

# WEYBRIDGE BUSINESS PARK LANDSCAPE STRATEGY

APRIL 2022



LD&A 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.

**VERSION:** FINAL  
**VERSION DATE:** 28.04.2022  
**COMMENT:** FOR PLANNING  
**THIS DOCUMENT HAS BEEN PREPARED AND CHECKED IN ACCORDANCE WITH ISO 9001:2015**

## 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.



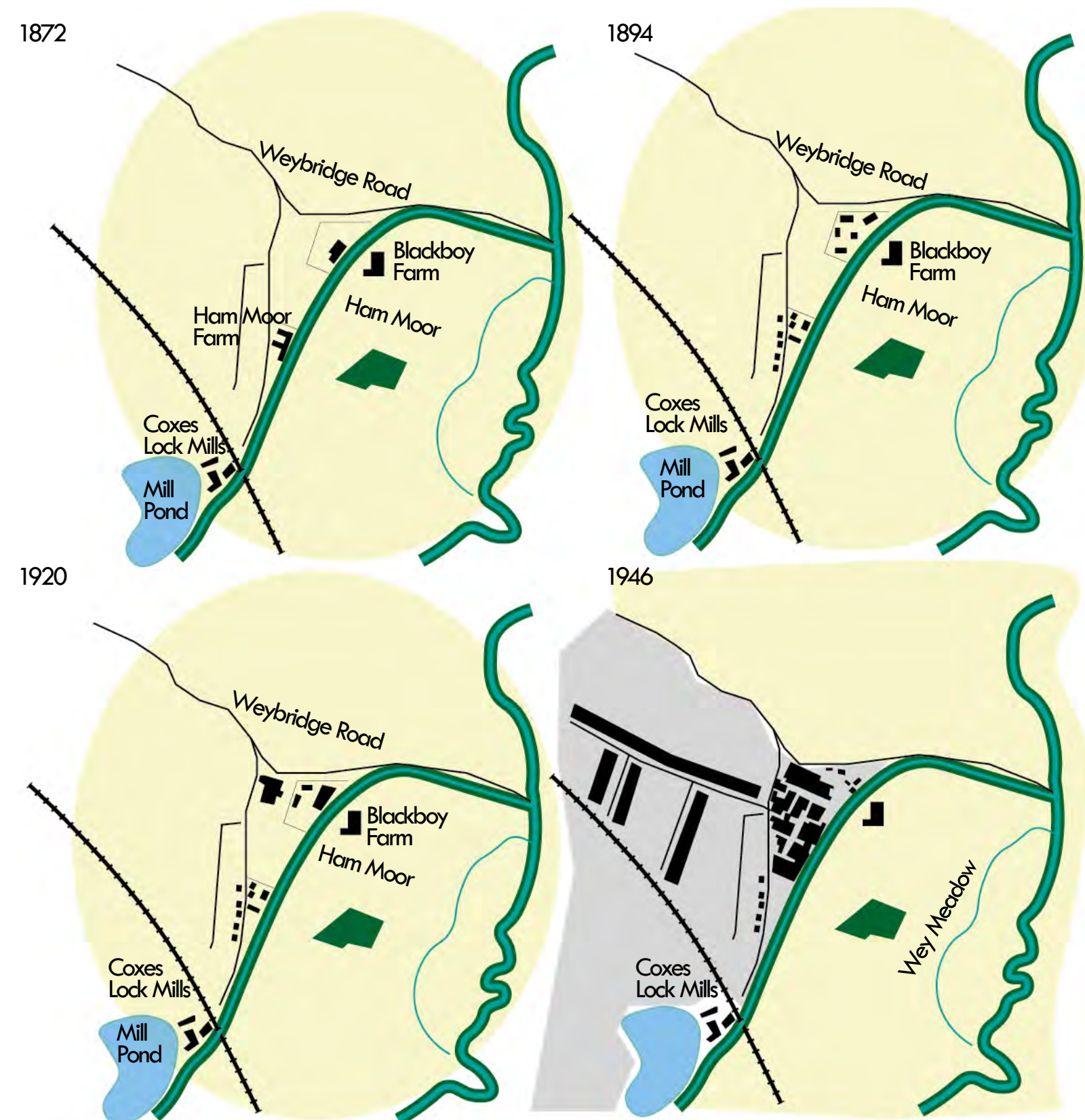
# SITE ANALYSIS

## 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>

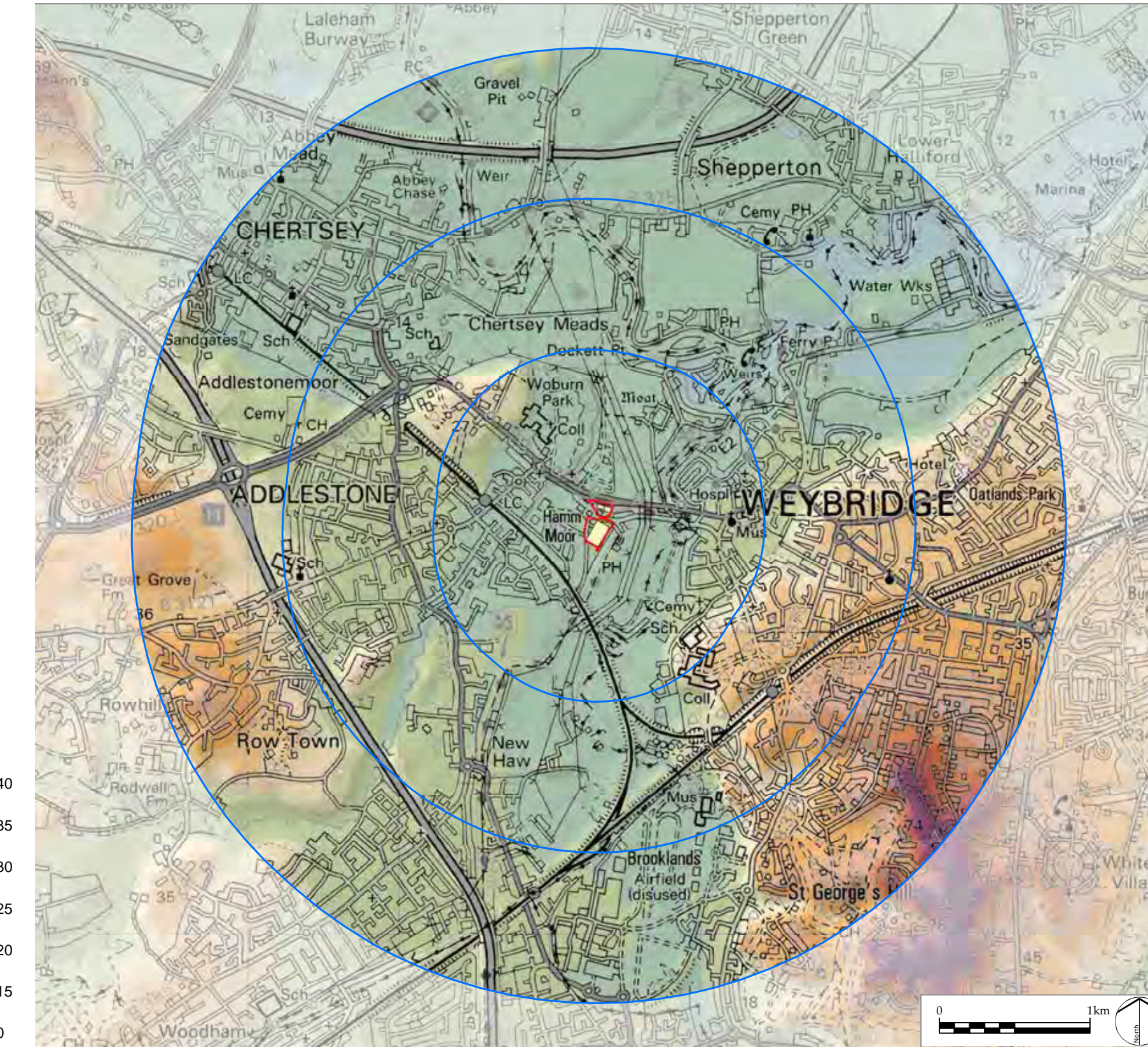
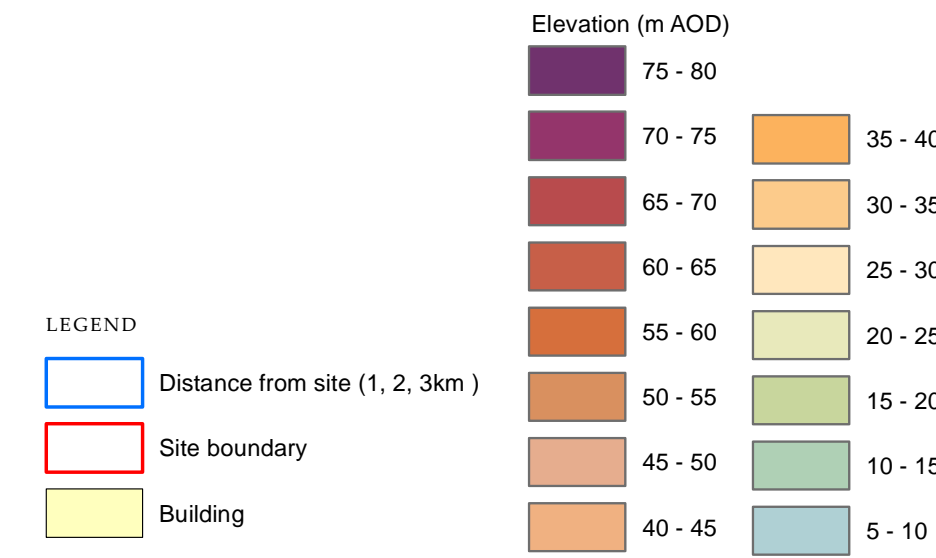
# SITE ANALYSIS

