the street with large green open space forming a focal point to the estate.
	Typology	Informal landscape hedgerows, tree planting and ornamental front garden planting.



Wyke Lane – semi-rural feel with mature trees and hedges. Large verges and setbacks create a feeling of space



Wyke Lane – semi-detached dwellings with gabled roofs



Wyke Avenue – natural render with red brick bands, quoins window surrounds and lintels



Wkye Avenue – bungalows overlooking central green space



Wyke Avenue – large, varied setbacks with hedging and low garden walls



Wkye Lane – red/brown multi brick with flat roof porches and black rainwater goods

Typical wall materials



Red multi brick Brown multi brick



Orange/red brick Buff brick



Brown tile hanging Red tile hanging



Painted brick Pebble dash



Coloured render Timber framing

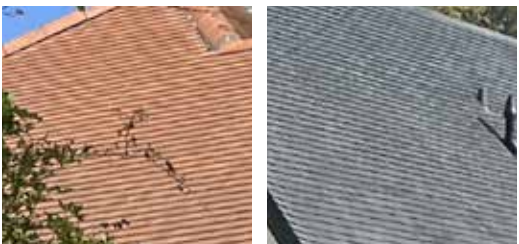
Typical roof materials



Slate



Brown tile Red tile



Orange tile Grey tile



Grey concrete tiles Brown pantiles

Door details



Windows



Chimneys



2.9 Trees

An Arboricultural Impact Assessment has been compiled by Aspect Arboriculture to accompany the application. The report evaluates the potential impacts of the proposed development on existing trees within and adjacent to the site, and to provide guidance on tree protection and management proportionate to an outline planning application.

A detailed tree survey was undertaken to identify the species, condition, and value of all relevant trees. The findings have informed the site layout and design which responds appropriately to the constraints posed by site's existing trees and hedgerows.

No trees classified as irreplaceable under planning policy will be removed. Notwithstanding this, to accommodate the proposed development, the removal of six individual trees, a single group of trees and three hedgerows, and sections from a further three groups and one hedgerow is unavoidable. The proposed removals comprise low quality examples of their type that can be compensated for with the provision of a high-quality soft landscaping scheme; replacement planting will ensure no net loss of canopy cover.

The scheme aligns with relevant arboricultural policies and is not expected to cause significant harm to retained tree assets. Where it is essential to rely on mitigation to manage RPA encroachment, it can be managed through planning conditions and detailed protection measures.

On balance, the arboricultural impact is considered acceptable and a net uplift in tree canopy cover is expected. The proposed tree protection strategy aims to safeguard the long-term health and amenity value of retained trees, contributing to the overall sustainability and visual quality of the development.

- KEY:
- Site Boundary
 - Tree Numbers
 - Tree Canopies
 - Category 'U' Trees
 - Category 'A' RPA
 - Category 'B' RPA
 - Category 'C' RPA
 - Shading Arc
 - TPO Tree Preservation Order



Tree constraints plan (Aspect Arboriculture)

2.10 Ecology

FPCR have compiled a Habitat surveys to inform the application. The surveys found the best quality grassland to be within the two northern compartments that are to be retained within the 400m SPA buffer. Biodiversity Net Gain will be achieved for hedgerows and watercourses onsite, with offsite units to be utilised to reach the 20% gain for habitat units.

Breeding bird surveys have been completed. The species onsite are all widespread, common and typical of the habitats present. They are mainly using the hedgerows and treelines for foraging. A small number of common species have been confirmed as breeding onsite. As the majority of trees and hedgerows are to be retained, this should not cause any issues.

Reptile surveys have been completed onsite. A low population of slow worms have been recorded with a maximum of 2 individuals seen during a survey. Passive displacement methods are advised to avoid injury / death during vegetation clearance.

Bat surveys are ongoing. Common and widespread species have been recorded onsite in low levels. One building was found to have low potential to support roosting bats, but no bats were recorded emerging from the building during the emergence survey. One tree with bat potential was found likely to be affected by proposals. As the tree is to be retained, a sensitive lighting strategy has been recommended and no further surveys are required.

Due to an Annex II species, barbastelle bats being recorded onsite, further survey effort is required to determine how this Annex II species is using the Site. This will require automated static surveys to continue from April to June next year.

KEY:

Site Boundary

Baseline Habitats

Artificial unvegetated, unsealed surface

Bramble scrub

Developed land; sealed surface

Modified grassland

Other lowland acid grassland

Other neutral grassland

Ruderal/Ephemeral

Tall forbs

Baseline Watercourse

Other rivers and streams

Baseline Individual Trees

Existing very large rural tree

Existing large rural tree

Existing medium rural tree

Existing small urban tree

Existing small rural tree

Baseline Hedgerow

Non-native and ornamental hedgerow

Line of trees

Native hedgerow

Native hedgerow - associated with bank or ditch

Native hedgerow with trees

UK habitat classification plan (FPCR)

21

2.11 Heritage

A Heritage Impact Assessment (HIA) has been prepared by Lichfields to accompany the application. It assesses the effect of the proposal on surrounding above-ground heritage assets.

Local Heritage Assets

The following heritage assets were considered to be potentially affected by the proposal:

- 1. York House (Grade II);
- 2. East Wyke Farm Cottages (Grade II);
- 3. Group: Ash Manor and Old Manor Cottage (Grade II*), Ash Manor Oast and The Oast house (Grade II), Oak Barn (Grade II);
- 4. The Lion Brewery Public House (Locally Listed).

1. York House (Grade II)



Grade II Listed York House as seen from Harper’s Road

York House has architectural significance deriving from its traditional architectural style and materials which are characteristic of its period, as well as historic significance in its considerable age and in illustrating the historic development of the area. The listed building is of medium importance.

2. East Wyke Farm Cottages (Grade II)



Grade II Listed East Wyke Farm as seen from Pound Farm Lane (Google)



Grade II Listed West Wyke Farm as seen from Pound Farm Lane (Google)

East Wyke Farm Cottages was formerly a single house, now divided, built in the mid-18th-century. The cottages have architectural significance as a good example of a small rural dwelling built in the local vernacular with a distinctive steep pitched tiled roof. It has historic significance in its illustration of the area’s rural and agricultural development.

3. Ash Manor and Old Manor Cottage (Grade II*), Ash Manor Oast and The Oast house (Grade II), Oak Barn (Grade II)



Grade II Listed Ash Manor and Old Manor Cottage (Google)

The application site comprises three distinct listings that once formed part of the historic Ash Manor and its associated farmstead. The principal building, Ash Manor, has been subdivided into two residential dwellings: Ash Manor and Old Manor Cottage (Grade II* listed). This building possesses high historic and architectural significance, originating as a high-status residence in the 13th century and retaining substantial elements of their original structure and decorative detailing.



Grade II Listed Ash Manor Oast and The Oast House (Google)

Ash Manor Oast and The Oast House, formerly an oast and store, now converted into residential units with adjoining stables (Grade II listed). They are of architectural and historic interest as 18th century farmhouses, representative of a regional building type and historically associated with Ash Manor.



Grade II Listed The Oak Barn (Google)

Lastly, the Grade II listed Oak Barn has also been adapted for residential use. It is similarly significant due to its medieval origins and its connection to the wider Ash Manor complex.

4. The Lion Brewery Public House (Locally Listed)



Grade II Listed Ash Manor and Old Manor Cottage

Built in the mid-19th century and opened as a freehouse by Robert Waters, the Lion Brewery Public House is of local historic and community significance as a long running pub.

Summary

The potential effects of the proposal on these locally significant buildings, their setting and significance can be summarised as follows:

- The proposed development would result in minor visual changes to the setting of York House and East Wyke Farm Cottages, leading to less than substantial harm to their heritage significance. The proposal would alter the sense of openness and rural character that contributes to the significance of these assets and would also have an adverse effect on appreciation of the historic association between the application site and East Wyke Farm Cottages.
- The impact would be mitigated through the inclusion of buffer zones of open space, as well as tree planting and existing vegetation, which would help soften the visual transition and preserve the rural setting.
- Ash Manor, Old Manor Cottage, Ash Manor Oast, The Oast House, and Oak Barn would remain unaffected by the proposal due to their distance from the application site, the presence of the intervening railway line, and surrounding contemporary development. There would be no harm to their setting and significance.
- The retention of open space along Guildford Road and the presence of mature trees, which provide effective screening of the proposed development mean the setting and significance of the Lion Brewery Public House would be preserved.

2.12 Landscape and Visual Appraisal

A Landscape and Visual Impact Assessment (LVIA) has been prepared by Leyton Place Limited to accompany the planning application. Following the analysis relating to the landscape and visual baseline situation, policy and published guidance, the following advice was provided to the design team to inform a landscape-led approach to the provision of new homes within the Site.

Prevent/avoid adverse effects

Strategically, the application site is positioned outside of any protected or valued landscapes. It is located within a landscape which has reduced rurality, tranquility, and wildness and is closely associated with the existing and expanding settlement of Ash.

In addition, the following avoidance measures were noted:

- Retain the network of hedgerows to respect the pattern and grain for the landscape as a framework to the scheme of development, thus ensuring the development benefits from a high degree of enclosure.
- Retain the existing trees as local landmarks and aid legibility with the scheme and provide continuity of these features as part of the development framework.
- Retain long views through the application site towards the Hogs Back.
- Protection and enhancement of the Public Right of Way to ensure it becomes a positive element of the settlement grain and not subsumed by housing.

