



CLOCKBARN NURSERY
Tannery Lane, Send

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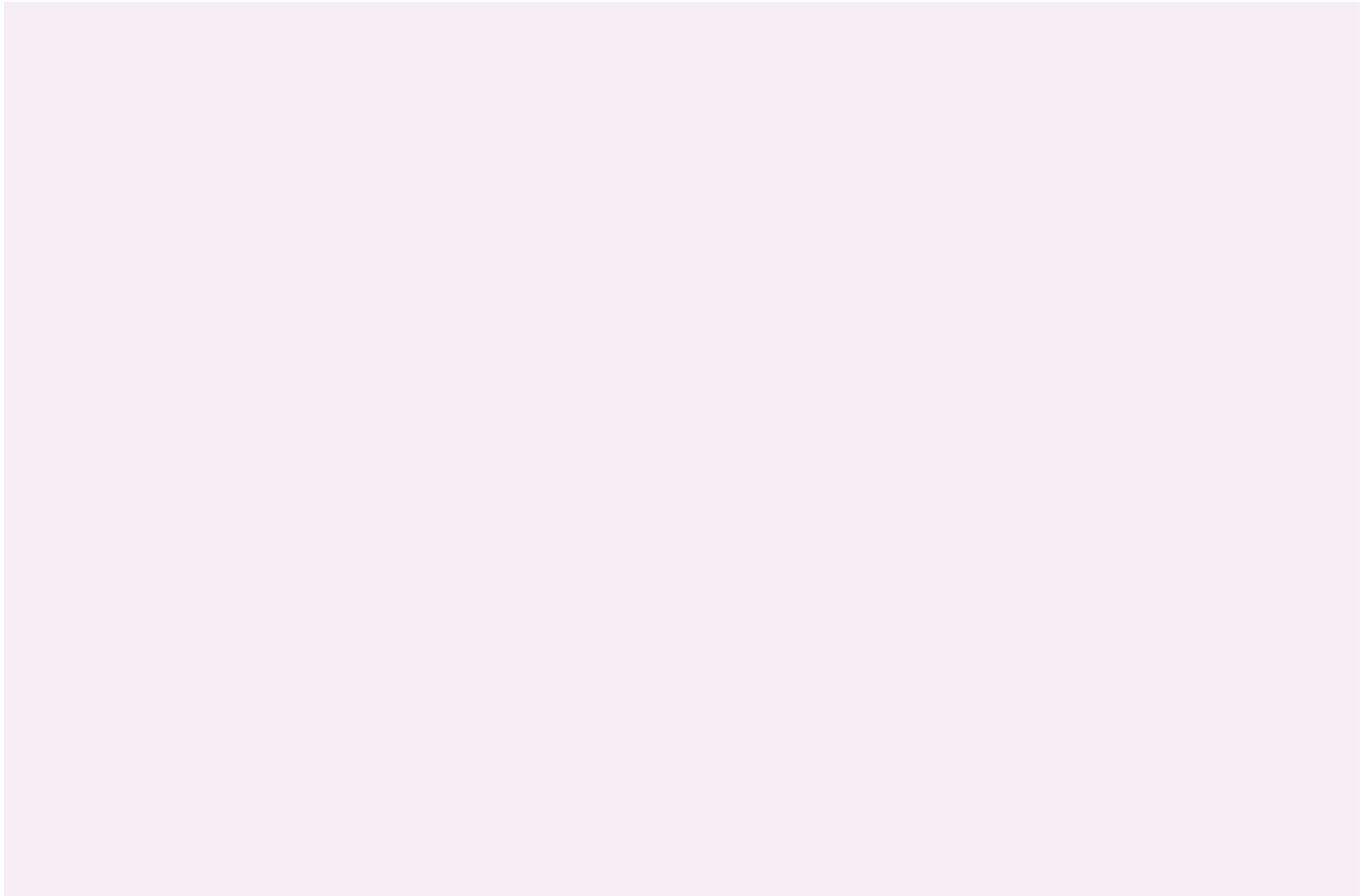
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1.0

introduction



1.1 The Vision

The residential development at Clockbarn Nursery, Tannery Lane, Send offers the opportunity to add to the existing settlement of Send in a rural location respecting the existing village characteristics and maintaining its green surround.

Our vision is for a **new integrated scheme** that is **sustainable and well connected** to the existing village. The overall vision for the site is to provide a distinctive and high quality place, which enhances the qualities and character of Send. Through embracing the rural setting, the development will have a strong sense of place and be well integrated within its context. It is foreseen that through good design and enhanced landscaping **the development will promote active, happy and healthy living.**

1.2 Introduction

- 1.2.1 The Planning Practice Guidance (PPG) is an online resource and was launched on 6th March 2014. This document provides the following guidance on Design & Access Statements:

What is a Design and Access Statement?

“A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal. The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long”.

A Design and Access Statement must:

- (a) explain the design principles and concepts that have been applied to the proposed development; and
- (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account

“A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly

Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed”.

1.3 Design Objectives

- 1.3.1 This Design and Access Statement (DAS) supports an application for a new residential development at Clockbarn Nursery, Tannery Lane, Send on behalf of Bewley Homes and Danescroft (Send) LLP.
- 1.3.2 This document sets out how the proposals have responded to analysis of the site in a structured manner and seeks to explain the design process that has been undertaken
- 1.3.3 The application is submitted in full and comprises the following:
- 75 new dwellings, with a mixture of 1, 2, 3 & 4 bed houses and flats;
 - Associated road infrastructure and pedestrian access via Tannery Lane;
 - Landscaping, with a 'Central Green' area of open space and enhanced landscaping to boundaries and informal spaces.



2.0

response to
context

2.1 Site location

- 2.3.1 The site is located on the eastern settlement boundary of Send, which is a village and civil parish in the Guildford Borough of the county of Surrey.
- 2.3.2 The proposed site is accessed from Tannery Lane, which meets with Send Road (A247) to the west.
- 2.3.3 Send is a lightly dispersed village centred, approximately 8 kilometres south-east from the centre of Woking and about 7 kilometres north from the centre of Guildford. It lies 1.6km north from junction 10 of the M25 motorway.
- 2.3.4 The site is in close proximity to the Send Recreational Ground, which provides very good amenity and play space.



Figure 01: Context Plant -NTS

2.2 Planning Policy

2.2.1 The policy of relevance to the determination of this application comprises the National Planning Policy Framework 2018 ("the Framework 2018"), the saved policies from the adopted Guildford Borough Local Plan 2003 and the emerging Guildford Borough Submission Local Plan: Strategy and Sites Main Modifications (September 2018). A detailed policy analysis is contained in the Planning Statement prepared by Neame Sutton Limited. A summary of the key components relevant to the scheme design is set out below.

