

SITE ANALYSIS

SITE CONTEXT & CHARACTER

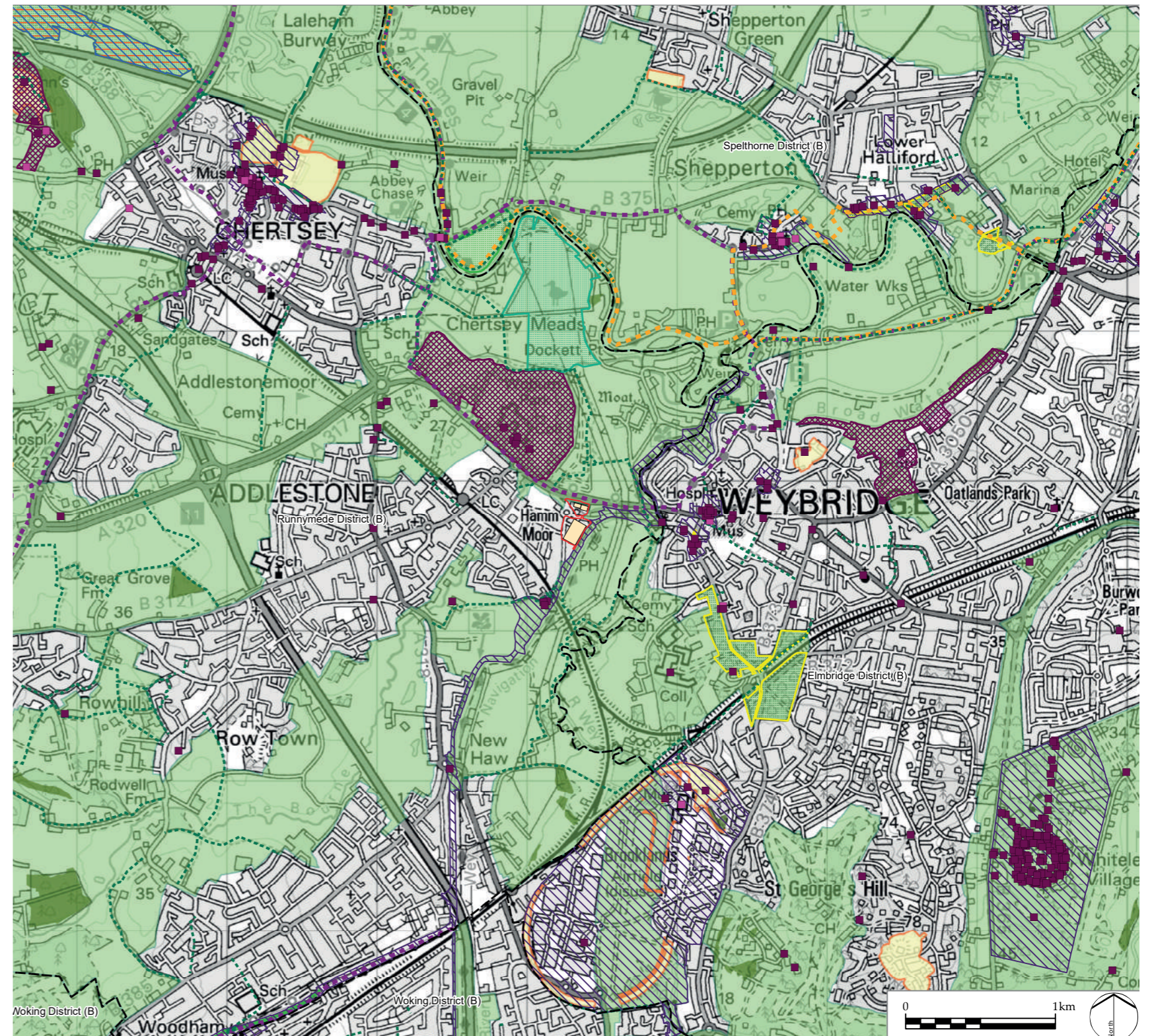
Green Belt covers majority of the Borough and the study area. It covers areas of Thames River Floodplain to the north of the Site, areas of Lower Wey River Floodplain to the south and stretches of elevated land to the west and east of the study area.

There are a range of features that contribute to the value of the local landscape. Within the immediate Site setting and up to 1km, these features are valued by the local community. These features include:

- Public Rights of Way network;
- Publicly Accessible landscapes including Playing Fields, Play Spaces, Recreation Grounds, Allotments, Community Gardens and City (Urban) Farms; Green Corridors; and
- A distribution of woodlands and well-treed and established network of field boundaries.