Reduce effects

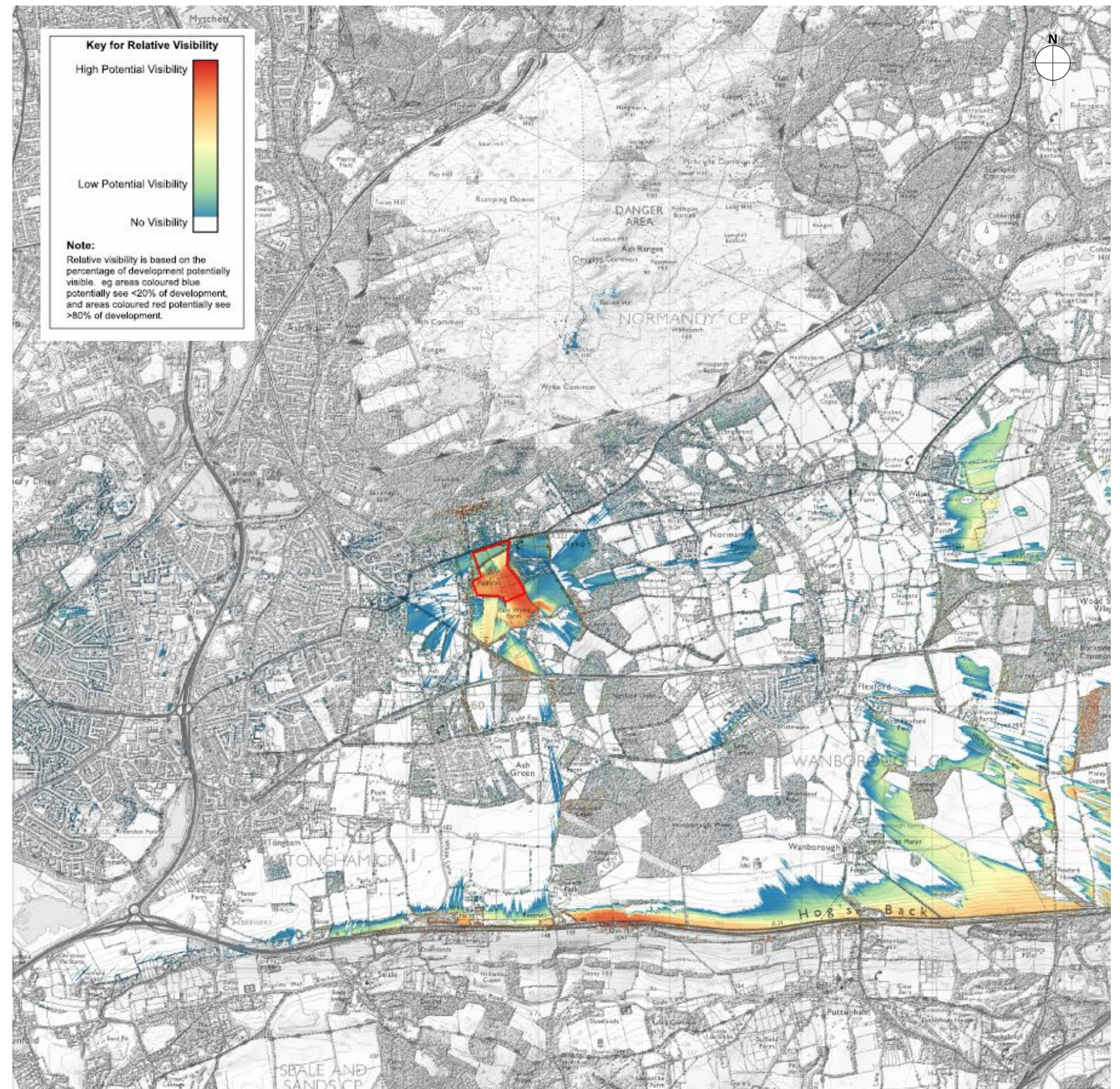
The following measure were recommended to minimise adverse effects:

- Seek to accommodate changes arising from the built development by positioning this in proximity to the existing settlement edge.
- Include new vegetation as part of the masterplan to limit views.
- Avoid reflective and bright tone in the materials used in the elevational treatments, consider neutral and natural tones.

Enhancement Measures

The recommendations provided by Leyton Place to the design team included:

- Retain and extend the positive qualities of this landscape (its character and form) and recreational asset.
- Provide opportunities to access open space within the development from the footpath to diversify the type of routes and connections on the settlement edge.
- Diversification of the age of vegetation within the Site
- Diversification of habitats and amenity spaces to enhance the environment for nature and people.
- Provide for footpath connections to link with the public rights of way and enhance connectivity for the residents with the wider landscape.



Zone of theoretical visibility mapping (Leyton Place)

2.13 Flood Risk & Drainage

A Flood Risk Assessment (FRA) has been carried out by Aegaea to inform the planning application.

The FRA concludes the following:

Fluvial Flooding

The fluvial risk to the site is low. The site is in Flood Zone 1.

Pluvial Flooding

The Aegaea direct rainfall model outputs observe that the residential dwellings are located outside of all the modelled return periods 1 in 30, 1 in 30 + CC, 1 in 100, 1 in 100 + CC and 1 in 1000.

Although the primary access has been demonstrated that it could be affected by flooding from surface water, it is important to note that there is a secondary emergency access onto Wyke Lane to the west of the site. The emergency access route entirely avoids the primary access providing safe access/egress.

It is considered that the Public Right of Way remains accessible up to and including the 1 in 100 year + 45%CC scenario as the hazard is considered to be associated to the ditch rather than the Public Right of Way footpath, which would have hazard ratings matching that of the adjacent land at the same level.

An accompanying drainage strategy has been designed in order to manage surface water rainfall events in accordance with the NPPF (see Section 6.6)

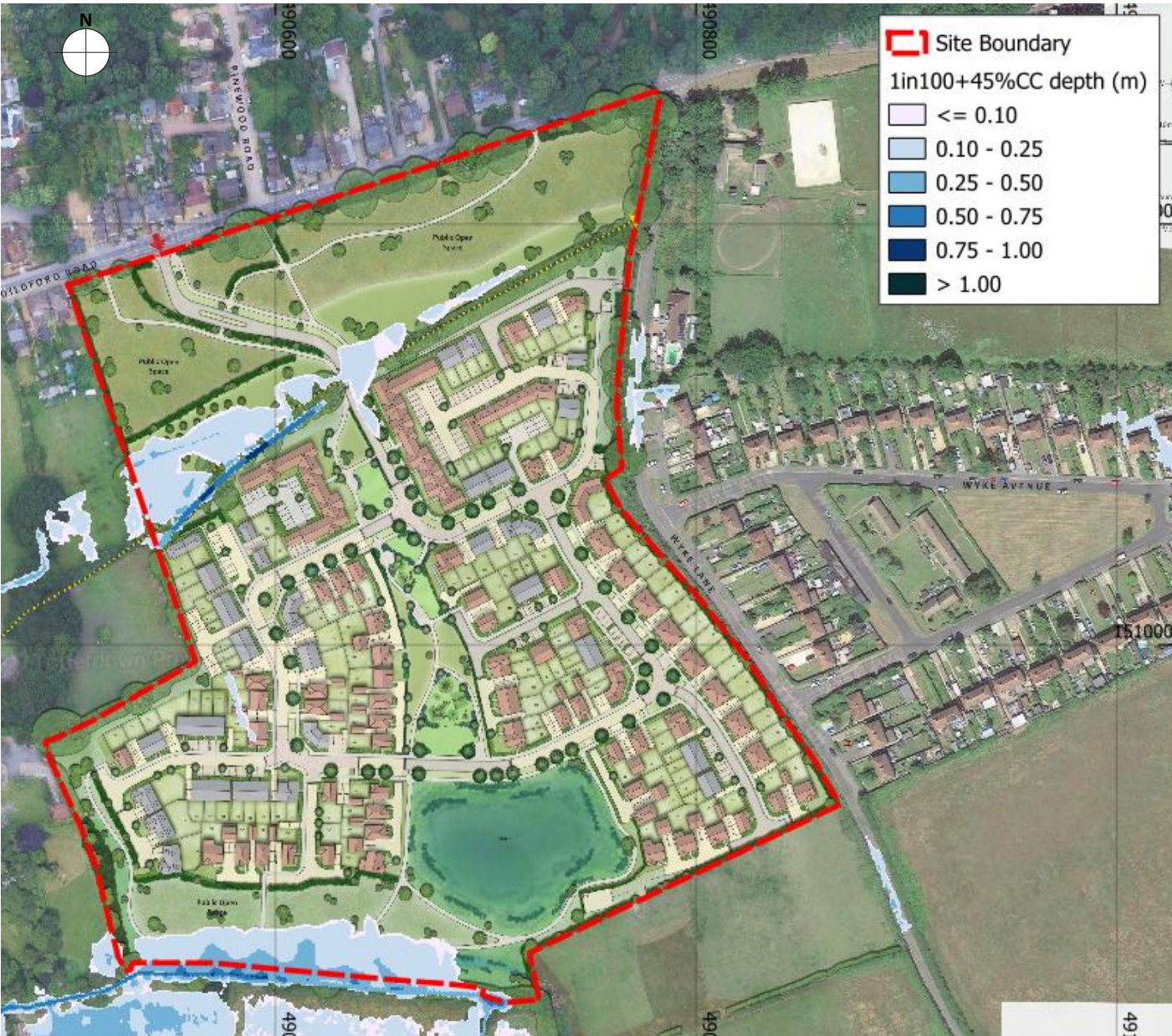
Reservoirs, Groundwater, Sewers and Canals

Flood risk from other sources is deemed to be low.

Conclusions

The FRA supports the planning application and demonstrates that there is an acceptable level of flood risk to the site if the mitigation strategies recommended are implemented in the scheme.

The following conclusions can be drawn from this FRA. This report demonstrates, along with the Drainage Strategy submitted by this application, that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development, without increasing flood risk elsewhere. On this basis, with regard to PPG 7-027, it is not considered that a flood risk sequential test is required at the site.



1 in 100-year + 45% climate change extent and depth map. (aegaea)

2.14 Transport

A Transport Assessment (TA) has been prepared by Mayer Brown Limited to accompany the planning application.

Walking

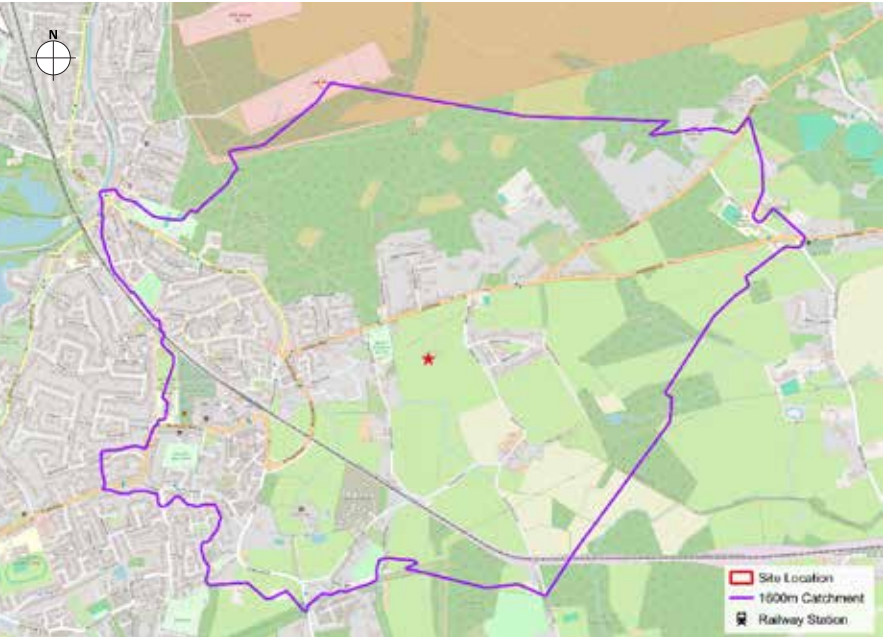
It is important that future residents of the proposed development are able to travel conveniently around the local area by active travel modes such as walking, cycling or wheeling, rather than depending on private car travel.

The Surrey County Council (SCC) Local Transport Plan (LTP4) has introduced the concept of the 20-minute neighbourhood. The aim is to create thriving local neighbourhoods by ensuring that everyone can access, without a car, services and opportunities within 20-minutes, reducing the need to travel by car and making sustainable modes the preferred choice for most journeys.

The plan below shows the 1.6km walking catchment area (a 20-minute walk assuming a comfortable walking pace of 80m per minute), which encompasses Ash village centre, Ash rail station and areas of Normandy to the northeast of the site.

In the vicinity of the site Guildford Road has footway on both sides of the road, to provide access to bus stops and Ash village and its amenities to the west.