National Policy

2.2.2 The July 2018 Framework replaces the first Framework published in March 2012 and sets out the Government's current planning policies for England.

2.2.3 At the core of the Framework 2018 is the presumption in favour of sustainable development, where it is advised that decisions should apply a presumption in favour of sustainable development (para.11). For decision-taking, this means that development proposals should be approved without delay if they are in accordance with an up to date development plan. Section 4 of the Framework 2018 advises authorities to approach decisions on applications in a positive and creative way and that applications for sustainable development should be approved where possible.

2.2.4 The Framework 2018 continues to reinforce the Government's emphasis on significantly boosting the supply of housing and is intended to prompt significant change in the delivery of housing to rectify the housing crisis. The emphasis on the delivery of housing in sustainable locations also remains as does the importance of high quality design.

The Development Plan

2.2.5 At the local level the current Local Plan is dated and whilst its saved policies remain part of the Development Plan the key document of relevance to this application is the emerging new Local Plan, which is now at an advanced stage.

2.2.6 The Application site is proposed as a housing allocation in the new Local Plan, which has been tested through a recent Examination and no main modifications have been identified as necessary for the allocation to be found sound.

Policy A42

2.2.7 The allocation Policy A42 sets out the following requirements:

Allocation	The site is allocated for approximately 60 homes (C3)
Requirements	<ol style="list-style-type: none"> (1) Sensitive design, siting and form of development, given the edge of village/semi-rural location (2) Appropriate surface water flooding mitigation measures, with specific regard to the Guildford Surface Water Management Plan (3) Respect views from the River Wey Navigation
Opportunities	<ol style="list-style-type: none"> (1) Encourage connections with services and facilities in the village (2) Improve the visual appearance of this site (3) Green corridors and linkages to habitats outside of the site

2.2.8 The design approach taken by the Applicant has sought to address the specific requirements of the Policy and to take the opportunities identified by the Council.

2.2.9 The scheme comprises 75 no. dwellings, which is higher than the approximate figure identified in the policy. The number of dwellings has however been derived from the design analysis and the importance of achieving a mix and balance of dwellings types and sizes, in particular smaller dwellings and smaller family accommodation. As a consequence the site is able to achieve a higher number of units than the approximate figure set in the Policy, which is not a ceiling in any event.

2.2.10 The Council has also published a range of Supplementary Planning Guidance/Documents ("SPDs"). Those SPDs of relevance to this application proposal have been duly considered and in particular the following:

- Residential Design Guide 2004 (updated 2010)
- Townscape Assessment 2007
- Landscape Character Assessment 2006
- Surrey County Council Vehicle Parking Standards – January 2018
- Sustainable Design and Construction 2011

2.3 The site and surrounds

The Site

- 2.3.1 The development site currently comprises the land of the former Clockbarn Nursery, covering an area of 2.4 hectares.
- 2.3.2 The site is accessed from Tannery Lane and is situated within 100 metres of Send Road, which is the main road running through the village of Send.
- 2.3.3 The site was previously developed as a plant nursery, and contains many structures associated with its use, including glass houses, office and storage buildings and other hard standing ancillary structures. The site is now redundant and in an unmanaged and overgrown condition with substantial amounts of bramble and other scrub growth throughout.
- 2.3.4 The site is generally level with well-defined defensible boundaries consisting of mature hedgerows and conifers.

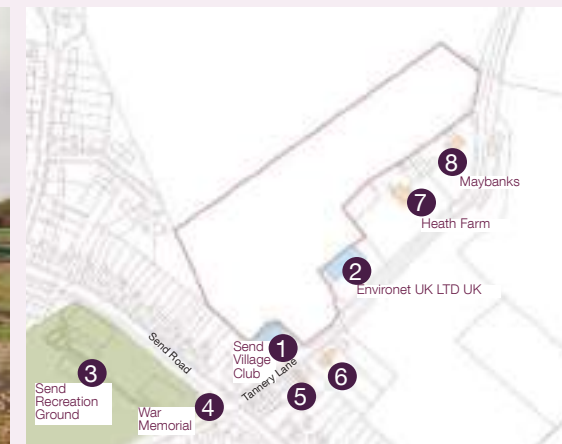


The photographs above provide an indication of the site's current condition.

2.3 The site and surrounds continued




The Surrounds

- 2.3.5 Tannery Lane informs the length of the southern boundary of the site, linking residential and commercial buildings with the village of Send.
- 2.3.6 Send Village Club is located to the south west corner of the proposed site on Tannery Lane.
- 2.3.7 A number of houses are located on the south-west side of Tannery Lane opposite the proposed development.
- 2.3.8 Along the southern boundary of the site the commercial premises of Environet UK Ltd and residential properties of Heath Farm and Maybanks back onto the proposed site.
- 2.3.9 To the north east of the site is the recently constructed Cartridge Basin associated with the Wey Navigation.
- 2.3.10 Opposite the junction onto Tannery Lane lies the Send Recreation Ground. This public open space has been a historic part of the village dating back to the early 20th Century, with a War Memorial at its entrance.



2.4 Historic development

- 2.4.1 The historic maps adjacent show the application site in context with the growth of Send over a period of 100 years.
- 2.4.2 The key historic backbone of the village of Send is Send Road.
- 2.4.3 The 1935 map shows a steady pace of development along this main route during the first half of the twentieth century.
- 2.4.4 Development increases considerably between 1935 and 1974, with expansion concentrated along Send Road and to the south side of the road.
- 2.4.5 Maps after 1974 continue to demonstrate the growth of the village expanding beyond Send Road.
- 2.4.6 The site represents a logical continuation of the existing settlement pattern.

-  Indicates the buildings erected up to 1896
-  Indicates the buildings erected up to 1935
-  Indicates the buildings erected up to 1974



1896



1935






1974



2018

2.5 Traditional local character

- 2.5.1 The village of Send has a variety of architectural styles with some prominent characteristics which occur throughout.
- 2.5.2 These have been grouped and analysed as identified below.

-  Buildings in close proximity to the Recreation Ground and Tannery Lane
-  Housing built in the mid twentieth century as part of the village expansion
-  Examples of modern 21st century residential development within Send.



