

WEYBRIDGE BUSINESS PARK LANDSCAPE STRATEGY

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LD&DESIGN

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INTRODUCTION

This Landscape Statement has been prepared by LDA Design on behalf of Bridge Industrial to form part of the Planning Application Submission for Weybridge Business Park.

This document sets out the Site wide landscape proposals including key design principles and public realm character areas and hard and soft landscape materials palette.

All images and materials in this document are indicative for planning purposes only and subject to detailed design.

SITE ANALYSIS

SITE CONTEXT

Weybridge Business Park is located off Addlestone Road, positioned in a prime location between Weybridge and Addlestone. The Site is accessed directly off Ham Moor Lane and is divided into two, with the northern site positioned south of Weybridge Road and the southern site south of Addlestone Road.

The River Wey borders the southern sites eastern edge, with a public rights of way that runs alongside the river down to Coxes Lock Mills and Ham Moor. A permissive path borders the Site on the western side of the River Wey offering shared access to the south and the moored narrow boats.

The landscape is predominantly native along the River Wey, with Oaks, Willows and typical riparian planting. The frontage landscape provides evergreen height and screening alongside seasonal interest with low shrub planting and grasses to Ham Moor Lane. A native shelter belt screens and provides a buffer to the northern Site adjacent to Weybridge Road surrounding the existing bourne and drainage ditches.

The surrounding area is an established residential location and benefits from a variety of local amenities. Ham Moor to the eastern side of the river is within Green Belt. The Site lies outside of the Green Belt but benefits from it.



SITE ANALYSIS

SITE DESCRIPTION

Weybridge Business Park is located off Addlestone Road. It is divided into two parts, a northern portion south of Weybridge Road and a southern portion off Ham Moor Lane and Addlestone Road.

This application site relates to a portion of the northern site which currently contains an office building, next to a car dealers, and the northern portion of the southern site, which currently contains five office buildings.

The application proposes demolition of existing buildings and the development of three employment units within Classes E(g) ii, E(g)iii, B2 and B8, with ancillary office accommodation, new vehicular access, associated external yard areas, HGV and car parking, servicing, external lighting, hard and soft landscaping, infrastructure and all associated works.