There is an existing Public Right of Way (PRoW) in the form of Public Footpath 356 which passes through the site from Wyke Lane towards Harpers Road via Totterdown Preschool and through the site boundary to Wyke Lane. Continuing west, the public footpath connects to Guildford Road via a new housing development and finishes approximately 50m north of the train station. From the site boundary, Ash rail station can be reached in 650m or a 8-minute walk via the public footpath.

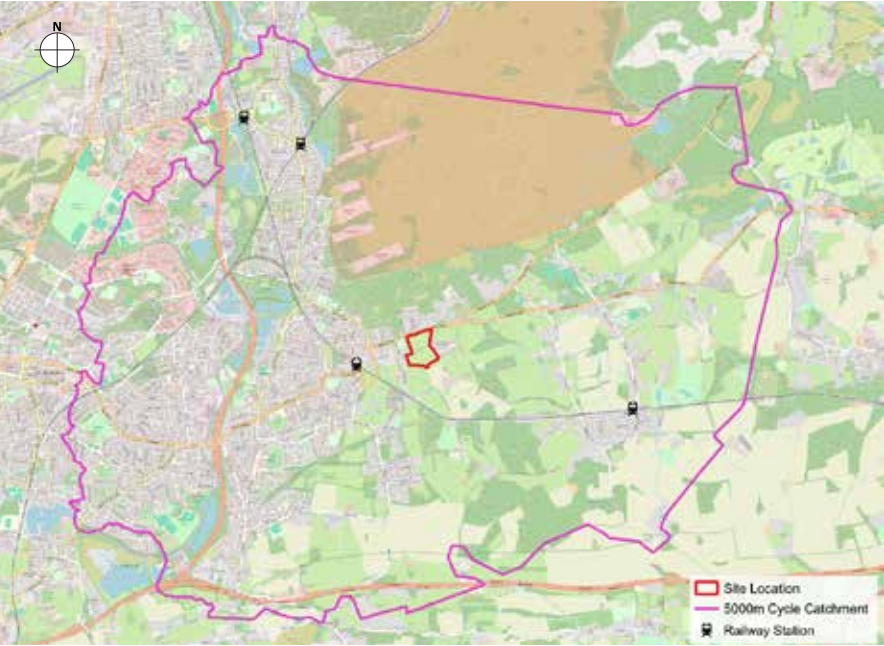


Plan showing 1.6km walking isocrone, star represents centre of the site (Mayer Brown)

Cycling

Ash has limited dedicated cycling facilities but cyclists are able to make use of the local road network.

The plan below shows a 5km cycle catchment, which is a 20-minute cycle ride, assuming a comfortable cycling pace of 250m per minute. This takes in Ash, Ash Vale, Aldershot, Wanborough and Normandy.



Plan showing 5km cycling isocrone (Mayer Brown)

Public Transport

There are two bus stops adjacent to the proposed site, both are on Guildford Road between 130m and 210m from the site entrance. The no.20 bus provides a regular 20-minute service between Aldershot and Guildford, with the added benefit of the service stopping at Ash rail station.

Rail Accessibility

Ash rail station is located approximately 650m west of the proposed site accessed via the Public Footpath network or a walking distance of 750m via Guildford Road. This is a 8 to 9-minute walking time, assuming a comfortable walking pace of 80m/minute or a 3-minute cycle journey via Guildford Road, assuming a comfortable cycling pace of 250m per minute.

The rail station is served by Southwestern Railway on the Farnham to Guildford Line and Great Western Railway on the North Downs Line, which runs from Reading to Redhill.

There are four frequent train services that serve Ash rail station with a frequency of 2 trains or more, per hour. As mentioned above, the 20 bus service stops just outside the train station, which is a 5-minute bus journey from the site.

Local Services and Amenities

It is important to ensure that the proposed development will enable future residents to access local services and amenities on foot.

The table below illustrates the local services and amenities that are within a 20-minute walking distance neighbourhood, which is 1.6km assuming a comfortable walking pace of 80m/minute) and shows distances and walk times and indicates that the site is well served by good choice local amenities with a walking neighbourhood.

Amenity	Approx. Distance from Site	Walking Time (80m/minute)
Shops		
Pinewood Stores	350m	4 mins
Agisha Food and Wine	1570m	19 mins
Co-op Food – Ash Vale	1590m	19 mins
Food/Drink		
China Express Ash - Takeaway	110m	1 min
Curzon – Indian Restaurant	160m	2 mins
Lion Brewery	210m	2 mins
Happy Garden - Takeaway	1510m	18 mins
Ash Vale Kebab House	1530m	19 mins
Spice of India - Restaurant	1550m	19 mins
Vale Cafe	1560m	19 mins
Local Health Facilities and Services		
The Optical Centre – Opticians	1580m	19 mins
Community Facilities		
Guildford Angling Society	300m	3 mins
St Peter's Centre	960m	12 mins
Ash Youth & Community Centre	1100m	13 mins
Ash Victoria Hall – Village Hall	1220m	15 mins
Places of Worship		
St Peter's Church	1020m	12 mins
Holy Angels Catholic Church	1120m	14 mins
St Marks Church	1420m	17 mins
Sports and Recreational Facilities		
Harpers Basketball Court	130m	1 min
Reform Pilates – Pilates Studio	600m	7 mins
Ash Tennis Club	1270m	15 mins
Aldershot Taekwon Do	1450m	18 mins
Local Schools		
Totterdown Preschool	450m	5 mins
Little Fishes Preschool	1100m	13 mins
Ash Grange Nursery & Primary School	1200m	15 mins
Happy Days Pre-school	1400m	17 mins
Jack & Jill Nursery Group	1520m	19 mins
Shawfield Primary School	1550m	19 mins
Normandy Village School – Primary School	1580m	19 mins
Wyke Primary School	1600m	20 mins
Other		
John Kirk Supplies Ltd	120m	1 min
Top to Toe Beauty	400m	5 mins
Nails2Tails Dog Grooming	400m	5 mins
Dover Garage Aldershot	550m	6 mins
Pendleton Body Repairs – Car Workshop	950m	11 mins
Fish for Tackle – Fishing Shop	1400m	17 mins
Rays Florist	1400m	17 mins
Phyllis Tuckwell Hospice Care – Charity Shop	1500m	18 mins
Vale Furnishers Ltd	1500m	18 mins
Pheonix of Ash – Uniform Shop	1566m	19 mins
RSPCA Shop – Charity Shop	1600m	20 mins
Wick'd Up Vapers – Vape Shop	1600m	20 mins

Local amenities within a 20 minute walking distance neighbourhood (Mayer Brown)

2.15 Local Facilities & Services

The plan (right) illustrates the local services and amenities and their distance from the site. The 20 minute neighbourhood 1.6km walking isocrone (blue) and 5km cycling isocrone (red) are also shown.

 Bus stop

 Railway station

 Cycle route

 Shop

 Post Office

 Cafe

 Restaurant/take-away

 Pub/bar

 Doctors surgery/hospital

 Dentist

 Pharmacy

 Place of Worship

 Library

 Community use

 Employment

 School/college

 Nursery/pre-school

 Playground

 Sports fields

 Swimming pool

 Sports centre/hall

 Public open space

 Parkland/forest



Lion Brewery, Guildford Rd



Takeway, Guildford Rd



Beauty Salon, Guildford Rd

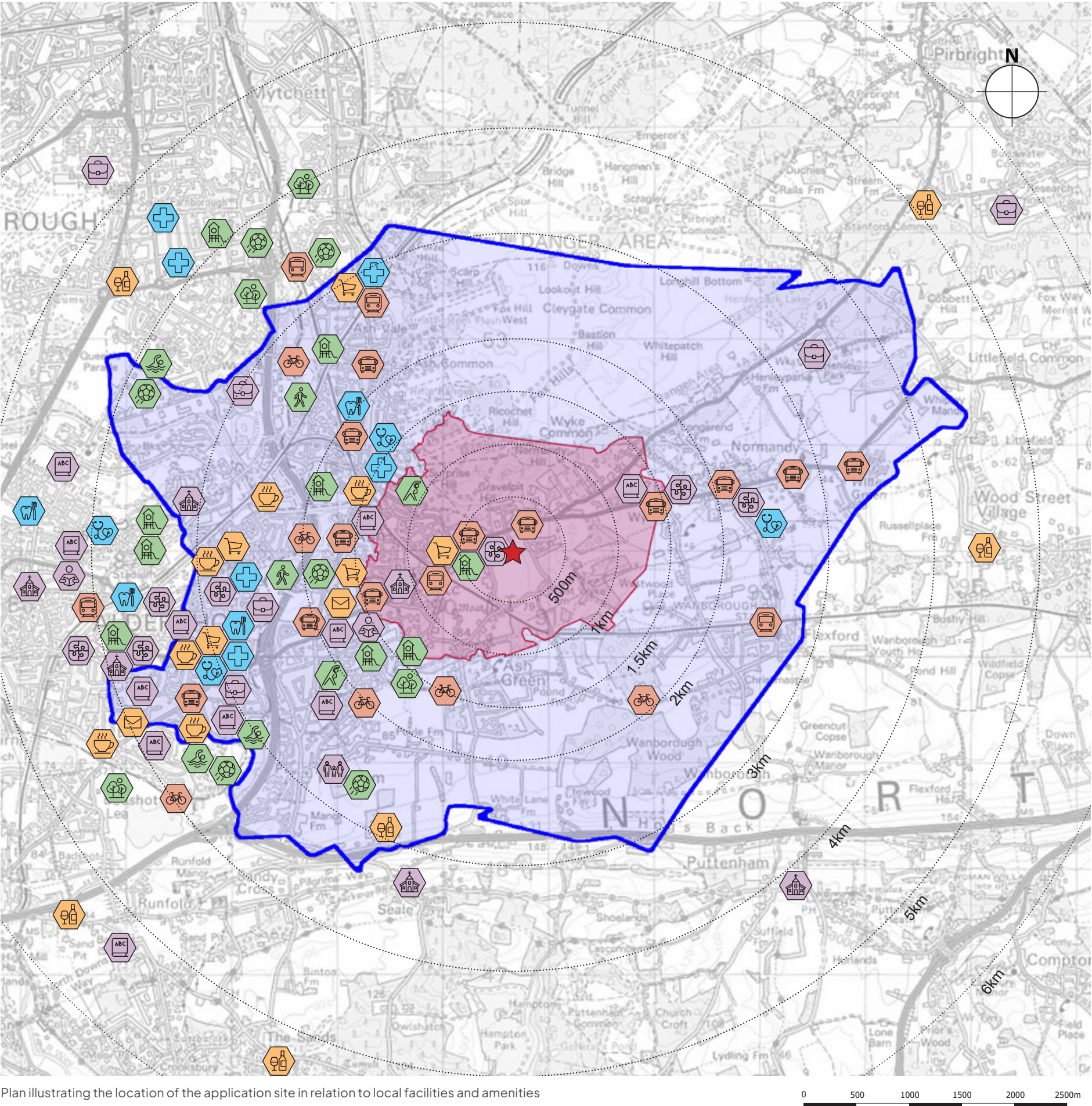
KEY



20 minute neighbourhood - 1.6km walking isocrone



20 minute neighbourhood - 5km cycling isocrone



Plan illustrating the location of the application site in relation to local facilities and amenities

3.0 Design Framework



3.0 Design Framework

3.1 Introduction

This section sets out the key policies and guidance which form the framework within which the design of the scheme has been developed.