There are a number of Conservation Areas within the 3km study area of the Site boundary. The River Wey Navigation Conservation Area lies along the eastern boundary of the site.

There are a small number of local designations relating to ecology within the wider study area - Chertsey Meadows LNR and Dumsey Meadow SSSI.



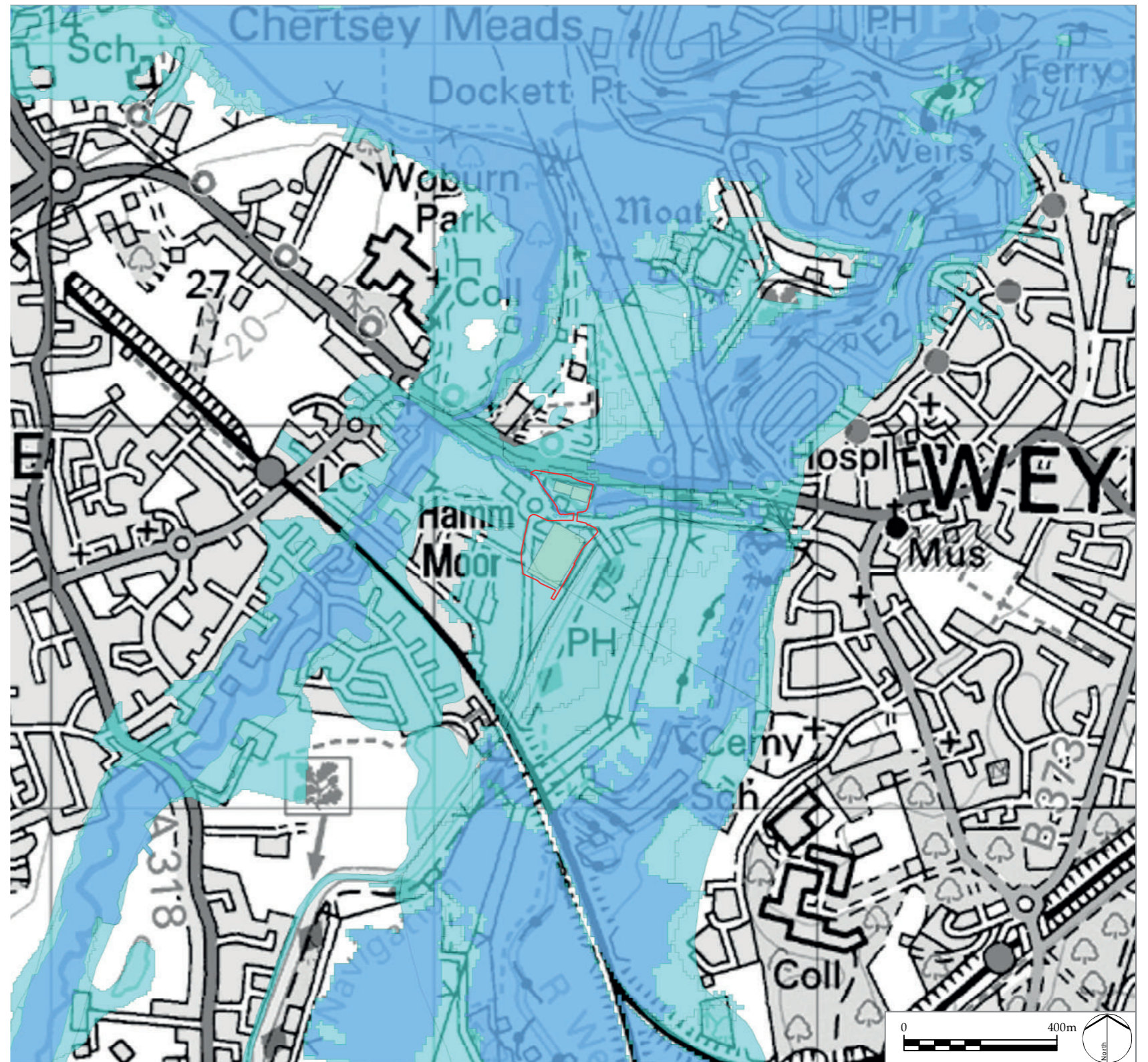
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Watercourses and lakes are a key characteristic of the Runnymede Borough, with the River Thames running along the Borough's eastern boundary and the Basingstoke Canal forming the south eastern boundary. River Wey, Addlestone Bourne and Chertsey Bourne run through Addlestone and Chertsey areas of the Borough, and consequently much of the eastern side of the Borough is subject to flood risk. Approximately 30% of the Borough is located in the floodplain (flood zones 2 and 3) which leaves commercial and residential properties at risk from fluvial flooding. The Site is located in Flood Zone 2.