Buildings in close proximity to the Recreation Ground and Tannery Lane

- 2.5.3 Send Road is the historic backbone of the village, with distinct characteristics. This part of the village is typically represented by the post-war housing.
- 2.5.4 A considerable expansion of the village is noticeable along the main road in the first half of the 20th century, where 1950's architectural styles are dominant with a simple materials palette and some variations in the building form.
- 2.5.5 The building materials are mainly red brick, with some tile hanging to upper storeys and gable ends to create interest.
- 2.5.6 Roofs are generally hipped, with a varied use of projecting gables, gabled dormers and half-hipped roofs. They are predominantly pantiled red with white fascia boards and black rainwater goods.
- 2.5.7 There is not a significant use of chimneys; the variation in the street scene is created by the roofscapes.
- 2.5.8 Houses are detached or semi-detached, arranged with clearly identifiable front gardens along a building line that is parallel with the street.



Housing built from the mid twentieth century as part of the village expansion to the south side of Send Road

- 2.5.9 The historic maps demonstrate a considerable expansion of the village in the mid-twentieth century. The expansion is visible to the north-west of Send Road and Send Close adjacent to the Recreation Ground.
- 2.5.10 The buildings within this expansion are single storey and are very similar in their elevational treatment using a simple materials palette with shades of red brick and tile hanging.
- 2.5.11 Projecting gables with hipped roofs are one of the most noticeable characteristics of these dwellings.
- 2.5.12 Frontages are set back from the main road with houses arranged along a secondary road running parallel to Send Road. The landscaped islands between this road and the main road contribute to soften views of the built form and to enhance privacy to these bungalows.
- 2.5.13 Other buildings constructed in the same period are largely two storey in height. A variety of architectural styles are present with variations in roof heights and bay windows breaking up the building line and providing interest. The street scene is often enhanced through the use of gables and dormer windows.
- 2.5.14 Roof tiles are predominantly pantiled red with tile hanging to gables to create further interest.
- 2.5.15 Building lines of these developments follow the street pattern; with detached and semi-detached dwellings constructed in red brick.



Bungalows on Send Road



Bungalows on Send Close



Terraces on Send Road



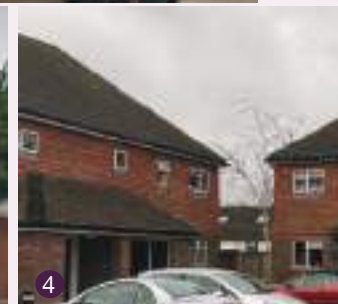
Houses on Sanger Drive



Houses on Maysfield Road

Examples of modern 21st century residential development within Send

- 2.5.16 The recent development in Send is respectful of the village's history and traditionally used materials.
- 2.5.17 Projecting gables and half-hipped roof features are present on most of the houses on or immediately off Send Road.
- 2.5.18 Residential buildings are mainly two storey in height, with some two and a half storey apartment blocks in key locations.
- 2.5.19 Bay windows and lean-to porches are prominent on most of the frontages.
- 2.5.20 The building materials are mainly red brick, with tile hanging used to upper storeys and gable ends to create interest.
- 2.5.21 Recent developments primarily comprise of detached and semi-detached properties arranged with private parking and garages.



2.6 Traditional Details and Materials

2.6.1 A key design principle in responding to local character, is through the use of a selected palette of locally used materials, colours, textures and finishes. Whilst the detailed design will create a modern 21st century place and design, the use of local building materials will be supported. This will illustrate local character as being a strong theme within the design.

2.6.2 In summary traditional details and materials found within the village of Send and include the following:

- Buildings are mainly two-storey in height
- Red brick
- Brick detailing
- Tile hanging
- Varied roof scape, consisting of hipped roofs with bonnet tiles, projecting gables, gablets and hipped gables
- Bay windows
- Glazing bars to windows



Examples of Send local vernacular



Illustrative Location Plan

2.7 Access and movement and facilities

2.7.1 The site benefits from good links to a range of local services and facilities within Send, which include:

- Primary school,
- Pre-school,
- Local convenience shops and post office,
- Recreation Ground,
- GP practice
- Village church

2.7.2 The site benefits from a direct and close access from Tannery Lane onto the A274 Send Road. The village of Send is well connected to major cities; Woking to the north and to Guildford to the south. It is also in close proximity to the A3 motorway, situated 1.65 kilometres from Junction 10.

2.7.3 The site is also well connected by public transport with bus stops located within a short walking distance, on Send Road.

2.7.4 Service route no. 40 connects the village with Ripley and Woking. Further service routes 462 and 463, operate between Woking and Guildford.

2.8 Local facilities

2.8.1 Leisure/ Open Space

Send Recreation Ground is an equipped playground and fields located directly opposite Tannery Lane on Send Road.

The site also benefits from its natural setting surrounded by the River Wey, with footpaths to fields and river banks.

Further leisure facilities are available at Paper court Sailing Club with water activities just over a kilometre from the site.

2.8.2 Employment

The site is very well connected to major cities, with Woking located within 3.8 miles, Guildford 6.3 miles and London situated within a commutable distance of less than 30 miles from the proposed site.

2.8.3 Send itself offers further employment at the Send Business Park with multiple offices within an attractive work environment on the river bank situated just 10 minutes walking distance from the site.



Images from top to bottom:
Local shops on Send Road
Send Recreation Ground
Paper-court sailing club
River Wey navigation
Send Business Park