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

For more detailed planning information please refer to the Planning Statement prepared by Lichfields which accompanies the application.

3.2 Design Guides

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).



3.3 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 2024. 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:

- 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;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- 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);
- 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;
- 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
- 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.

More detailed guidance on design was provided in March 2014 (updated in October 2019) 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.

Chapter 12 of the NPPF emphasises the importance of achieving well-designed places, particularly those that respond to local character and history, and are visually attractive through high-quality architecture and appropriate landscaping.

3.4 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.

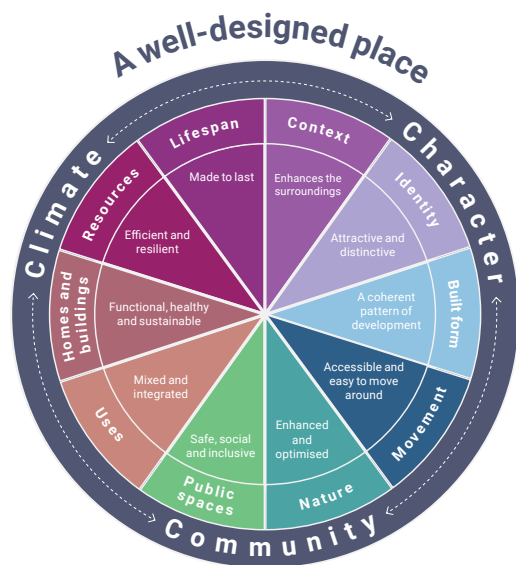
This guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

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)

3.5 Local Planning Policy

The Statutory Development Plan at the Site comprises:

1. Guildford Borough Local Plan: strategy and sites 2015 - 2034 (adopted 25 April 2019) (“the LPSS”).
2. Guildford Borough Local Plan: Development Management Policies (adopted 22 March 2023) (“the LPDMP”).
3. Saved policy NRM6 of the South East Plan (adopted 6 May 2009) relates to the TBHSPA. In respect of the development plan.

LPSS Policy D1 (Place Shaping) sets out the Council’s strategic framework to ensure design quality through new developments. This includes specific policy criteria that seek to ensure all new developments achieve high quality design, that they respond to local character, but also sets out various criteria in relation to green spaces, crime prevention, accessibility, solar gain, and future technologies. There is also a specific provision in relation to the design of developments in Ash and Tongham.

Furthermore, Policy D4 (Achieving High Quality Design and Respecting Local Distinctiveness) in the LPDMP builds on Policy D1 and defines more detailed policy criteria to assess development proposals. Policy D5 (Protection of Amenity and Provision of Amenity Space) also sets out specific criteria for amenity provision, including criteria to protect the existing and future amenity of residents and to provide all homes with private amenity space. Finally, Policy D6 (External Servicing Features and Stores) sets out detailed criteria in relation to the servicing features to be delivered as part of new developments (including cycle parking, bin storage, and electric vehicle charging points).

3.6 Site Considerations

When bringing forward proposals, both the application site's considerations and opportunities are evaluated.

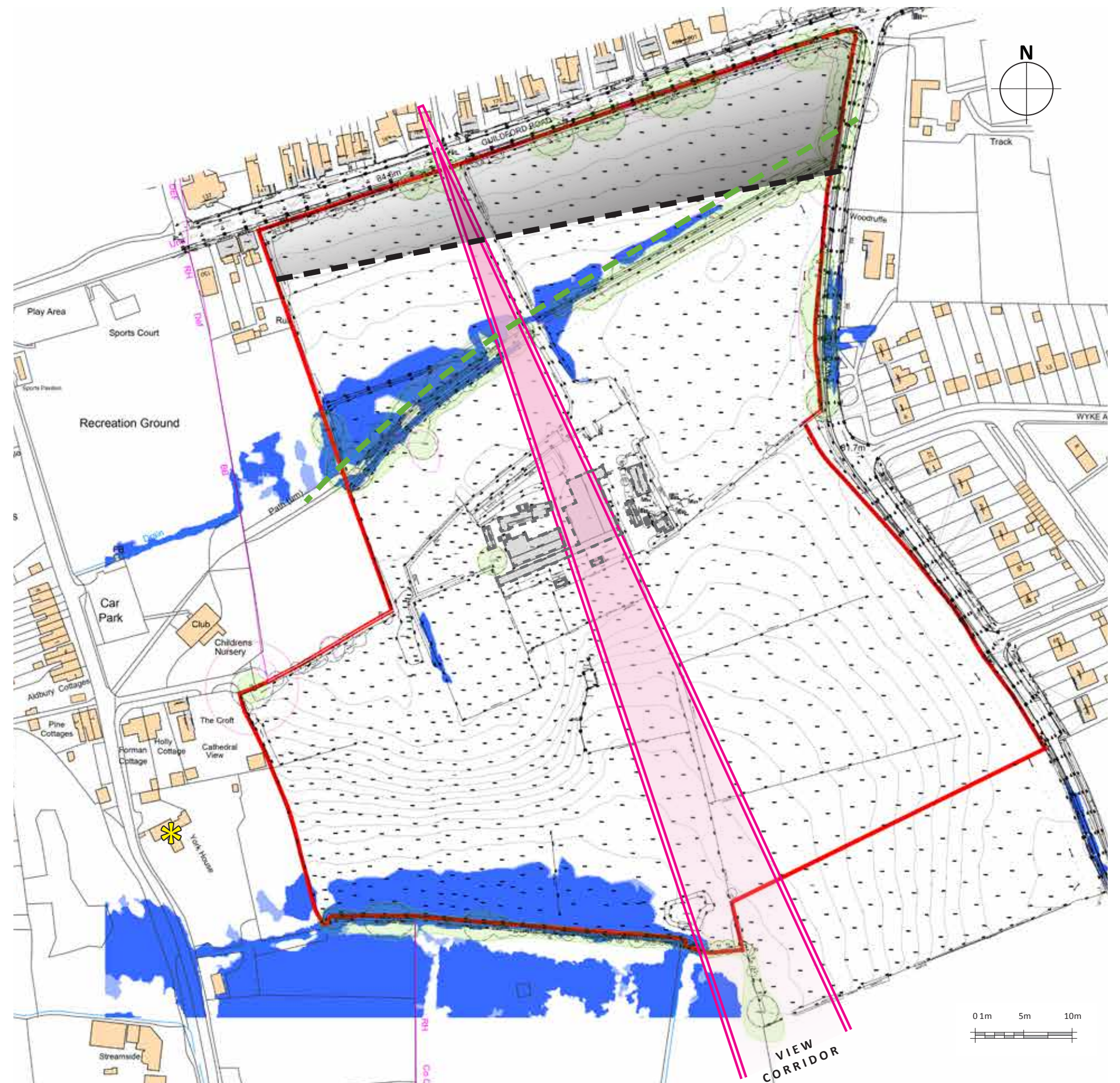
These help to shape the development to ensure that the proposals fully respect and respond to the natural features of the area.

The application site considerations are:

- Existing green infrastructure of hedgerows and tree belts including trees benefitting from a Tree Protection Order.
- The landform of the application site.
- 400m exclusion zone from the Thames Basin Heaths Special Protection Area (SPA) in the north of the application site.
- Existing Public Footpath 356 running east to west across the application site.
- Areas in the centre and south of the application site that are susceptible to surface water flooding.
- View corridor towards the Surrey Hill National Landscape to be kept clear of development.
- The application site is currently designated as green belt.

KEY

-  Site boundary
-  Flood risk extents 1000yr
-  Flood risk extents 100yr + CC
-  Public right of way
-  400m special protection area buffer
-  Existing buildings
-  View corridor towards Surrey Hills National Landscape (keep open)
-  Listed building



Site considerations plan

3.7 Site Opportunities

The opportunities presented by the application site are considered to be:

- Potential to provide public access and connectivity to Public Rights of Way within the application site and the local area.
- Opportunity to provide new homes to meet local demand.
- Potential to provide new affordable homes to meet local need.
- Opportunity to provide attractive parkland and amenity space, accessible to the wider community.
- An extensive landscaping scheme to increase biodiversity on the application site.
- Opportunity to create a soft development edge with views over neighbouring countryside and open spaces.

KEY

- Site boundary
- ➡ Vehicular access
- ➡ Pedestrian access
- ➡ Emergency access
- ⋯➡ Public Right of Way
- Existing trees retained
- Public open space
- Children's play areas
- Potential tree planting
- SuDS features
- Green corridor
- Areas of development
- ➡ Primary entrance route
- ⋯➡ Internal loop road

