

LAND NORTH OF WESTDENE MEADOWS, CRANLEIGH

DESIGN & ACCESS STATEMENT

NOVEMBER 2024

BEWLEY HOMES

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Innovative Residential Architecture

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Table of contents

01	**Introduction**	**04**
1.1	Purpose	05
1.2	Scope	05
02	**Assessment**	**06**
2.1	Site & Surrounding Context	08
2.2	Arboriculture	12
2.3	Ecology	13
2.4	Landscape Setting	14
2.5	Flood Risk & Drainage	16
2.6	Accessibility	17
2.7	Heritage	24
2.8	Local Character	26
2.9	Planning Context	36
2.10	Opportunities and Constraints	40
04	**Design Concept**	**42**
4.1	Key Design Objectives	43
05	**The Proposal**	**45**
5.1	Use & Amount	46
5.2	Housing mix and tenure	47
5.3	Layout, Scale, and Form	48
5.4	Privacy & Amenity	50
5.5	Adaptability & Diversity	51
5.6	Accessibility & Ease of Movement	52
5.7	Appearance & Materials	54
5.8	Landscaping	56
5.9	Ecology & Biodiversity	58
5.10	Sustainability & Energy Efficiency	59
5.11	Management & Maintenance	60
5.12	Crime Prevention Strategy	62
06	**Conclusion**	**64**

01 Introduction

This Design & Access statement has been prepared by The Noble Consultancy on behalf of Bewley Homes to accompany a Full Planning Application for ***the erection of 63 residential dwellings, together with the associated vehicular and pedestrian access, landscaping and public open space on land at Westdene Meadows, Cranleigh.***

This proposal aims to deliver a mix of housing types and tenures to meet local housing need. The proposals will make effective use of agricultural land that is no longer used for such purpose. All new homes will be designed to meet the most recent internal space and accessibility standards as well as energy and sustainability standards.



View of proposed access from Westdene Meadows through field hedge.

1.1 PURPOSE

1.1.1 As defined in Article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2015, applications for major development must be accompanied by a Design & Access Statement.

1.1.2 This document provides a narrative to the detailed drawings and documents that have been submitted in support of this Full Application and should be read in conjunction with other accompanying information that forms part of the submission pack.

1.2 SCOPE

1.2.1 This Design & Access Statement will provide details of layout, scale, appearance, landscaping, and means of access.

1.2.2 This document will provide an appraisal of the physical attributes of the site and the surrounding context, consider accessibility to local shops and services, and provide an analysis of the prevailing local character and vernacular within the area.

1.2.3 This Design & Access Statement will briefly consider the planning policy context and demonstrate how the proposals respond to the Waverley Borough Council Local Plan Part 1: Strategic Policies and Sites (February 2018) and Local Plan Part 2: Site Allocations and Development Management Policies (March 2023), relevant adopted Supplementary Planning Guidance, the Cranleigh Neighbourhood Plan 2021-2032 (March 2024) and other National Design Guidance. A detailed summary of relevant planning policy and guidance is provided within the Planning Statement submitted with this application.

1.2.4 Following a comprehensive assessment of the site's immediate and surrounding context, this document will set out several design principles that will shape the development and illustrate, in detail, how the proposals respond to design policy and guidance.

02
Assessment



Aerial of the application site looking north-east.