2.9 Nature Conservation and Ecology

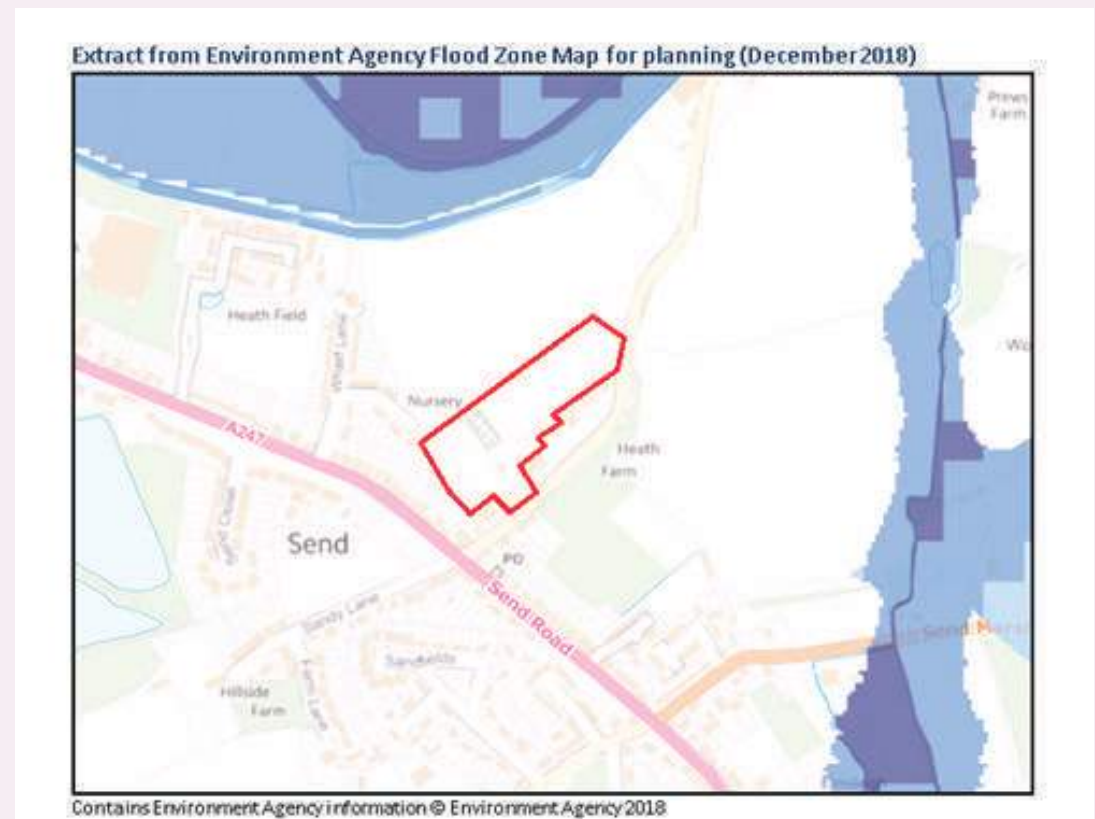
- 2.9.1 Bewley Homes have undertaken a series of ecological surveys within the site. Expanding from the initial Preliminary Ecological Appraisal (PEA); bat Emergence, nesting bird, reptile presence absence and badger monitoring were conducted throughout 2018.
- 2.9.2 The site is dominated by redundant greenhouses, bracken, regenerating willow carr and leylandii boundaries. With the exception of nesting birds and badger foraging, the surveys identified protected species as absent from within the site.



Reference to Habitat Map

2.10 Flood Risk Assessment

- 2.10.1 The site is classified by the Environment Agency as being located within Flood Zone 1, corresponding to a very low risk of flooding.



Dark Blue ■ (Flood Zone 3)

Shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded: from the sea by a flood that has a 0.5% (1 in 200) or greater chance of happening each year, or from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year.

Light Blue □ (Flood Zone 2)

Shows the additional extent of an extreme flood from rivers or the sea.

These outlying areas are likely to be affected by a major flood, with up to a 0.1% (1 in 1000) chance of occurring each year. These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements.

Clear □ (Flood Zone 1)

Shows the area where flooding from rivers and the sea is very unlikely.

There is less than a 0.1% (1 in 1000) chance of flooding occurring each year.



3.0

evaluation

3.1 Constraints and Opportunities

3.1.1 The evaluation of the site and its context has identified key on-site and off-site features which have helped to inform the decision making process and the continuing evolution of the development proposals.

3.1.2 In summary the site has relatively few physical constraints to the type of development proposed. The key constraints and opportunities are categorised and outlined on the following constraints and opportunities plans.

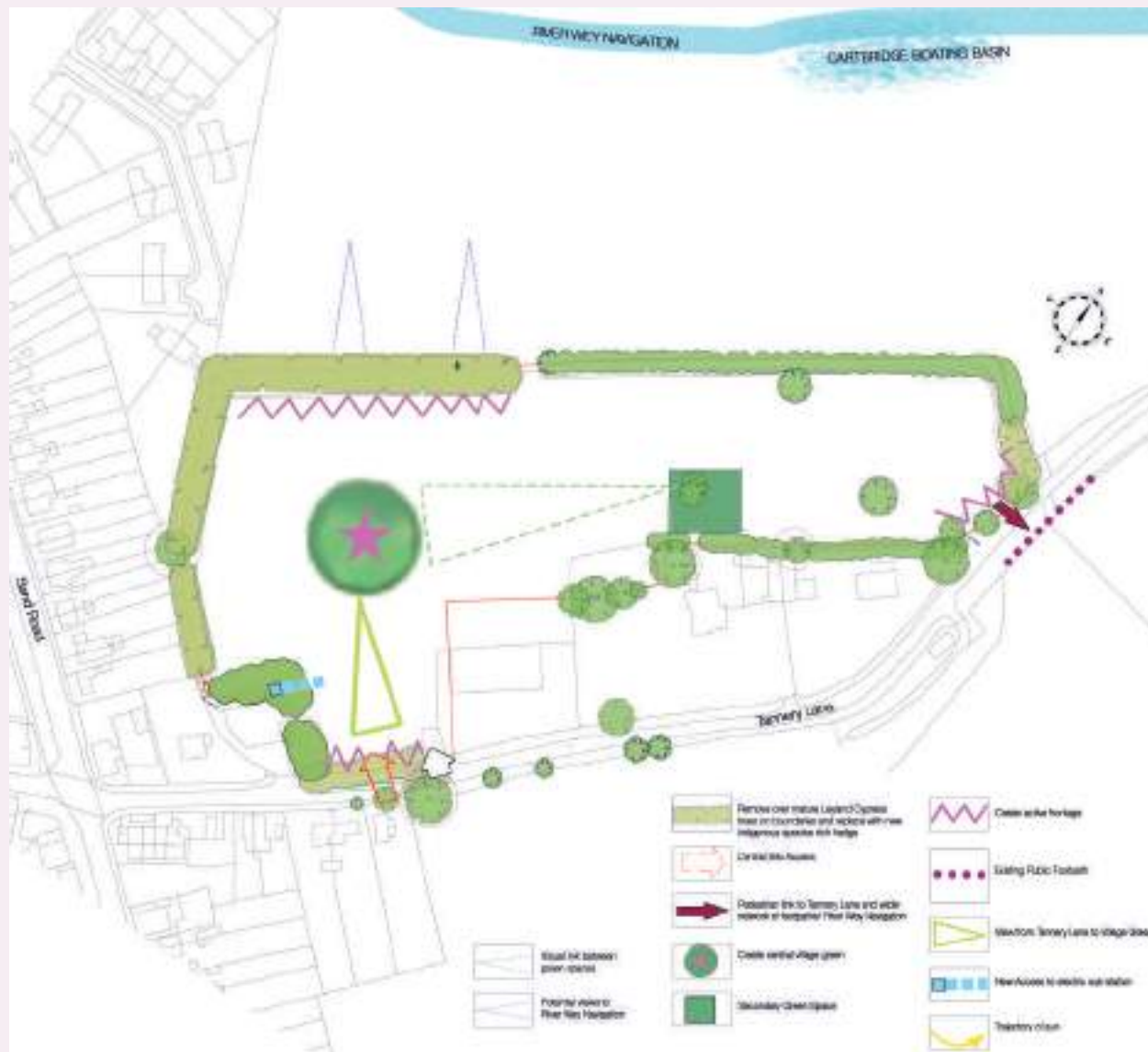
3.2 Constraints

- Close proximity of water-main on western boundary
- Views from the River Wey Navigation should be respected
- Lack of natural light to the proposed and existing dwellings along the south-west boundary due to the existing overgrown conifers
- Respect the existing neighbourhood, with boundary treatment and through development layout design.