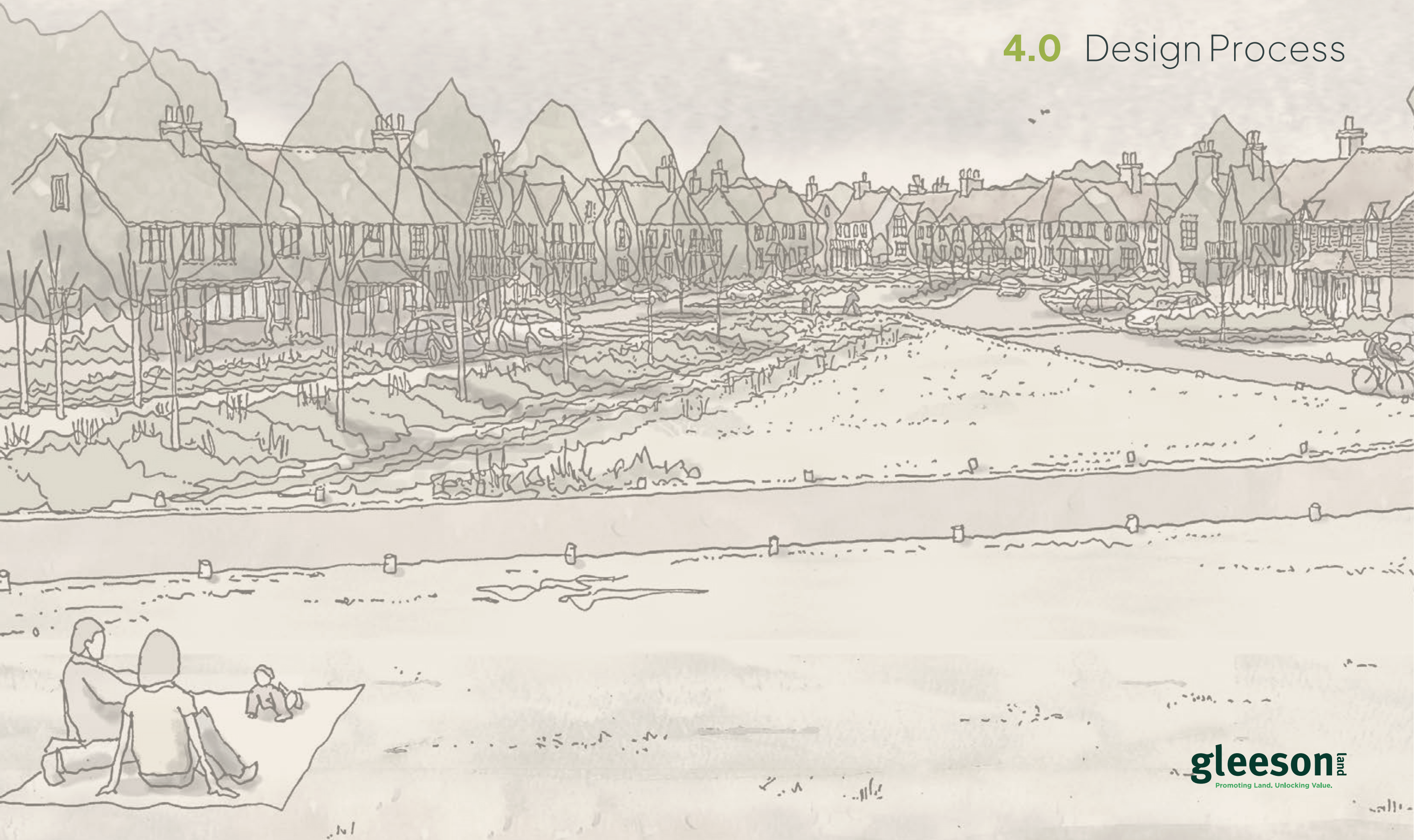


Opportunities plan



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4.0 Design Process



4.1 Pre-application Consultation

Gleeson Land are committed to engaging with the local authority, stakeholders and residents at an early stage of the design process in order for their comments and views to be taken on board through the design evolution. A programme of consultation has been undertaken alongside the preparation of sketch layouts to develop the proposals. The Statement of Community Involvement (SCI) compiled by Litchfields and submitted with the application contains complete details of the extent of Consultation that has taken place.

Meeting with Councillors – September 2025

A meeting was held remotely with council members on 9th September 2025 to present the proposals for the application site. A number of slides were presented to explain the rationale behind the proposals for the application site (see below).

gleeson LAND

Headlines

- Just over 11 hectares of both greenfield and previously developed ('brownfield') land situated outside the Ash settlement boundary, in Normandy.
- Outline planning application for up to 200 high-quality homes, including affordable homes, open space and landscaping, at Shortland Farm.
- We consider that the Site and our proposals meet the definition of Grey Belt.
- The scheme has the potential to meet local needs, in particular addressing housing shortfall in Guildford Borough



gleeson LAND

Scheme Benefits

- The proposals are being brought forward by Gleeson Land, a specialist land promotion business which creates much needed new homes and community facilities for local people.
- Gleeson Land is working with the landowner to facilitate the delivery of a, high-quality scheme on the Site.
- These scheme benefits help to qualify the Site as Grey Belt.





Development framework plan submitted as part of the public consultation in September 2025

Overview

To ensure all groups had the opportunity to view and comment on the plans, a number of engagement methods were used. Engagement activities included:

16. The distribution of a leaflet to local residents outlining the proposals and encouraging feedback.
17. Hosting a bespoke consultation website with various contact methods including an email address, freepost address and freephone number to ensure that the public had multiple options for providing feedback on the plans.

The pre-application consultation period took place between 26th August and 22nd September 2025. An email address was also set up for those who wished to submit comments that way.

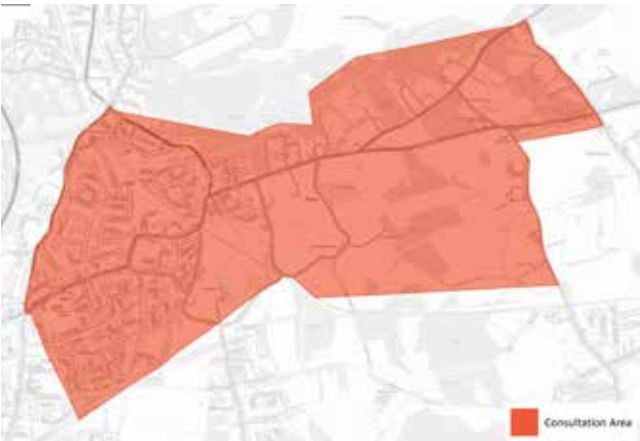
Since the conclusion of the pre-application period, the website has remained live throughout the application and determination process to provide updates on the scheme as it progresses through the planning system.

All of the feedback received as part of the consultation has been considered during the evolution of the plans.

Leaflet

A leaflet was delivered to homes in the locality of the application site in Normandy and Ash as shown on the plan below to inform local residents about the proposals and give them details of how they could provide feedback to the project team.

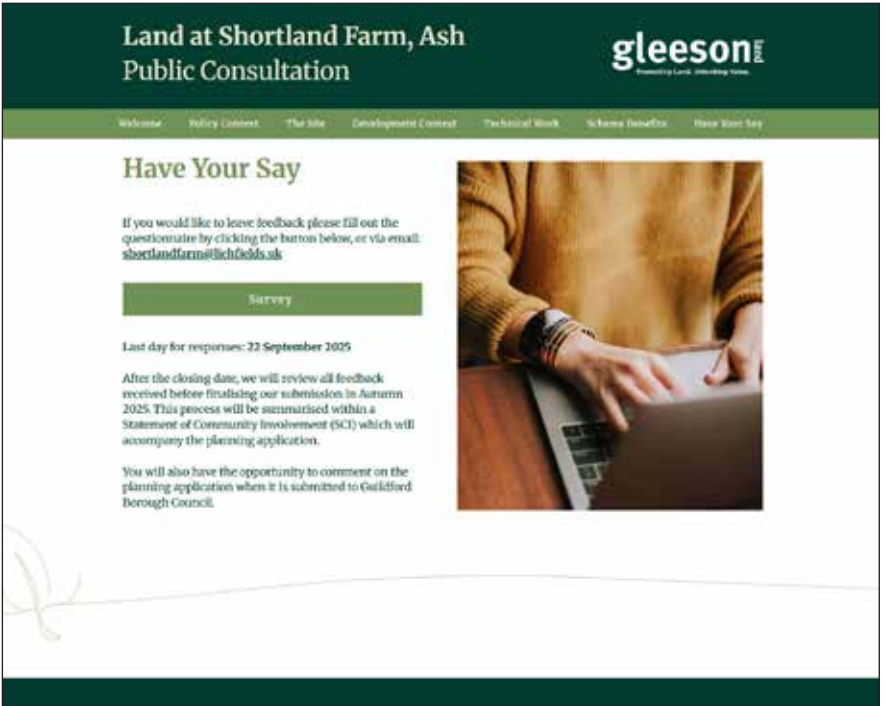
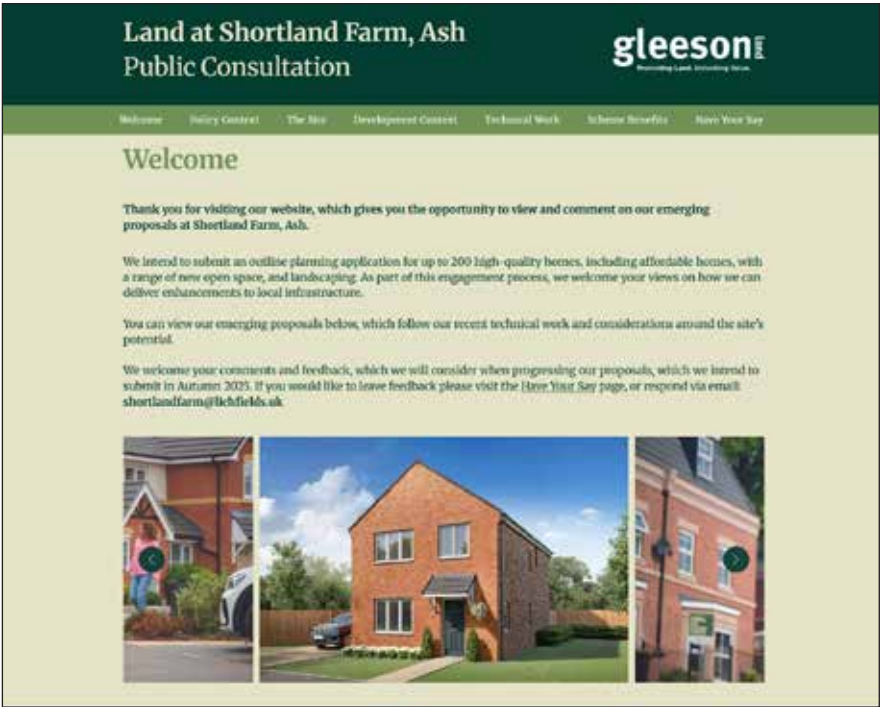
Feedback could be given via an email address or via a questionnaire on the consultation website.



Leaflet distribution area

Website

A project website was set up at www.shortlandfarm.com. Along with details of the proposals and their benefits, the website provided a feedback form. The form asked if the reader was in favour of or against the proposals and asked for any further comments regarding related issues.



Consultation website



Leaflet delivered to local residents to inform them of the proposals

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5.0 Detailed Proposals



5.1 Site Access

Proposed access to the development will be via a new simple priority junction from Guildford Road, located to the west of the existing access, which is to be closed. In their pre-application consultation response, SCC has requested that this takes the form of a Copenhagen crossing arrangement. The proposed access junction is illustrated (right), which includes a 5.5m wide access road with 2m footways on either side to accord with a Primary Street road type in Healthy Streets for Surrey. The proposed access drawing includes 2.4m x 43m visibility splays to accord with Manual for Streets requirements for a 30mph speed limit along the site frontage.

The trip generation analysis identifies the proposed residential development is estimated to generate 104 vehicle movements in the morning peak hour and 91 in the evening peak hour. A junction capacity assessment indicates that this form of access would be able to accommodate this level of vehicle movements and operate well within its design capacity.

In their pre-application consultation response, SCC have recommended a secondary access for emergency vehicles. This has been located on the eastern side of the site with access from Wyke Lane and will only serve emergency vehicles.