Adopted Runnymede Borough Council 2030 Local Plan requires proposed development to deliver appropriate flood risk mitigation and SuDS as identified through a site-specific flood risk & drainage assessment.

- LEGEND
- Site boundary
 - Building
 - Flood Zone 3
 - Flood Zone 2



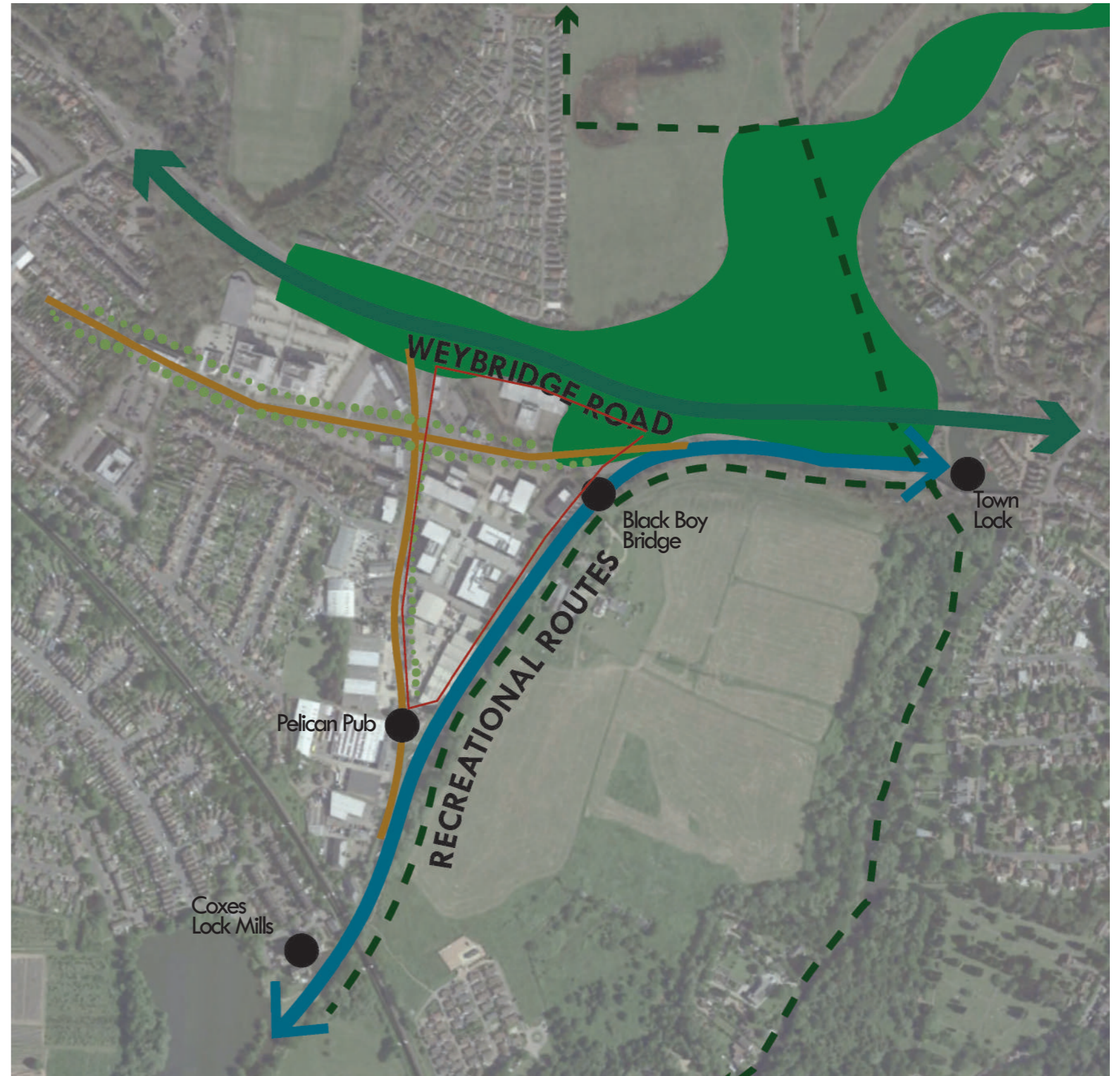
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After studying the historic evolution of the site's landscape context, landform, landscape features and movement and access patterns, three key character areas could be considered:

- The primary green movement corridor to the north associated with Weybridge Road (A317): a major green infrastructure corridor consisting of dense wooded area along a major transport road.
- Secondary green infrastructure movement corridor associated with Addlestone Road and Ham Moor Lane with formal tree-lined planting along both roads.
- The recreational blue-green corridor along River Wey: this route is part of a promoted recreational walk that follows the route of the commercial barges on the Wey Navigation with destinational nodes along the route that are socially and historically important such as Town Lock, Black Boy Bridge, Coxes Lock Mills and Coxes Lock the Pelican pub.