3.3 Opportunities

- Boundary hedgerows create a natural enclosure, which will be retained and replanted where necessary to recreate the natural boundary and maintain privacy to the proposed and existing adjacent gardens.
- The site is surrounded by green space offering a great opportunity to create a living space for a healthy happy community.
- The site is located in the heart of Send, a short walking distance from the Send Recreation Ground, which offers good amenity and play provision.
- The site benefits from a well-connected public transport route within a minute walking distance from Tannery Lane.
- The above offers flexibility for commuting, play and leisure.
- The proposal also provides the opportunity to improve the visual appearance of the site, offering a carefully considered design respecting the existing architecture of the village and the rural setting.
- Arranging buildings within the site to maximise solar gain and light penetration.



3.4 Concept Plan



3.5 Evaluation

- 3.5.1 The evaluation of the site and its context has identified key on-site and off-site features which have helped to inform the design approach and the continuing evolution of the development proposals.
- 3.5.2 Further observations and comments has been considered in the design process after consultations held with the Local Authority and the community of Send.

Pre-Planning Application Advice

A consultation with Guildford Borough Council took place on the 27th November 2018. It generally accepted the main design principles of the development. Comments have been taken into consideration and addressed when finalising the proposal.

Public Consultation

Bewley Homes has engaged in a process of community consultation. A leaflet inviting businesses, residents, Ward and Parish Councillors to attend was delivered. The public consultation was held at Lancaster Hall, Send on the 5th December 2018.



Illustrative reference to the displayed public consultation boards

Highways and Access:

Ecology and Landscape/Trees:

Drainage and Flooding:

Elevations and Street Scene:

Planning Position:

Welcome and Site Context:

Layout Plan:

Key Elements of the Scheme:

- 76 dwellings of which 40% of these will be Affordable Homes
- A new access to the site will be formed from Tannery Lane
- Two-storey development that will relate to the existing settlement in scale and massing
- Current extensive lengths of Leylandii trees to be removed and replaced with native planting
- A "Village Green" or Open Space area is proposed as a focal point within the development
- A pedestrian link at the eastern end of the site onto Tannery Lane and the wider footpath network

Housing Mix:	
Open Market:	Dwellings:
2 Bedroom House	12
3 Bedroom House	14
4 Bedroom House	10
TOTAL:	46
Affordable:	Dwellings:
1 Bedroom flats/aparts	14
2 Bedroom House	16
3 Bedroom House	6
TOTAL:	36

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Public consultation display boards



4.0

design
proposals

4.1 Design Evolution

- 4.5.1 The development proposals have been guided by an interactive design process, which has been informed by consultation with key stakeholders. This process has involved environmental and technical work requiring an analysis of landscape, ecology, drainage, access and movement.
- 4.5.2 It has also considered the development's relationship with Send and the surrounding landscape context. Identifying the distinctive components that define local character has been a fundamental starting point for the design.
- 4.5.3 The proposed development aims to create and use contemporary and sustainable design solutions while reflecting the traditional form and architecture of the village.
- 4.5.4 This proposed design will integrate effectively into the existing fabric of the village through the incorporation of key vernacular building materials, layout and street hierarchy.
- 4.5.5 The principal components of the scheme evolved progressively, to determine the design approach for the site and, ultimately, shaping the design concept, as illustrated on the following pages.



New dwellings located on Send Marsh Road

4.2 The proposal

- 4.2.1 The gross site area of the development is 2.4 ha with a total of 75 dwellings proposed to extend into the rural edge of Send offering an exciting new residential development arranged around a central green space.
- 4.2.2 The general design approach is traditional and has been informed by the prevailing character of development in the area.
- 4.2.3 The proposed residential development will provide associated vehicular and pedestrian access via Tannery Lane.
- 4.2.4 Houses will be sited either side of the access which fronts onto Tannery Lane and will frame the entrance to the development creating a gateway.
- 4.2.5 On entering the development between this gateway, a short run of detached houses front onto the road in a loose open form. Coupled with new landscape planting on this short frontage, a good connection is created between the character of Tannery Lane and the main body of the new development.
- 4.2.6 To further connect views into the development from the rural edge, a village green is located after the transitional street. The "village green" is a key open space when entering the development and creates an important zone on arrival.
- 4.2.7 The main street within the development wraps around this circular space, naturally reducing vehicle speed before straightening up to create a traditional formal street.
- 4.2.8 Buildings situated around the village green frame this designed space with active frontages.

- 4.2.9 On exiting this space, the character of the development changes to being more formal in character, with buildings set a short distance back from the road edge behind small gardens. The form and spatial separation reflects the character of the adjacent settlement.
- 4.2.10 A simple palette of materials is proposed for all buildings reflecting the character of existing buildings in the surrounding area.
- 4.2.11 The layout of the proposed development addresses the village / rural edge characteristic of its setting:
- Pulled back frontages with landscaped front gardens
 - Varied building form and elevational treatment reflective of the surrounding rural-edge and the local village vernacular.



Proposed Planning Layout

4.3 Land use

- 4.3.1 Development will be set back from the site boundaries to allow for existing vegetation to be retained and the creation of a landscape buffer along the northern, south-western and southern edge of the built development.
- 4.3.2 Proposed footpaths will be set within green corridors of public open space, with dwellings fronting on to the routes enhancing natural surveillance, establishing strong active frontages.
- 4.3.3 Areas of public open space are proposed to the centre and informal green space to the north-eastern part of the development area.
- 4.3.4 The layout will be designed with a variety of individual block densities. Higher densities will be within the centre along a more formal street layout and overlooking the central open space, whilst lower density arrangement will dominate the plot edges, along shared-surface roads and overlooking onto informal green spaces.

4.4 Development scale and Appearance

- 4.4.1 The scale and appearance of the design will be strictly in line with the existing village setting, respecting the views and the local neighbourhood.
- 4.4.2 The general design approach uses two storey dwellings built in a detached, semi-detached and terraced form.
- 4.4.3 A mix of dwellings also includes a policy compliant level of on-site affordable housing of 40% to meet the requirements of the emerging Local Plan. The mix includes 1 bed flats, 2, 3 and 4 bedroom houses.