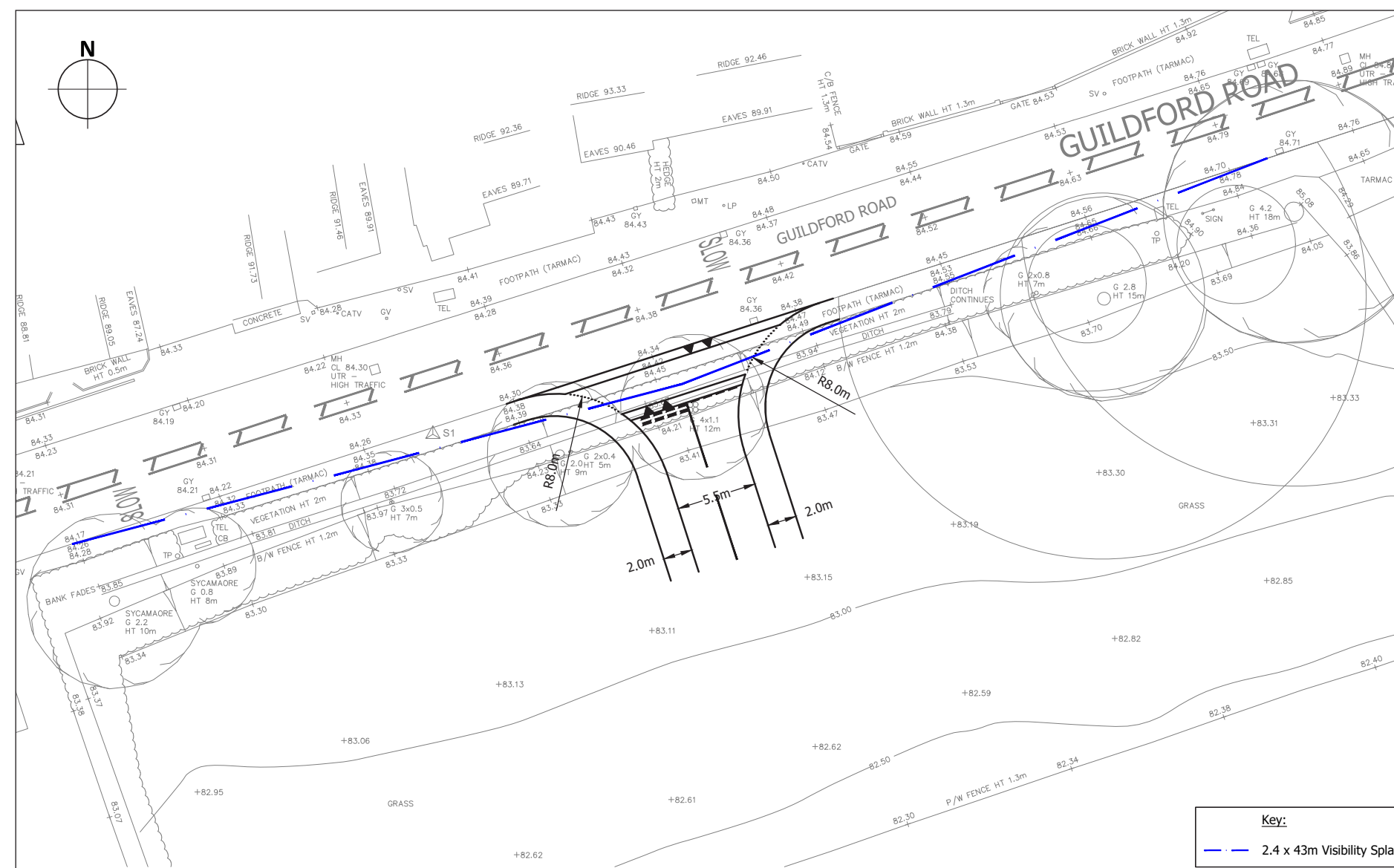
The development is anticipated to generate up to 29 pedestrian, 8 public transport and 4 cyclist movements during weekday peak hours. This level of activity is unlikely to have a noticeable impact on the operation of the local transport network.

The proposed unit mix and tenure type along with the accommodation schedule, internal layout detail and parking provision will be confirmed as part of a Reserved Matters submission. However, it is anticipated that car and cycle parking provision will be in-line with SCC parking standards.

Based on the findings of the Transport Assessment compiled by Mayer Brown and submitted with the application, it is considered that the proposed access and the impact of the development on the local transport network is acceptable.



Location of new access junction to be created on the boundary with Guildford Road



Proposed access junction from Guildford Road (Mayer Brown)

5.2 Submitted Parameter Plans

The following parameter plans are submitted for approval as part of the outline planning application. They set out the basic physical and spatial constraints for the site, establishing the guiding principles for future reserved matters planning applications by defining the parameters for land use, building heights and green infrastructure.

Land Use Parameter Plan

A land use parameter plan has been prepared to set out the extent of the residential development zone and the landscaped open space areas to be imposed on the development of subsequent reserved matters planning applications.

The areas shown on the land use parameter plan (right) are as follows:

- Development area – 5.23ha (51.07%)
- Open space area – 5.01ha (48.93%)

KEY

- Site boundary
- Development areas
- Open space areas
- Primary access route
- Existing Public Right of Way
- ➔ Pedestrian access to existing bus stops
- ➔ Emergency access zone



Land use parameter plan

Heights Parameter Plan

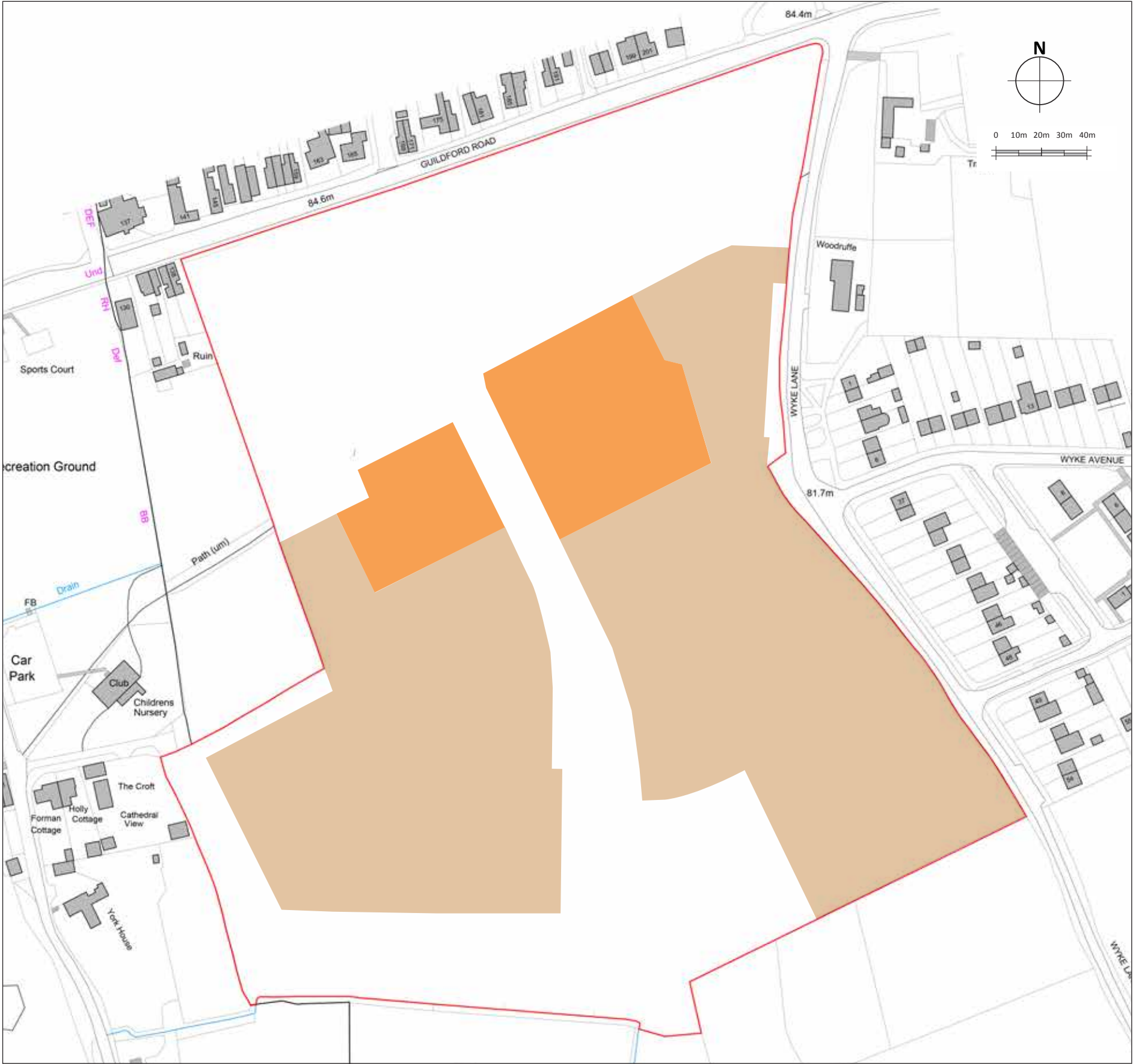
A heights parameter plan has been prepared to define the scale of the buildings within the development zones of subsequent reserved matters planning applications.

KEY

Site boundary

Up to 2 storey

Up to 3 storey



Heights parameter plan

Green Infrastructure Parameter Plan

The green infrastructure parameter plan defines the areas of public open space and the existing trees and hedgerows to be retained (where possible) as part of subsequent reserved matters planning applications.

KEY

Site boundary

Open space areas

Existing trees and hedgerows retained unless indicated for acc



Green Infrastructure parameter plan

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6.0 Illustrative Proposals



6.1 Design Principles

An iterative process has progressed the concept towards outline design status. The following design principles have informed the development of the proposals:

- Delivering a scheme which embodies the characteristics of the area;
- making optimum use of the land for the delivery of new homes, with development form and density appropriate to the location;
- delivering a development with a range of house sizes, types and tenures in response to local need;
- conserving and enhancing the landscape, ecology, heritage and natural resources around the application site with green corridors and linkages;
- respecting the amenity and setting of neighbouring residential development;
- maximising the linkages between the application site and surrounding area and provide opportunities for walking and cycling
- developing an inclusive, safe and secure residential environment; and
- providing adequate on-site arrangements for vehicular access, servicing and parking, including the emergency services and statutory authorities.

6.2 Illustrative Masterplan

The proposal will aim to create a seamless extension to the village of Ash, with a soft development edge and views out to the wider countryside. It will provide safe, accessible routes through the development to the green open space for new and existing residents to enjoy.

Although finalised details will form part of future reserved matters planning applications, the illustrative masterplan for the site demonstrates one example of the form a future development may take and provides the following:

- Up to 200 dwellings of high quality design in keeping with the character of the surrounding area;
- accommodation mix of 1, 2, 3, 4 and 5 bedroom houses and apartments and 3 bedroom bungalows in accordance with local housing need;
- a density of 19.64 dwellings per hectare gross based on a site area of 10.18 hectares;
- up to 100 affordable units (50% of proposed homes);
- creation of a new access junction from Guildford Road;
- provision of cycle and pedestrian links through the application site to provide connectivity with the surrounding areas;
- a sustainable drainage system (SuDS) with swales and ponds;
- the retention of the existing boundary tree belts and hedgerows and additional planting (trees, hedgerows and shrubs);
- on-site open space and children's play facilities; and
- an open central view corridor towards Surrey Hills National Landscape to the south.