2.1 SITE & SURROUNDING CONTEXT

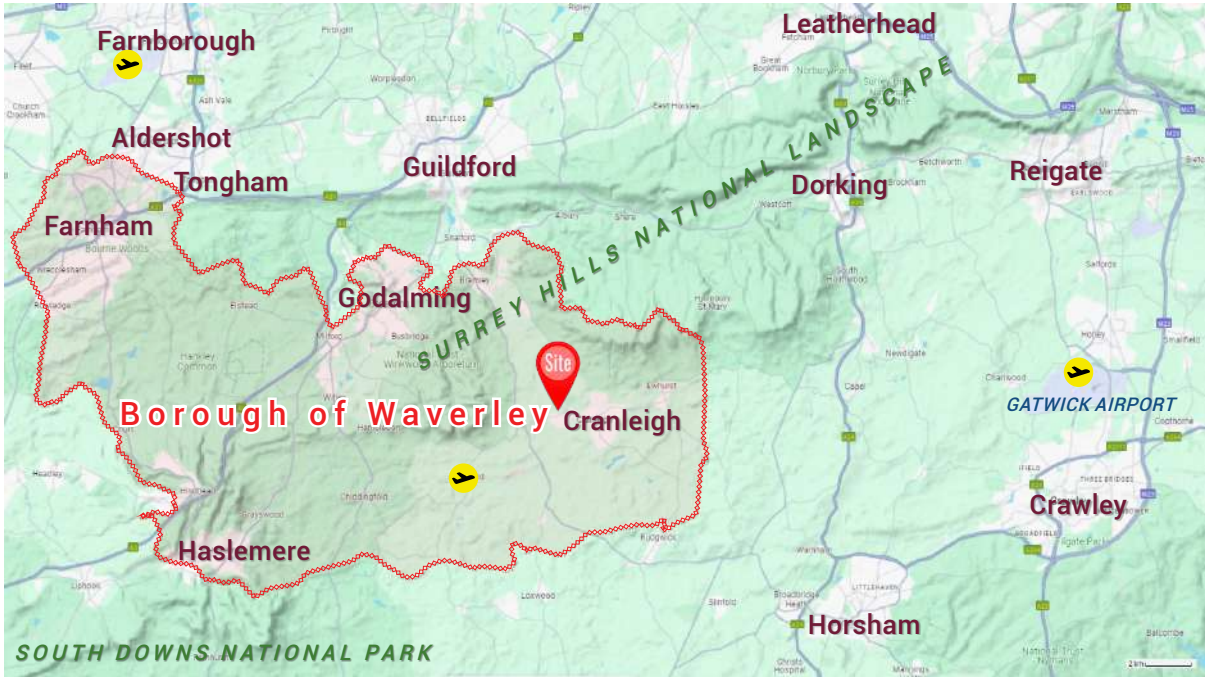
Location

2.1.1 Cranleigh is a large village and civil parish and lies within the Borough of Waverley in Surrey. It lies on a minor road east of the A281, which links Guildford with Horsham.

2.1.2 Even though Cranleigh is a village it is regarded as one of four of the highest order settlements known as 'Communities with Key Services', within the Waverley Borough Local Plan Part 1: Strategic Policies and Sites (February 2018). Cranleigh is the fourth largest urban settlement within the Borough of Waverley, with a population of approximately 11,000. As such, it has a good range of services, leisure and cultural facilities and shops for a settlement of its size and location. Cranleigh is influenced by Guildford which lies about 8 miles (13 km) to the north and, to a lesser extent, by Horsham, which lies 12 miles (19 km) south-east. Godalming is located 9 miles (14 km) north-west, while Cranleigh and Gatwick Airport are located 14 miles (22km) to the east.

2.1.3 The historic core of Cranleigh is covered by a Conservation Area with several Listed Buildings, while the village enjoys an extremely good environmental quality, with a large green common area extending into the centre and a shopping area that is notable for being attractive and pedestrian friendly. It has a wide range of shops, many of which are independent and contribute to its village character, which draw visitors and residents alike.

2.1.4 The Surrey Hills National Landscape lies approximately 1.2 miles (2km) west and north of the application site, while the South Downs National Park lies approximately 8 miles (13km) south-west.



The application site in the context of the Borough of Waverley, National Landscape Designations and nearby settlements.

Physical Attributes

2.1.5 The application site comprises 4.27 hectares of agricultural land with the site is dissected into three fields by existing mature tree belts that follow the line of drainage ditches.