Dwelling Type	Private	Affordable
1 Bed Flat		8
2 Bed House	12	14
3 Bed House	15	8
4 Bed House	18	
Total	45	30
	60%	40%

4.5 Access and Parking

- 4.5.1 The access proposal for the site has been informed by a detailed appraisal undertaken by the Highway engineer iceni projects in liaison with Surrey County Council.
- 4.5.2 A new vehicle access is proposed which has been designed to meet highway safety standards. This is to be a priority T-junction from Tannery Lane and is located approximately 25m west of the existing access to the site which will be stopped up (see Aerial image below).
- 4.5.3 Improved pedestrian access to and from the site is proposed by providing a footway from the entrance along the northern side of Tannery Lane to link with the existing footway that leads to Send Road.
- 4.5.4 In addition a pedestrian cycle access will be provided at the eastern end of the development to provide a link to the Cartbridge basin/River Way Navigation and the wider footpath network that runs on the southern side of Tannery Lane at this point.
- 4.5.5 A full Transport Assessment will be submitted with the planning application assessing the impact of the proposed development on the existing highway network. Traffic surveys have been undertaken outside of the school holidays for this purpose and discussions have taken place with Surrey County Council to agree the scope of the Assessment.



Extract of Site access proposal

4.6 Parking Provision

4.6.1 The proposals will meet with Surrey County Council's adopted parking standards (January 2018). The following parking standard will be applied as a minimum:

- 1 bedroom flats maisonettes 1 space
- 1 and 2 bedroom houses 1.5 spaces
- 3+ bedroom houses 2 spaces

4.6.2 On-plot parking is generally located to the side of the dwelling within a garage or parking bay. Shared private drives that lead to shared garaging are also used. Garages and parking spaces are set back from the main building line, allowing motorists to safely "pull in" off the carriageway.

4.6.3 Shared private parking courts are proposed to some terraced houses and maisonette blocks. Dwellings overlooking the parking courts will provide natural surveillance and proposed trees and landscaping will soften the edges to these parking courts.

4.6.4 In addition visitor parking will also be provided throughout the development.

4.6.5 The proposed layout provides parking predominantly close to the properties within curtilage areas. This will:

- Avoid parked vehicles dominating the street scene.
- Consider highway safety within residential areas.
- Maximise natural surveillance and security.
- Allow access to parking spaces and mobility for all users.

4.6.6 As a result of the public consultation more visitor parking has been incorporated into the design.



Parking Strategy Plan

4.7 Ecology

- 4.7.1 As a response to the Ecological Surveys carried out for the site the following proposals will seek to mitigate any ecological impact to the proposed development.
- 4.7.2 The application of sensitive timings in regard to nesting birds and continued monitoring of the site for mammals will serve to mitigate any likely impacts.
- 4.7.3 Biodiversity enhancements to be included within the design include:
- the integration of bat and bird boxes within the elevations of the proposed structures;
 - the use of botanically diverse grass seed mixes and shrubs within the public planting;
 - native species rich hedgerows; and,
 - the implementation of a lighting strategy sensitive to the presence of wildlife along the sites boundary features.
- 4.7.4 The proposed mitigation and enhancement will ensure the development is conducted in accordance with current wildlife legislation, whilst serving to increase the sites suitability for wildlife post development.



4.8 Water and Drainage

Surface Water

- 4.8.1 Surface water from the proposed development will be managed using appropriate Sustainable Drainage System (SuDS) techniques. SuDS are management practices designed to efficiently and sustainably drain surface water, while minimising pollution and managing the impact on local water quality.
- 4.8.2 A mixture of permeable hard surfaces and landscaped areas infiltrate directly into the ground within the boundary of the development, this strategy mimics and maintains the existing way the site currently drains.
- 4.8.3 All SuDS will be designed to safely manage the exceptionally rare 1 in 100 year rainfall event (1% annual chance of occurrence) plus an allowance for the predicted increase in peak rainfall as a result of climate change. All this ensures that the new houses, as well as existing surrounding properties are at no greater risk of surface water flooding as a result of this development.
- 4.8.4 The planning application will be supported by a Flood Risk Assessment which will provide detailed analysis of the site's existing drainage systems and will demonstrate how the site will be appropriately drained once developed.
- 4.8.5 Surrey County Council will be consulted as the Local Lead Flood Authority once a planning application has been submitted, and they will determine whether our proposals are suitable and sufficient to ensure the safety of both existing and future residents.

Foul Water

- 4.8.6 All foul flows generated from the development will discharge into the existing local Thames Water foul sewer network within Tannery Lane to the south of the development.
- 4.8.7 Consultation with Thames Water will be undertaken to ensure there is sufficient capacity within the network to accommodate the proposed development.

Example of permeable paving solutions



Example of permeable paving solutions for private driveways



Example of permeable paving solutions for access drives



4.9 Street Hierarchy

- 4.9.1 In order to maintain good legibility within the site, appropriate to the scale of the proposed development, a simple street hierarchy is proposed.
- 4.9.2 The street layout will provide a safe and well overlooked network of public spaces and has been designed to slow vehicular traffic and provide a safer environment for the residents and visitors.
- 4.9.3 Continuous active frontages are proposed along the primary street within the site. Corner turner dwellings and continuous building lines provide positive definition to the street and aid navigation.

STREET TYPE	PRIMARY STREET	SHARED SURFACE STREET	PRIVATE DRIVES	FOOTPATHS
Design Speed	20mph	20mph	20mph	N/A
Footway	2m each side	Shared surface		2m
Cycleway	On road	On road / shared surface		N/A
Verge	N/A	2m wide		N/A
Carriageway Width	5.5m wide	4.8m wide		N/A
Property Access	100% direct access. Exception of some shared access paths	100% direct access. Exception of some shared access paths	100% direct access. Exception of some shared access paths	N/A
Carriageway Surfacing	Tarmacadam with block pavours at junctions onto shared surface street	Tarmacadam or block pavours	Tarmacadam	N/A
Verge Surfacing	N/A	Grassed verge	N/A	N/A
Footpath Surfacing	Tarmacadam	As per shared surface	N/A	Tarmacadam
Kerbing	Precast concrete kerbs (as agreed with Highway Authority)	Precast concrete kerbs (as agreed with Highway Authority)	Precast concrete kerbs (as agreed with Highway Authority)	Concrete edgings
Vehicle Swept Path	Refuse / Emergency vehicles	Refuse / Emergency vehicles	Refuse / Emergency vehicles	N/A
On Street Parking	where possible	where possible	where possible	N/A
Junction Sightlines	2.4m x 25m	2.4m x 25m	N/A	N/A
Junction Radli	6m min	6m min	2m min	N/A
Street Lighting	Columns - to be agreed with Highway Authority	Columns - to be agreed with Highway Authority	Columns or illuminated bollards - to be agreed with Highway Authority	Columns or illuminated bollards - to be agreed with Highway Authority
Statutory Services	Services in footway. Drainage in carriageway.	Service strip demarked with edging. Drainage in carriageway.	Varies	Varies