Enhanced pedestrian links providing access to public footpaths and the surrounding area



Green open spaces to be enjoyed by residents and the local community



Sustainable drainage ponds and swales capture and hold excessive rainfall



A variety of on-site children's play facilities



Potential for biodiversity gains through the creation of extensive new green infrastructure



Much needed, high quality homes designed to reflect the context of the local area



KEY

-  Site boundary
-  Site access
-  Public footpath 356

6.3 Landscape Strategy

The illustrative landscape masterplan demonstrates how the development can be accommodated into the receiving landscape to respond to its local context and character. This has been informed by the recommendations within the LVIA, and by considerations relating to ecology, drainage, heritage and arboriculture, and provides a holistic approach to place-making. The following overarching principles are incorporated into the landscape strategy:

- A landscape buffer is provided along the northern part of the site adjacent to Guildford Road to maintain a 400m buffer to the SPA;
- The northern part of the site is dedicated to natural open space, with informal recreational routes, and enhancements to boundary vegetation;
- The existing lowland meadow within the northern part of the site is to be retained and enhanced for ecological benefits;
- New fruit trees are proposed within the northern open space for community benefits;
- The network of hedgerows is retained where possible and new lengths of hedgerows proposed to respect the pattern and grain of the landscape, provide landscape and ecological connectivity, and to frame development parcels;
- The existing PRoW route is protected and incorporated into the landscape with additional recreational routes and links through new areas of open space;
- The existing vegetation running along the PRoW is retained and enhanced with additional native understorey planting;
- A central open space provides areas of informal recreational space and opportunities for play while retaining views towards the Surrey Hills National Landscape and Hogs Back;
- Existing vegetation found along Wyke Lane is retained and enhanced with additional native hedgerow and hedgerow trees to soften the development edge;
- A natural approach to drainage with new SuDs and attenuation incorporated into open spaces;
- Creation of a new ditch with riparian vegetation and wet meadow planting on the southern part of the site;
- A diverse mix of species and age of vegetation is provided to benefit amenity and biodiversity; and
- Areas of formal and informal play are provided within areas of open space and provide part of a linked network of recreational spaces.

The proposals include scattered native trees, trees to plot frontages and along key routes, fruit trees, native hedgerow, mixed native scrub, shrubs for pollinators, areas dedicated to SuDS, wet meadow, lowland acid meadow and species rich meadow grassland.





- Retained and enhanced vegetation
- Native trees
- Fruit trees
- Large ornamental trees
- Small ornamental trees
- Understorey native scrub and enhancements to existing vegetation
- Mixed native scrub
- Species rich meadow grassland
- Retained and enhanced lowland acid grassland
- Flowering lawn
- Wet meadow grassland
- Amenity grass
- Species rich native hedgerow
- Native evergreen hedgerow
- Mixed plants for pollinators
- Marginal plants to SuDS
- SuDS
- Ditch
- Indicative informal play
- Indicative formal play
- Indicative ecological habitat piles
- Indicative seating
- Indicative picnic areas

6.4 Access & Movement

Pedestrian Movement

A network of footpaths along streets and lanes and within the open space areas will provide a variety of safe routes within a pedestrian and cyclist friendly residential environment.

Footpath links provide connectivity to Public Footpath 356 which passes through the application site from Wyke Lane on the eastern boundary in a westerly direction and in turn provides connection to the wider footpath network in the surrounding area.

Footpaths along the primary and secondary streets ensure good accessibility to all homes for people with mobility issues.

Pedestrian routes through the extensive areas of open space offer recreational opportunities for residents and the local community.

Cycling on streets and lanes within the development will be on carriageway where traffic speeds will be restricted by design to a maximum of 20mph.

Vehicular Access & Movement

The main vehicle access junction has been designed as part of this application. The access is framed by the existing hedges on each side and leads to the Primary Route which provides access to all areas of the development.

A series of Secondary Routes, Green Lanes and Private Drives connect from the Primary Route to the green edges of the development. Turning heads are located at the outer ends of some of these routes where they connect with green lanes servicing the fronts of homes which have frontage overlooking the open space.

- KEY
- 

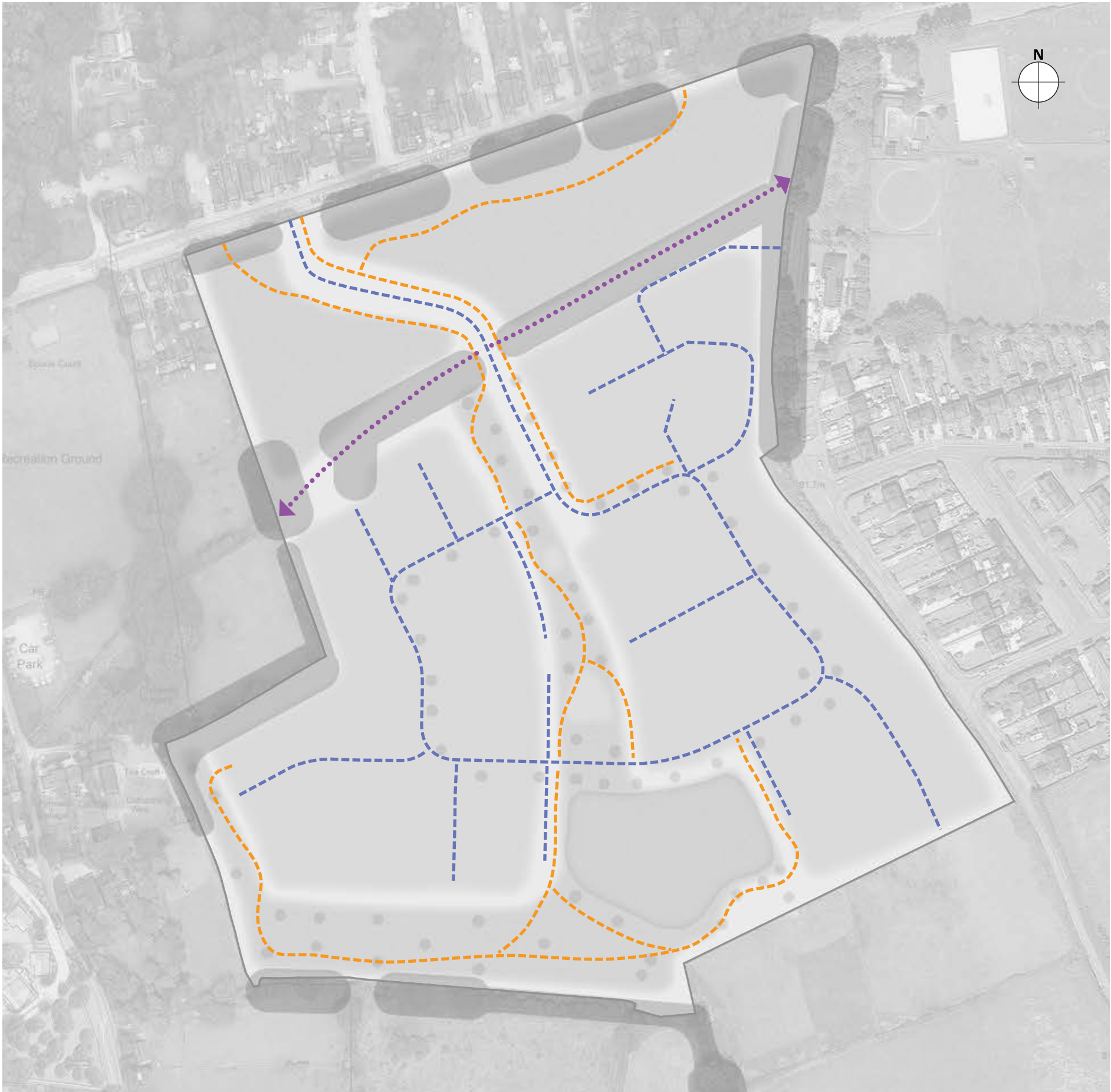
Pedestrian access points
- 

Cyclist access points
- 

Public Rights of Way
- 

Pedestrian routes
- 

On-road cycle routes



Illustrative pedestrian access and cyclist movement diagram

6.4 Access & Movement

Car Parking

Subsequent Reserved Matters planning applications will need to comply with the GBC parking standards SPD. In terms of vehicle parking, a range of parking solutions are indicatively shown on the illustrative site layout plan as follows:

- Parking spaces of 2.5 x 5.0m or parallel parking of 3 x 6.0m;
- Garages of a minimum internal size of 3.0 x 6.0m;
- Off-street parking to the front and side of plots;
- Parking located on-plot close to the units they serve; and
- On-street visitor spaces.

Cycle Parking

Cycle parking will be provided within garages or garden sheds/cycle stores in back gardens.

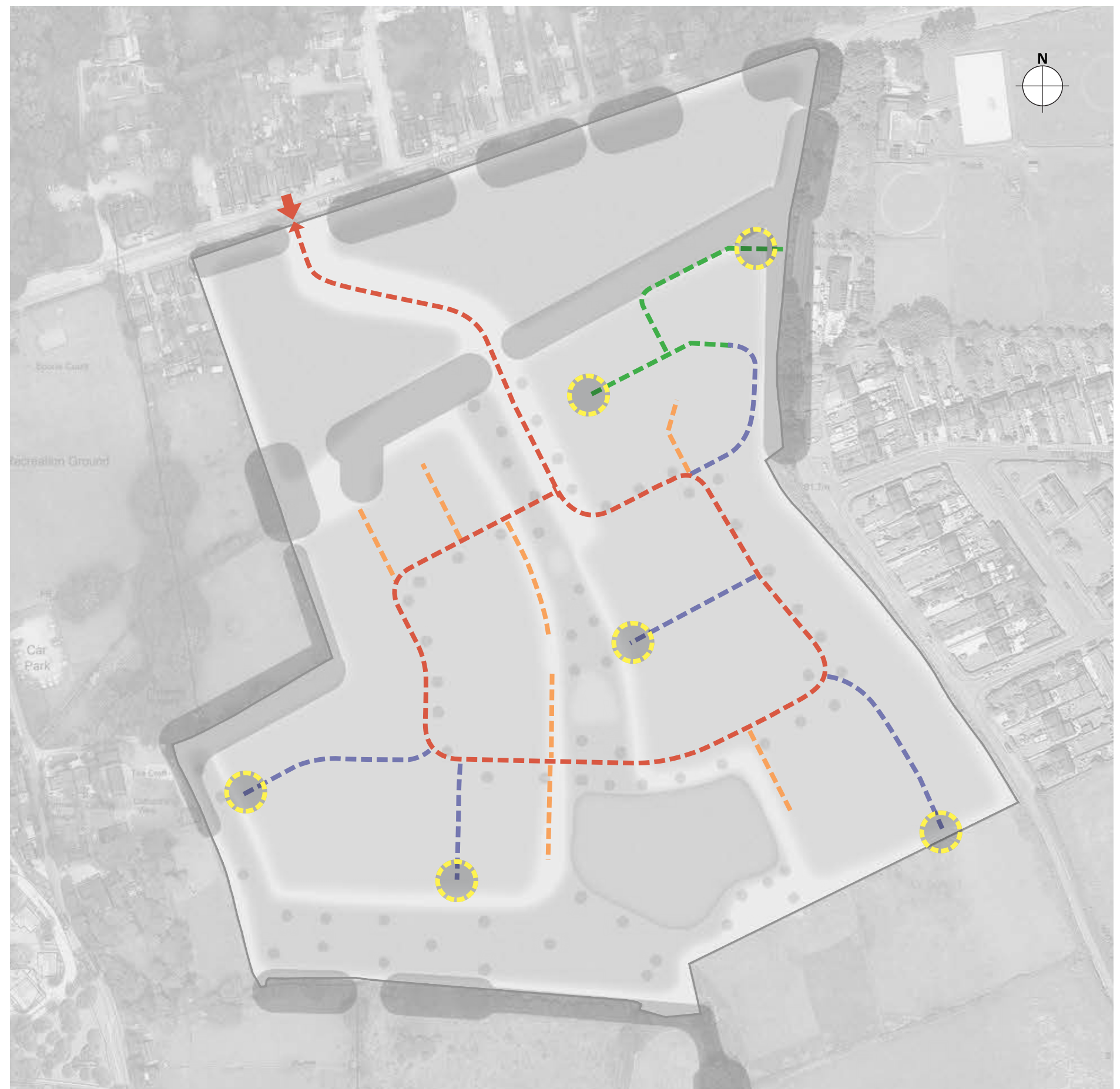
Waste and Recycling Strategy

The refuse strategy has been considered with regard to the requirements of GBC. The network of streets has been designed to provide routes which are suitable for refuse collection vehicles. Refuse vehicle turning areas can be accommodated within the application site to ensure compliance with the refuse carry and collection distances.