2.1.6 The site is relatively flat and generally rectangular in shape. There is a slight fall across the site from east to west of 2.9m across 385m, from 49.74m AOD to 46.84m.

2.1.7 Proposed access is from Westdene Meadows to the south, where a significant break in the built form allows for a new adoptable highway and footpaths.

2.1.8 The rear boundaries of residential properties on Westdene Road and Lashmere define a strong southern boundary, along with a drainage ditch and existing mature trees. The western boundary is also defined an existing tree belt with sewage treatment works land beyond. The northern boundary is defined by thick woodland, while the north-eastern boundary is defined by a disused railway line which now serves as Bridleway 566 and is characterised by broken hedge with trees and glimpsed views across the site.



Aerial showing the application site edged red.



› Photograph location key.


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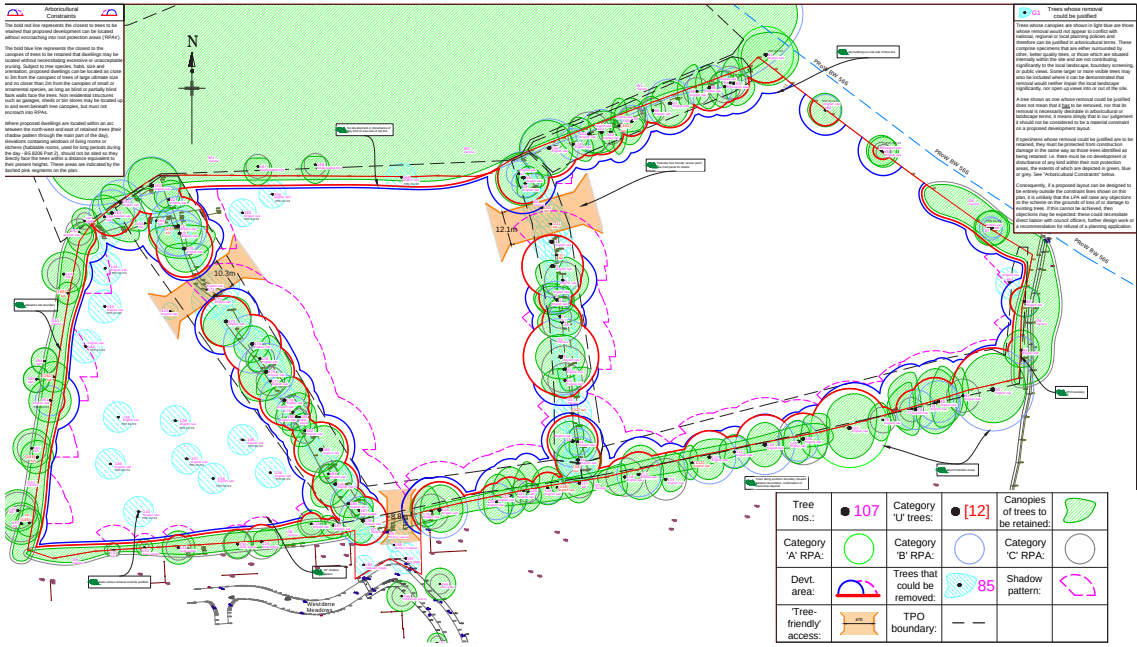
2.2 ARBORICULTURE

2.2.1 An updated Tree Survey and Impact assessment was prepared by SJA Trees in 2024 in support of this application. The report assesses the condition of existing vegetation within the site, assesses the impact of the proposals and provides suggestions as to how the impact on existing vegetation can be mitigated with protective measures needed during the works.

2.2.2 To inform the layout of the development a tree survey was undertaken in accordance with BS5837:2012: Trees in relation to design, demolition and construction – Recommendation. The constraints and opportunities presented by trees were identified during that process and fed in to the design concept.

2.2.3 A significant tree belt runs along the western and southern boundaries. Two other tree belts dissect the main body of the site into three separate fields. Necessary tree removal has been identified to accommodate access into the site from Westdene Meadows and at appropriate locations between the three fields.