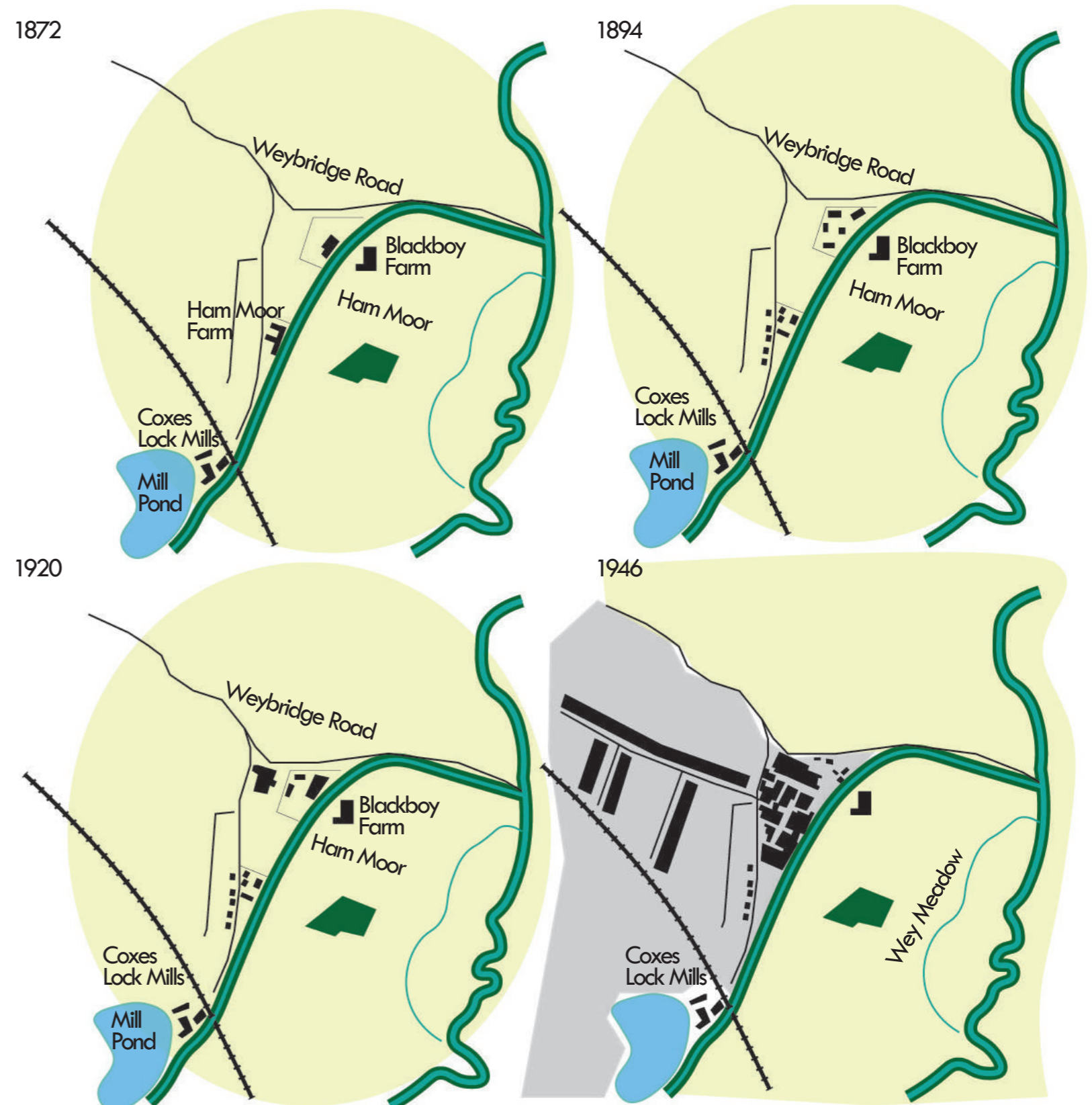
SITE ANALYSIS

HISTORY

The Site is located within a landscape with strong industrial heritage associated with River Wey Navigation as a strategic canal connecting Surrey to London, which was used for carrying goods and merchandise. Coxes Lock Mills buildings, currently converted into apartments, and Mill Pond are located a few hundred meters away to the south of the Site, and also demonstrate the area's industrial heritage.

In late 19th century, the Site and its surroundings were mainly agricultural with wooded river corridors and woodland areas associated with River Wey, and a few Large Farmhouses dispersed within and near the Site such as Black Boy Farm which still exists to the east of the Site. Later in 19th century the farmhouses located within the Site started to be divided into smaller plots. In early 20th century a new mill was built on northwest corner of the Site and again land divisions within the Site were changed to meet the landuse demands. Mid-20th century Addlestone started to expand to the east with land divisions that could accommodate large scale buildings within the Site. The grain and landuse of the Site today are by and large associated with the changes which occurred in 20th century.

Throughout the historic evolution of the site and its context, the green spaces to the east of Site (Ham Moor or Wey Meadow) and the green space to the north of Weybridge Road have been maintained undeveloped green infrastructures with the River Wey forming an edge to the east of Addlestone.



Adapted from historic maps: <https://maps.nls.uk>

SITE ANALYSIS

SITE CONTEXT & CHARACTER

In general, the eastern part of the study area is relatively flat, while the western part contains steeper land with high spots around natural features, such as St Ann's Hill and Coopers Hill Slopes.

Typically, on the edge of the settlements the topography is more varied, with water being more prominent. Thames River wide flat floodplains consists of low-lying river terraces and valley bottoms following the courses of the rivers throughout the study area. River Wey has narrower floodplains snaking south towards the southern corners of the county.

The Site occupies a flat area of land which ranges between 16m to 17m above ordnance datum (AOD). Much of the surrounding land is flat and at or below 16m AOD.