The number and types of refuse and recycling bins provided for each property will comply with the requirements of the local authority. The refuse provision will be primarily in the form of bins kept in rear gardens with rear access or within garages.

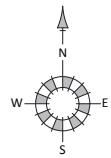
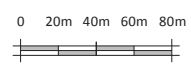
KEY

-  Vehicular access point
-  Primary route
-  Secondary route
-  Green lanes
-  Private drives
-  Turning heads



Illustrative vehicular access and movement diagram



KEY

-  Site boundary
-  Boundaries of new developments in the vicinity
-  Public Rights of Way

6.5 Illustrative Masterplan in Context

The proposed site is located within the context of a number of recent residential planning consents. These are illustrated in this composite plan showing those developments that have been completed, are under construction or pending implementation

The area of housing proposed within this site is set within large areas of retained landscaped space to the north and south of the proposed dwellings, greater in proportion to the areas of landscaped open spaces provided on the other recent consented sites. The proposals for the dwellings are generally reflective of the densities seen across the other developments to the west of the application site with similar building typologies being proposed

The PRoW which runs across the north of the application site is retained with the existing landscape setting retained to the north and proposed housing fronting the path to the south to provide good surveillance to the path. This footpath then links through the other recent developments to the west of the application site and on to Ash railway station.

6.6 Drainage Strategy

Aegaea have prepared a Drainage Strategy in accompany the application. The purpose of this document is to demonstrate a suitable drainage strategy for the disposal of surface and foul water flows arising from the proposed development. The report is intended to support the outline application , and as such the level of detail included is commensurate and subject to the nature of the proposals.

Surface Water Drainage Strategy

A sustainable drainage strategy, involving the implementation of SuDS, is proposed for managing surface water on the site. As discussed above feasibility to implement partial infiltration features should be investigated during detailed design for the scheme.

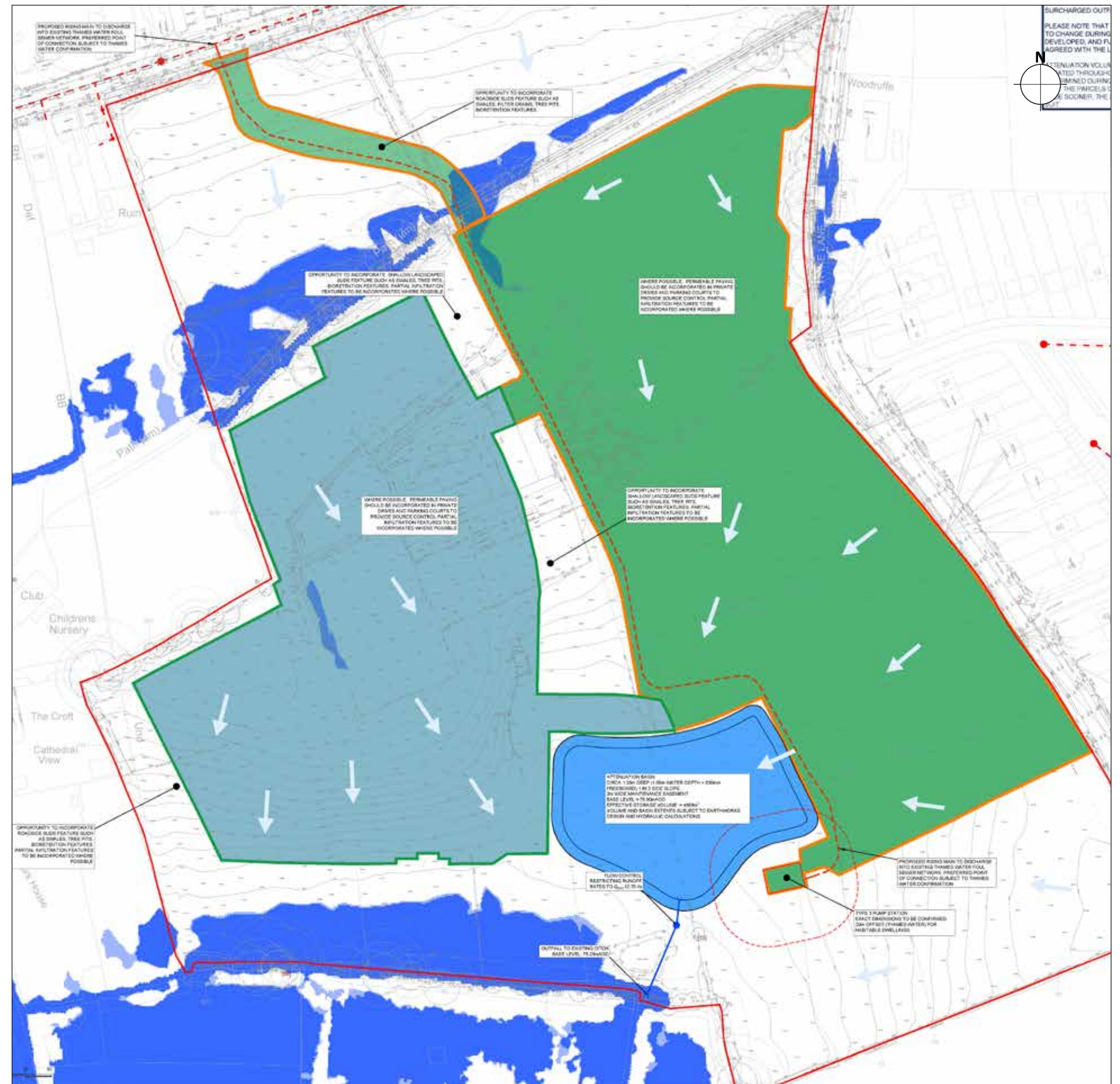
On review of the SuDS hierarchy, it is proposed that surface water generated from the proposed development will be managed on site via a number of partial infiltration features, attenuation features such as permeable paving located within parking bays, attenuation tanks, bio-retention areas, swales & attenuation basin.

The proposed drainage strategy would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the proposed development, without increasing flood risk elsewhere.

Foul Drainage Strategy

Foul drainage for the residential development is proposed to connect into the existing Thames Water public sewer network via a pump station. It is proposed that the foul drainage infrastructure comprises of gravity sewers/connections to a pump station before discharge to the public sewer.

All details will be subject to technical approval at the detailed design stage.



Proposed drainage strategy plan (aegaea)

6.7 Energy & Sustainability

An Energy & Sustainability Statement has been prepared by Daedalus Environmental Limited to inform the planning application. The report is summarised as follows:

The Statement demonstrates a commitment to address the issues of climate adaptation and mitigation, and to facilitate a meaningful shift towards a low and zero carbon future:

Energy Statement

- The buildings will be zero carbon ready from the outset, and will become operationally zero carbon over time, in accordance with Grid decarbonisation projections
- High fabric standards will be specified to maximise thermal efficiency;
- There will be no natural gas connection to the proposed development;
- Heat demand will instead be met using low carbon air source heat pumps;
- Solar photovoltaics will be installed where required to generate renewable energy on site.

Sustainability Statement

Natural Resources – Embodied Carbon and Sustainable Waste Management

- Embodied carbon will be reduced by applying sustainable design principles, including informed material selection and the use of re-used and recycled materials during construction;
- Construction and operational waste will be managed in accordance with the principles of the Waste Hierarchy.

Sustainable Design

- The development proposals comply with the Building for a Healthy Life (2020) standard;
- Accessibility to local services and sustainable transport options will encourage residents to prioritise active travel and public transport over private car use;
- Comprehensive electric vehicle charging infrastructure will be incorporated in line with regulatory requirements
- High water efficiency standards will be achieved through considered design.

Climate Change Adaptation

- The development designs will anticipate future changes in the climate;
- Overheating risk will be reduced through passive design features;
- Surface water will be managed with the integration of SuDS;
- The retention of existing trees and additional planting will provide more comfortable microclimates in warmer weather;
- The landscape design will provide multi-functional benefits, supporting increased biodiversity and enhancing the overall aesthetic.

As the planning and development process progresses, and as the wider regulatory environment develops, the approach proposed will be kept under review. The final design solution and associated detail will be provided at the Reserved Matters stage.



6.8 Accessible Homes

Policy H1 requires the following in terms of accessible homes :

Homes for all, Accessible homes (4)

On residential development sites of 25 homes or more, 10% of new homes will be required to meet Building Regulations M4 (2) category 2 standard (to be ‘accessible and adaptable dwellings’), and 5% of new homes will be required to meet Building Regulations M4 (3) category 3 (‘wheelchair user dwellings’), or any subsequent legislation on making homes accessible and adaptable.

On this basis, the scheme would be designed for up to 20 M4(2) category homes and up to 10 M4(3) category homes.

6.9 Internal Space Standards

All dwellings on site would be designed to meet the Nationally Described Space Standards (NDSS) minimum sizes.



6.10 Open/Amenity Space Assessment

In accordance with policy ID6: Open Space in New Developments, the scheme would be designed in accordance with Table ID6a, as follows:

The scheme is designed for up to 200 dwellings, which in turn would create an occupancy level of 480 people (200 homes at an average household size of 2.4 people).

Table ID6a

Typology	Quantity standards (ha/1,000 people)	Access standard (expected maximum distance from new homes)
Allotments	0.25	720 metres or 15 minutes' walk time
Amenity Green Space	1 (total)	720 metres or 15 minutes' walk time
Natural Green Space		ANGSt standard ²⁴⁷
Parks & Recreation Grounds, including playing pitches	1.35 of which a minimum of 0.8 is public space	720 metres or 15 minutes' walk time (except playing pitches)
Play Space (Children)	0.05	480 metres or 10 minutes' walk time
Play Space (Youth)	0.03	720 metres or 15 minutes' walk time
Total for all typologies	2.68	Left blank

From Table ID6a (above) this generates an overall open space requirement of 1.29ha. There is provision of 5.01ha of open space on the application site, easily able to accommodate the overall policy requirement, with exact subdivision of that open space a consideration of the reserved matters.



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7.0 Conclusion



7.1 Conclusion

The proposals aim to provide the framework for the creation of a new development which will provide the following:

- A landscape led new neighbourhood
- A mix of new homes to meet local demand
- 50% affordable housing to meet local need
- Easy pedestrian access throughout the application site with connections to the local footpath network
- Extensive areas of public open space including children's play facilities and a network of SuDS features
- Views south from the application site towards the Surrey Hills National Landscape
- A new residential area which fosters a sense of community living





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