2.2.4 According to the Waverley Borough Council Planning Policy Map, the majority of individual trees and tree groups are covered by Tree Preservation Orders (TPO).



Extract of Tree Constraints Plan and key prepared by SJA Trees.



Aerial showing trees along rear boundaries of dwellings at Westdene Meadows.

2.3 ECOLOGY

2.3.1 CSA Environmental was commissioned by Bewley Homes to undertake a range of ecology survey work, including an extended Phase 1 Habitat survey work, which was conducted throughout spring 2024. The reports prepared in support of this application include an Interim Ecological Impact Assessment, Biodiversity Net Gain Assessment: Feasibility Stage, Great Crested Newt Mitigation Strategy and Reptile Mitigation Strategy. Further The survey work is set to be completed between March and October 2024.

Ecological Designations

2.3.2 The site itself is not subject to any statutory or non-statutory ecological designations. All of the ecological designations in the surrounding area are physically well separated from the site and subject to appropriate mitigation are unlikely to be adversely affected by the proposals.

Habitats

2.3.3 The site is dominated by semi-improved grassland bounded by hedgerows, trees, scrub and ditches. Features of ecological importance include the grassland, scrub, hedgerows, mature/veteran trees a small pond and drainage ditch that runs along the southern boundary, which are of local level value. These habitats are to be largely retained under the proposals and will be protected during construction, aside from small sections of hedgerow requiring removal for access purposes.

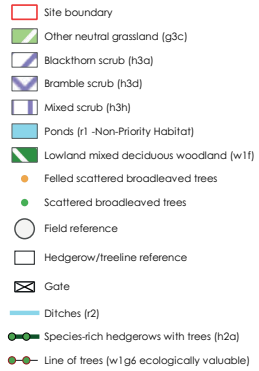
Protected Species

2.3.4 Bats, Dormice,Hedgehog, five species of birds, grass snake and several invertebrate species were recorded on site. A deer and a hare were also observed during a site visit in May 2024.

2.3.5 No Great Crested Newts were recorded within the site, however the nearest record lies circa 245m from the site with the site having suitable aquatic breeding habitat. No badgers or setts were recorded on site.