Table of Highway Design Parameters



Illustrative plan of Proposed Street Hierarchy

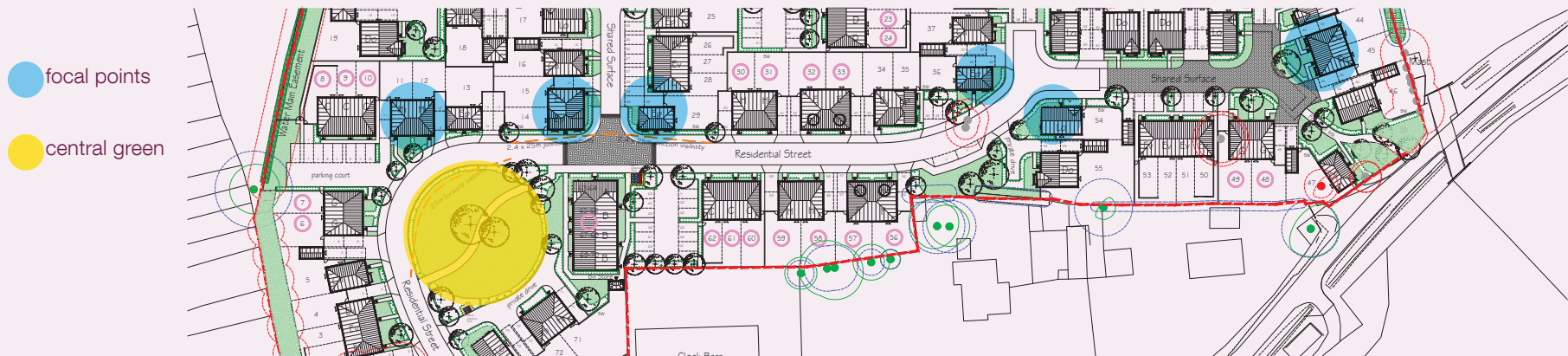
4.10 Arrival Points and Focal Spaces

- 4.10.1 Landmarks or points of focus allow users to orientate themselves, aiding navigation and promoting a distinct identity and a sense of place for residents.
- 4.10.2 The detailed block and street layout will be arranged so that it composes a series of attractive views and vistas. These will be defined by a sequence of connecting views (short or long), which lead or draw the eye from one feature to another. The use of a subtly curving main street will help to encourage views of landmark buildings, spaces or trees. More intimate, glimpsed, or framed views will also enrich the scheme. This will be achieved, for example, by including a street tree within the view that is framed by a building group, or a building line which deliberately restricts and then suddenly channels a view to a landmark building.
- 4.10.3 The detailed design will also include subtle variations in the building line, in terms of scale, height, and set back of buildings from the footway. This will be supplemented by quality materials and landscape treatment which will produce an attractive street scene.
- 4.10.4 Possible suitable locations for key buildings have been indicated on the adjacent plan.



Illustrative proposal of Central Green Space

below: Planning Layout highlighting vistas and focal points



4.11 Storey Heights Strategy

4.11.1 All dwellings within the proposed development will be two-storey in height to reflect the local vernacular.



4.12 Detailed Design and Materials

4.12.1 The architectural response to the development aims to create houses of high quality traditional architecture. Simple, elegant details and styles to reflect the traditional local character found within the village of Send.

4.12.2 Key features will include:

- . Hipped roofs;
- . Gable features with tile hanging;
- . Projecting bay windows;
- . Bay windows with continuous canopy over entrance doors;
- . Glazing bars to windows;
- . Brick detailing to window heads and cills including Voussoir heads, contrasting brick band and contrasting corbel detail to window surrounds.

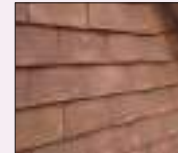
4.12.3 Architectural details will accord with the following themes:

- . Simple form utilising well proportioned buildings and a refined materials palette.
- . High quality materials are to reflect the range of treatments throughout the local vernacular
- . Details should not distinguish between market and affordable housing;
- . A firm commitment to the use of traditional building materials on the majority of the proposed dwellings.
- . A pallet of stock facing brick and detail brick will be used to add further variation.

Windows and Entrance Doors



Roofscape- materials & form



Walls



Example of typical front elevation





Extract of External Works Layout



Extract of Street Scenes



4.13 Landscaping and Open Spaces

- 4.13.1 New planting will provide screening to the private amenity spaces throughout. The soft landscaping will contribute to the success of the development by providing a softer edge to the built form and interest to the street scenes. The proposal incorporates new planting of native trees and shrubs which provide landscape buffers across the proposed development.
- 4.13.2 The landscape environment across the development will have a fundamental role to play. The location, character and function of the landscape, private amenity spaces are designed as an integral part of the development.
- 4.13.3 Occasional existing and new trees will assist in creating a green setting for the proposed development. Generally, planting will be designed to thrive during the year, providing a variety of colours and growth throughout the seasons.
- 4.13.4 The proposed central open space is one of the key features of the proposed layout creating not only a visual impact but further benefits from proposed use as a meeting point; informal play area; and to create a strong sense of place with dwellings fronting onto this area providing active frontages.
- 4.13.5 Further green open spaces are proposed to mitigate views from neighbouring properties and to further enhance the soft rural-edge characteristic of the development.



Central Open Space



Extract of Landscaping Layout
for Central Open Space

4.14 Sustainability

- 4.14.1 The proposed buildings will be constructed in accordance with the building Act 1984 and the statutory instruments therein known as Building Regulations.
- 4.14.2 Sustainable design, energy efficiency and the reduction of carbon emissions is an important part of the design.
- 4.14.3 The interpretation of a sustainable design has been addressed throughout the design process laying key emphasis on:
- 4.14.4 Arranging buildings within the plot to maximise solar gain and light penetration. Wherever possible locating dwellings with south facing fronts so as to maximise sunlight.
- 4.14.5 Maximising storage space within the building and the plot with appropriate storage space for recycling, refuse, cycle storage, composting and rainwater harvesting.
- 4.14.6 The use of energy efficient appliances, heating systems, energy controls and management.
- 4.14.7 Improved insulation and glazing.
- 4.14.8 The potential use of recycled construction materials and aggregates, and the preference for using environmentally friendly and more sustainable materials and products.
- 4.14.9 The use of permeable surfaces and paving as part of a surface water strategy.
- 4.14.10 Conservation of natural resources on site such as hedgerows and trees where possible.
- 4.14.11 Ground level urban greening: The use of street trees, greening spaces, parks, planting and private gardens.

