

URBAN DESIGN CONSULTEE RESPONSE**Heathpark Wood East Of Heathpark Drive Windlesham Surrey****20/0318/RRM PP-08586894**

Reserved matters application for 116 dwellings and community facilities with associated landscaping, open space, car parking and access from Woodlands Lane and the provision of SANG with associated works (appearance, landscaping, layout and scale being considered) and submission of details to comply with conditions 5 (drainage strategy), 7 (greenfield runoff rates), 9 (programme of archaeological work), 15 (surface materials), 16 (visibility zones), 18 (travel plan), 19 (finished floor levels), 20 (tree reports), 21 (external lighting), 22 (badger method statement), 23 (landscape and ecological management), 25 (SANG management plan), 26 (bat survey), 27 (dormice survey), 28 (cycle and refuse storage areas), 29 (vehicle and cycle parking provisions) and 32 (sound attenuation) all pursuant to outline planning permission 15/0590 allowed on appeal dated 26 July 2017.

This revised scheme is considered to reflect and address previous urban design concerns raised in 2019 during pre-application stage and later in 2020 with regards to the overall character, landscape strategy, detailed layout, building pattern and place making. A previous consultation response to this planning application was provided on the 6th of July 2020. Notable changes include a redesign of the proposed community building to a traditional vernacular approach with appropriate proportions and typical, simplified openings in the barnlike, weather-boarded structure. The new landmark building is set well back from the main road in a generous green setting, which will offer glimpses of the new development from Windlesham Road and contribute to the local distinctiveness.

Other important changes include the retention and reinforcement of the existing woodland character for the development scheme as a whole, a key design objective in line with the initial urban design advice at pre-application stage in 2019, and now demonstrates a well-integrated green infrastructure. As a result, the scheme now proposes a generously tree lined, winding primary street with an abundance of trees scattered in an irregular pattern, in a similar fashion to the adjacent residential Heathpark Drive. The development is also characterised by generous front gardens along the primary street, to ensure the streetscene is not vehicle dominated. Secondary streets spur off from the principal route, whilst shared surfaces and smaller private drives lead to private parking and smaller parking courts. The grain decreases towards the edges of the site. Due to the organic street pattern and the coherent woodland boundaries surrounding the development, the streetscene has a verdant character in the area as a whole. Generous tree planting now also characterise the central village green, which has been redesigned to accommodate activities for a wide range of age groups in line with previous design advice, providing a LAP, a LEAP as well as seating areas. The area now offers a range of well integrated play equipment including a jungle walk and climbing equipment. The application site itself with its generous open space, nature areas and woodland also provides excellent opportunities for exercise, walks, relaxation and play of importance for social aspects, wellbeing and health.

The revised scheme proposal is a reduction of the originally proposed 120 units to a total of 116 residential units in the form of predominantly detached and semi-detached 2-storey dwellings and a short terraced building, a community hall, a central green and car parking, all imbedded in a semi-natural woodland setting. Garage buildings and other ancillary buildings are single storey. The woodland, which continues to the north of Chertsey Road

B386, defines the eastern edge of the Windlesham, an attractive village of Medieval origin with high cultural and natural values.

The scheme now benefits from more clearly defined and a reduced number of character areas, which have resulted in a simplified, more distinct development, clearer orientation and improved connectivity, supported by a coherent new network of footpaths. The public realm has been reinforced with subtle placemaking in strategic places such as focal points, in corner positions and at end destinations, which assists in creating a strong sense of place and provides good way finding. The distribution of buildings and building lines has also been revised to create a more dynamic, gently flowing building pattern and to improve orientation. The previous flatted blocks at the centre of the scheme which due to their scale, massing and character were considered incongruous with the leafy garden village design aspirations have been replaced by small-scaled dwellings and a short terrace, which positively frame the new village green.

The building design now benefits from a more coherent approach with regards to elevational detailing, with a distinct window hierarchy and an improved distribution of materials which reflects the requirements of the Surrey Heath Residential Design Guide (SHRDG). The amendments affect a range of house types including Charnwood, Danbury, Haldon, Kielden, Sherwood, Whiteleaf and house types Nos. 2B4P, 2B FOG, HT 2B4P, and 3B5P. The parking courts have been enhanced with more extensive landscaping which reduces the scale, creates better spatial separation, and improves safety.

The proposed building materials, rustic brickwork in earthy, warm terracotta tones with hanging tiles details and roof tiles, and in places in combination with dark stained horizontal weather boarding, are considered to reinforce the vernacular design approach and are strongly supported from an urban design point of view. The central part of the scheme, the "Windlesham Heart" is defined by a warmer, lighter colour scheme primarily in reds, whilst the outer boundaries, the woodland edge character, is characterised by distinct weather boarding and darker grey roof tiles, which all contribute to the local distinctiveness. The Forterra Oakthorpe and Surrey Hill red multi bricks, the Ibstock Capital Brown stock brick, the sandfaced roof tiles in Heather, the handcrafted clay tiles in Ashurst, the Marley Anthracite roof tiles as well as the Hardiplank vertical cedar cladding in Midnight Black. Iron Grey and Harley White are all considered suitable materials from an urban design point of view. Boundaries are defined by brick walls and close boarded fence, which need to integrate well (detail/colour of close boarded fence to be conditioned due to scale).