Extended Phase 1 Habitat Plan and key prepared by CSA Environmental

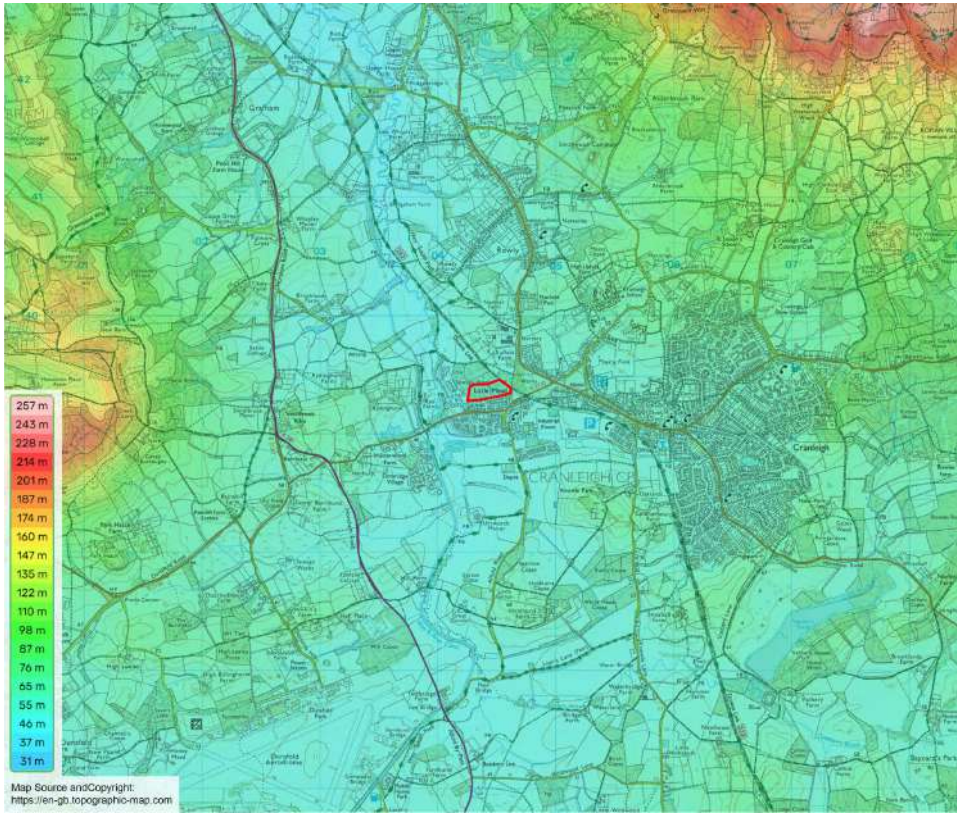


2.4 LANDSCAPE SETTING

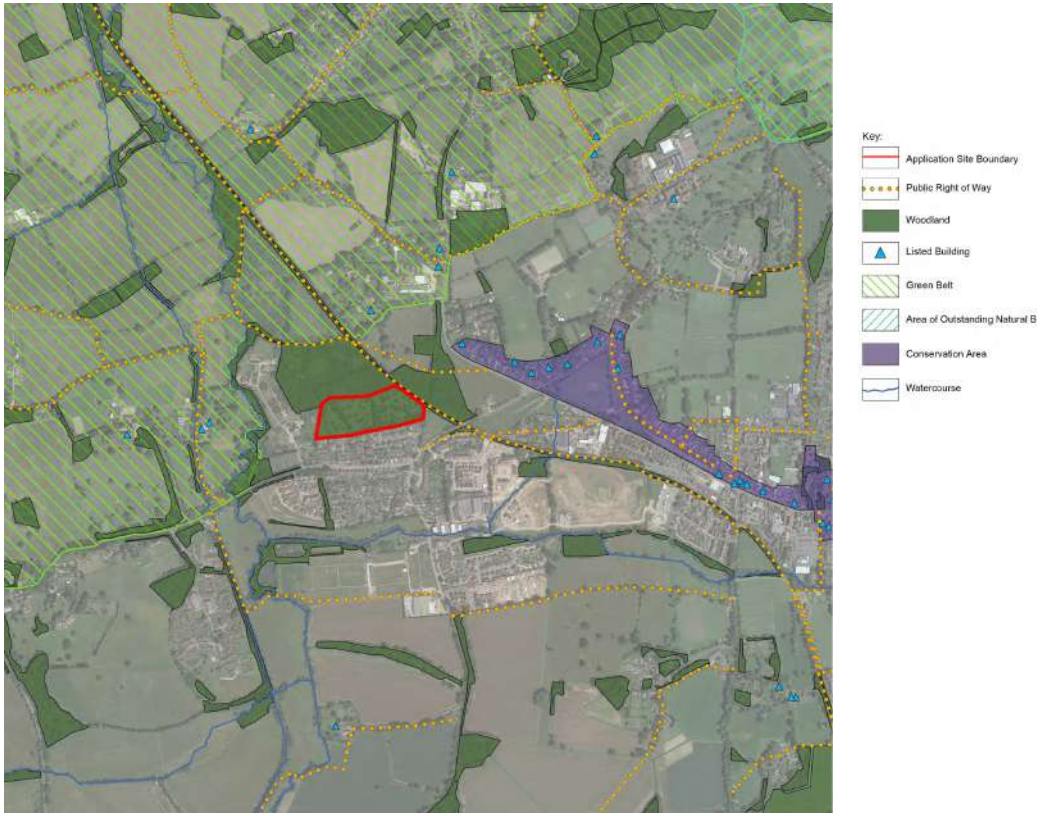
2.4.1 A Landscape & Visual Impact Assessment (LVIA) as been prepared by Aspect Landscape in support of this application.