The key features of these character areas are considered in the design process in order to shape the proposal in a way that ensures harmony with the landscape context, aims to increase biodiversity values and can support the social, recreational and community functions adjacent to the site.



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LANDSCAPE TYPOLOGIES

FRONTAGE LANDSCAPE



1. Evergreen Screening To Existing Business Park



2. Birch Standards To Business Park



3. Evergreen Standards To Business Park Frontage



4. Business Park Frontage Planting



5. Avenue Planting

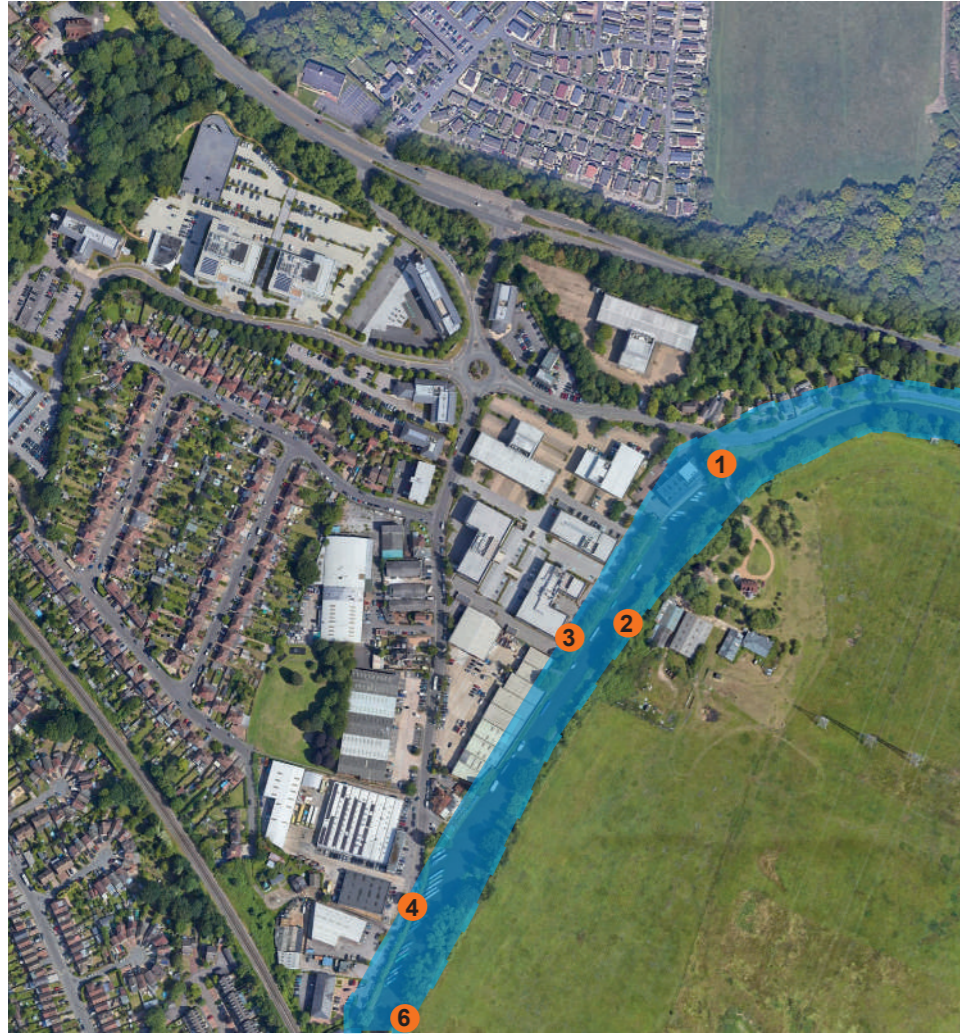


6. Business Park Native Planting

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LANDSCAPE TYPOLOGIES

RIVER CORRIDORS



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1. Existing Cat A Quercus Robur (English Oak)



2. Willows Along River Wey



3. Existing Shelter Belt To River Wey



4. Pollarded Willows



5. Alder Coxes Lock Mills



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LANDSCAPE TYPOLOGIES

DRAINAGE DITCHES & SCREENING



1. Bourne



2. Shelter Planting To Northern Site



3. Native Shelter And Screen Planting



4. Drainage Ditches



5. Shelter Planting Weybridge Road



6. Shelter Planting Weybridge Road