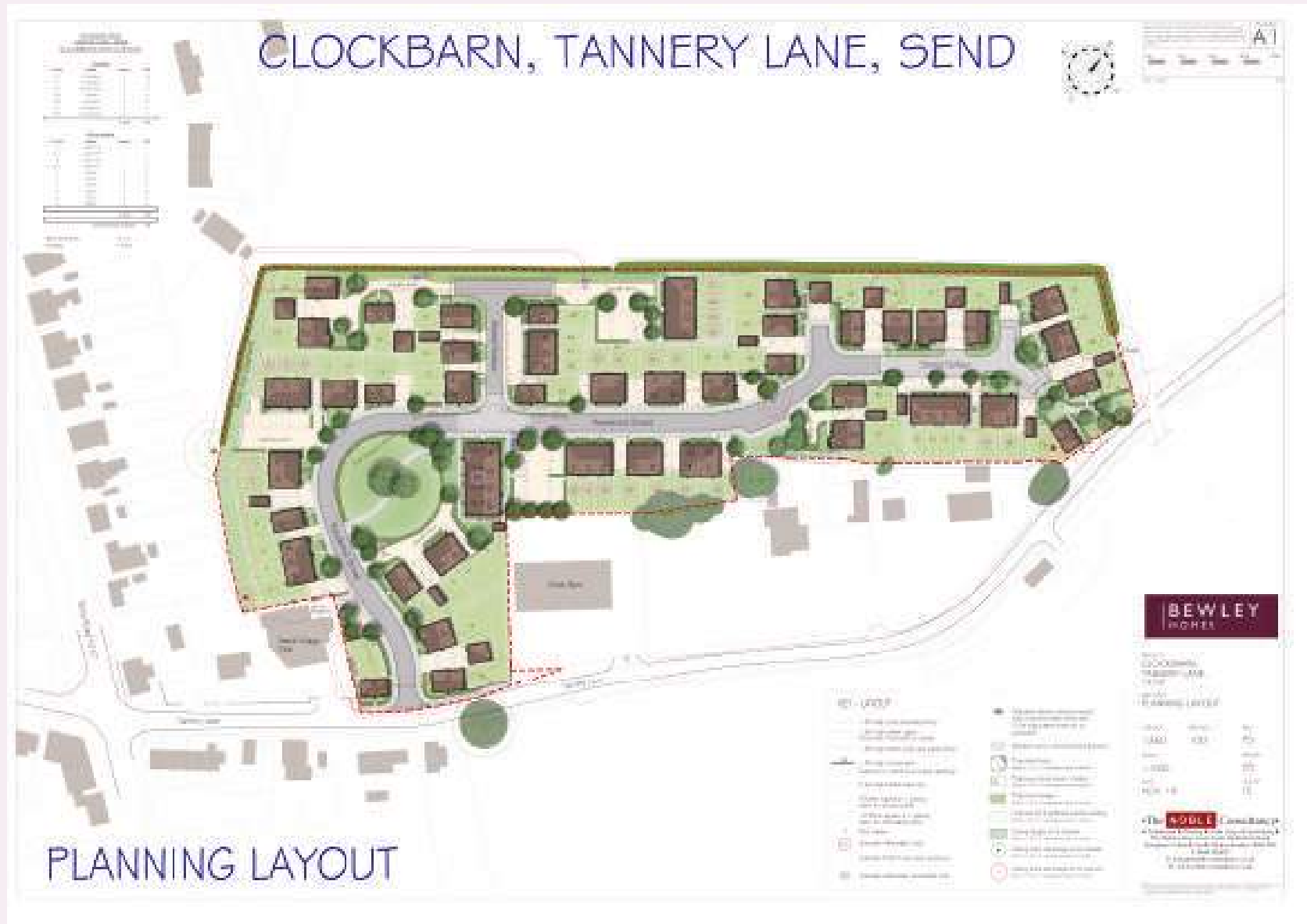
4.15 Safety and Secured by Design

- 4.14.12 The detailed layout of streets, blocks and landscape have been designed so that it avoids opportunities for crime and anti-social behaviour.
- 4.14.13 The proposed layout provides a well-defined movement framework, with direct clear routes for all. Routes will be active, well-lit and well signed.
- 4.14.14 The layout provides perimeter blocks with 'active frontages' and 'active routes'
- 4.14.15 Blank façades and gables onto the street have been avoided. Gables have windows or doors that overlook the public realm to encourage surveillance.
- 4.14.16 Buildings and properties have a 'defensible space' with a clearly defined boundary between private and public space so that ownership is clear to all.
- 4.15.1 Public access to the rear of buildings have been restricted with the use of gates to avoiding secluded and poorly surveyed footpath and alleyways, especially to the rear of properties.
- 4.15.2 All public spaces are well defined, purposeful and active. They will be welcoming and attractive.
- 4.15.3 Active green spaces will be overlooked, with natural surveillance and will be 'open' in their design with clear sight-lines and good visibility.
- 4.15.4 Parking spaces have been provided in close proximity to homes/ buildings.



5.0

conclusion



5.1 Conclusion

- 5.1.1 This Design and Access Statement has demonstrated the design process that has been undertaken in the preparation of this Full Planning Application after analysis of the local architecture and character that defines the local area.
- 5.1.2 The proposal provides 40% affordable dwellings. The development site provides the opportunity to develop a high quality residential scheme and has been assessed in terms of the site and its surroundings.
- 5.1.3 The proposal seeks to create an inclusive development providing a variety of building types and sizes.
- 5.1.4 The architecture of the scheme is simple but traditional in character whilst the materials, curtilages and fenestration are sympathetic to the local context.
- 5.1.5 The proposed design ensures good security by design principles are met by providing good passive surveillance and secure environments for all residents.
- 5.1.6 The proposals of the layout seek to integrate this development into the fabric of the surrounding area.
- 5.1.7 The development proposal represents a positive contribution to the village of Send, providing a robust, sustainable and well thought out response to the site and will assist in the overall supply of housing to the area.

CLOCKBARN NURSERY Tannery Lane, Send

BEWLEY
HOMES

•The NOBLE Consultancy•