2.4.2 The Site does not represent a "valued landscape" with reference to para 180(a) of the NPPF.

2.4.3 In reviewing effects upon the landscape character, it is acknowledged whilst there will be change to the immediate landscape character of the Site itself, this change is restricted to the Site only and is greatly reduced within the immediate setting and in the wider setting. The established land uses, settlement edge location, robust vegetation structure, treescape and topography that exists within the locality will help to integrate the proposed built form within the landscape. These features will also ensure that the proposals within the Site are not readily perceived by sensitive receptors and as a result would not have a significant impact upon the wider landscape character.



› Extract of Topography Plan prepared by Aspect Landscape showing the site edged red.



› Extract of Designation Plan prepared by Aspect Landscape showing the site edged red.

2.5 FLOOD RISK & DRAINAGE

2.5.1 Wallingford HydroSolutions (WHS) were commissioned by Bewley Homes PLC to complete bespoke pluvial modelling to inform the understanding of flood risk for a proposed residential development.

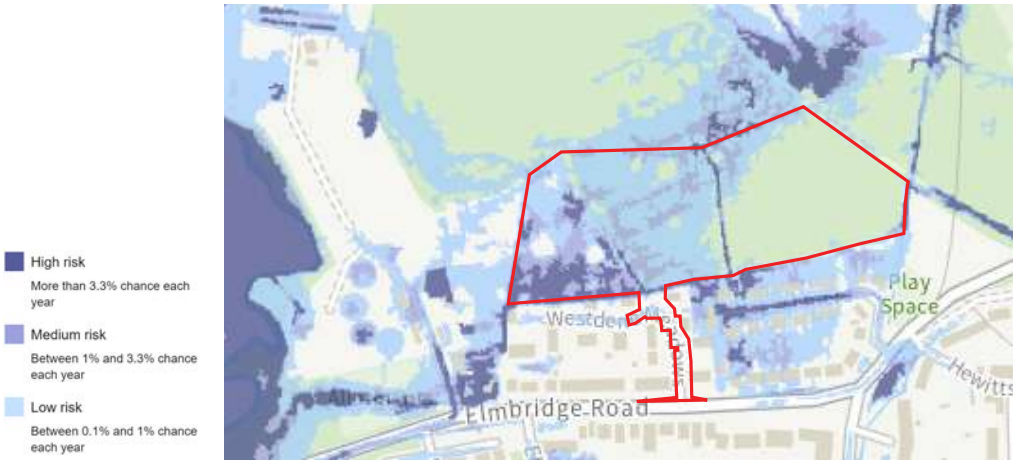
2.5.2 The Environment Agency Flood Map for Planning indicates that all of the application site lies within Flood Zone 1 and is considered to be at very low risk of flooding from the sea and rivers, with less than a 1 in 1,000 chance of flooding.

2.5.3 The Environment Agency May shows that areas of the site are however, currently susceptible to surface water flooding. The eastern field is considered at low risk to flooding. The central field is considered to be low-medium risk, while the south western corner of the site is considered to be at high risk from surface water flooding, as a result of existing drainage ditches, topography and associated overland flows.

2.5.4 A Flood Risk Assessment (FRA) will be submitted in support of this application.



› Extract of Environment Agency Flood Map (flooding from rivers and sea)



› Extract of Environment Agency Surface Water Flood Map

2.6 ACCESSIBILITY

Site Access

2.6.1 There are currently two agricultural, gated access points into the site, one from Lashmere, in the south-eastern part of the site and the second in the north-eastern corner, just off Bridleway 566.

2.6.2 Principal access to the site is proposed by extending Westdene Meadows into the site as a 5.5m carriageway, with a new junction introduced to serve the shared surface Westdene Meadows cul-de-sac to the west (this will become the minor arm of the junction). Accompanying footways for pedestrians will also be provided.

2.6.3 The access arrangements have been discussed and agreed with SCC as the local highway authority. Full details are set out in the Transport Statement that accompanies the planning application.



› Access via field gate off Lashmere.



› Access via field gate off Bridleway 566.

Public Transport

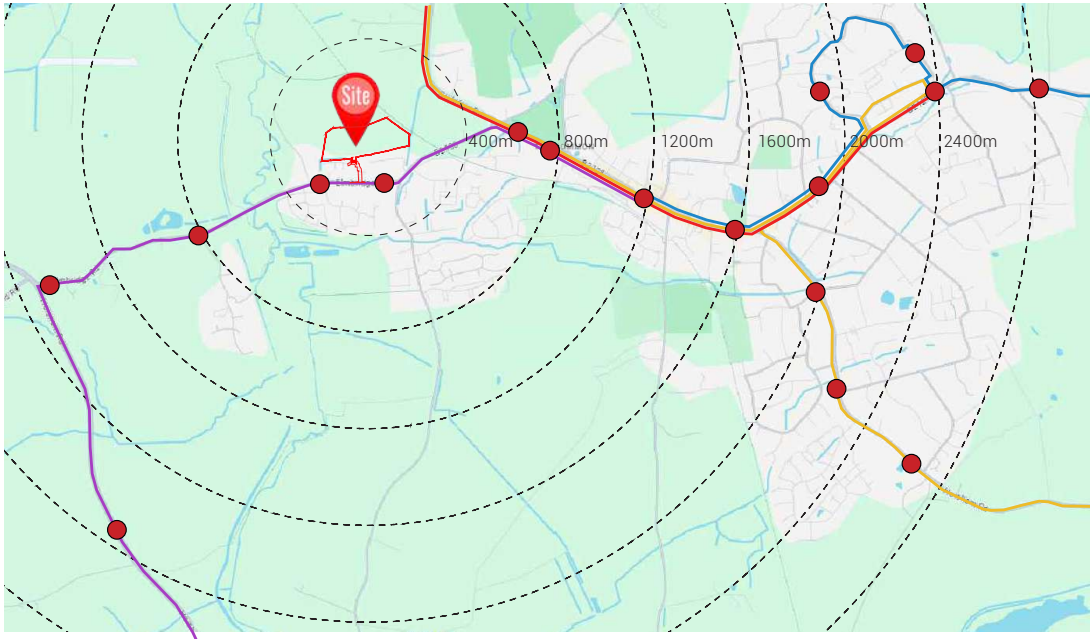
2.6.4 Cranleigh has good public transport links to Guildford, Godalming and Horsham which are accessible by regular bus services.

2.6.5 The nearest bus stops are the 'Alford Road' stops situated on the B2130 Elmbridge Road to the east of the junction with Westdene Meadows, located a convenient 215m walking distance from the site frontage with Westdene Meadows. The westbound bus stop is 'offline' and has a bus shelter in place, whereas the eastbound bus stop is 'online' with a bus flag in place. The stops are served by the regular bus routes 24 and 42 which connect Cranleigh to Guildford.

2.6.6 It has been agreed with SCC that a contribution will be provided to upgrade the bus stops. The improvements could comprise a new zebra crossing, a relocated eastbound bus stop (with a shelter) and/or the provision of Real-Time Passinger Information (RTPI).



Photograph of bus shelter on Alfold Road.



Map showing bus services and bus stop locations in Cranleigh

KEY:

- 53 - Guildford - Shamley Green - Cranleigh
- 63 - Guildford - Shamley Green - Cranleigh - Rudgewick - Horsham
- 25 - Guildford - Gomshall - Ewhurst - Cranleigh
- 42 - Godalming - Loxwood - Alfold Crossways - Cranleigh
- Bus Stop