## 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.



# 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:

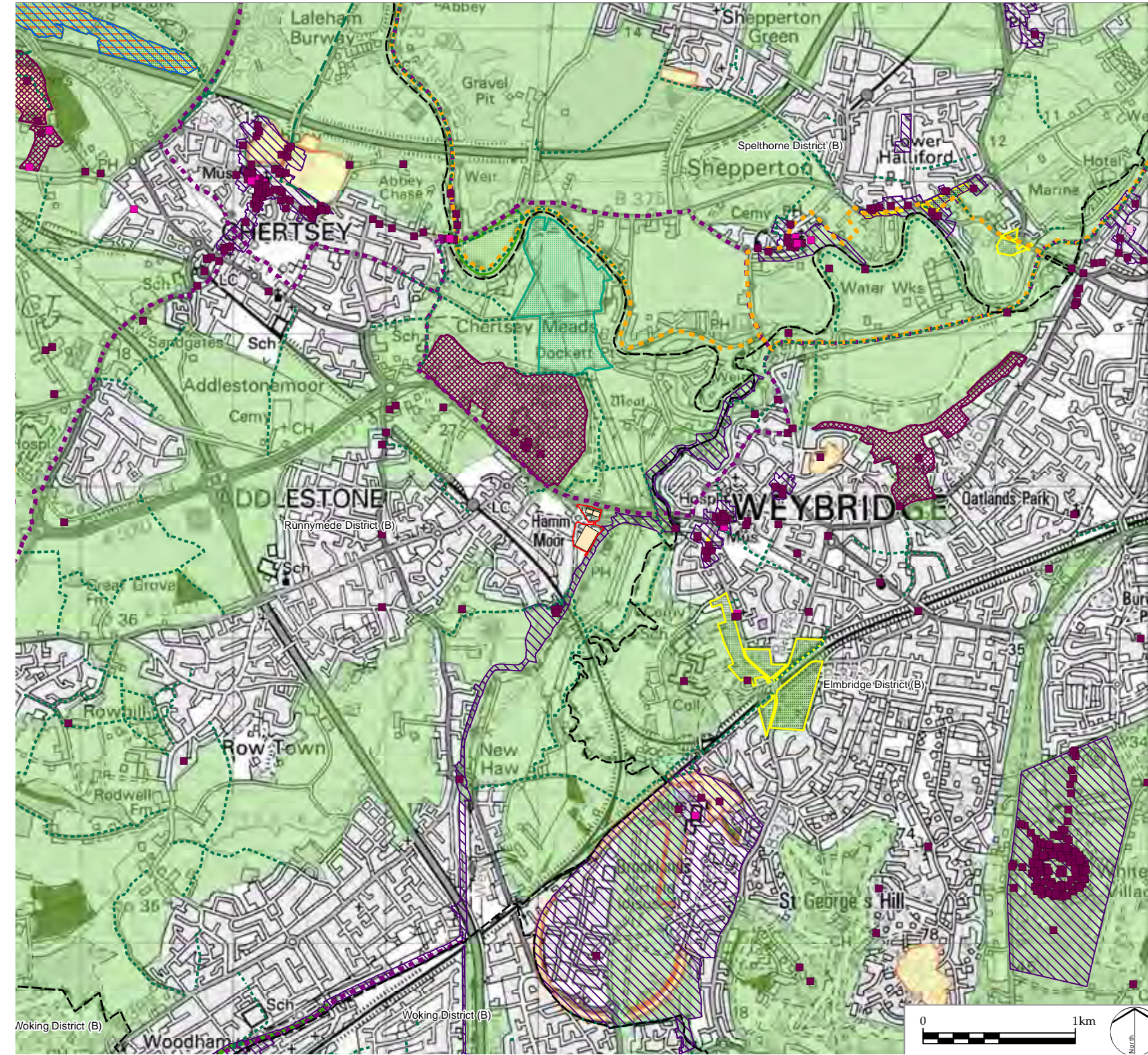
- Public Rights of Way network;
- Publicly Accessible landscapes including Playing Fields, Play Spaces, Recreation Grounds, Allotments, Community Gardens and City (Urban) Farms; Green Corridors; and
- A distribution of woodlands and well-treed and established network of field boundaries.

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.

**LEGEND**

- Site boundary
- Building
- District boundary
- Green Belt
- Sites of Special Scientific Interest
- Ramsar
- Special Protection Areas
- Local Nature Reserves
- Ancient & Semi-Natural Woodland
- Open Access Land
- Registered Park and Garden
- Registered Common Land
- Conservation Areas
- Scheduled Monuments
- Listed Building (grade indicated) I II\*
- Public Rights of Way (PROW)
  - Bridleway
  - Footpath
  - National Trails
  - National Cycle Network Route



# SITE ANALYSIS

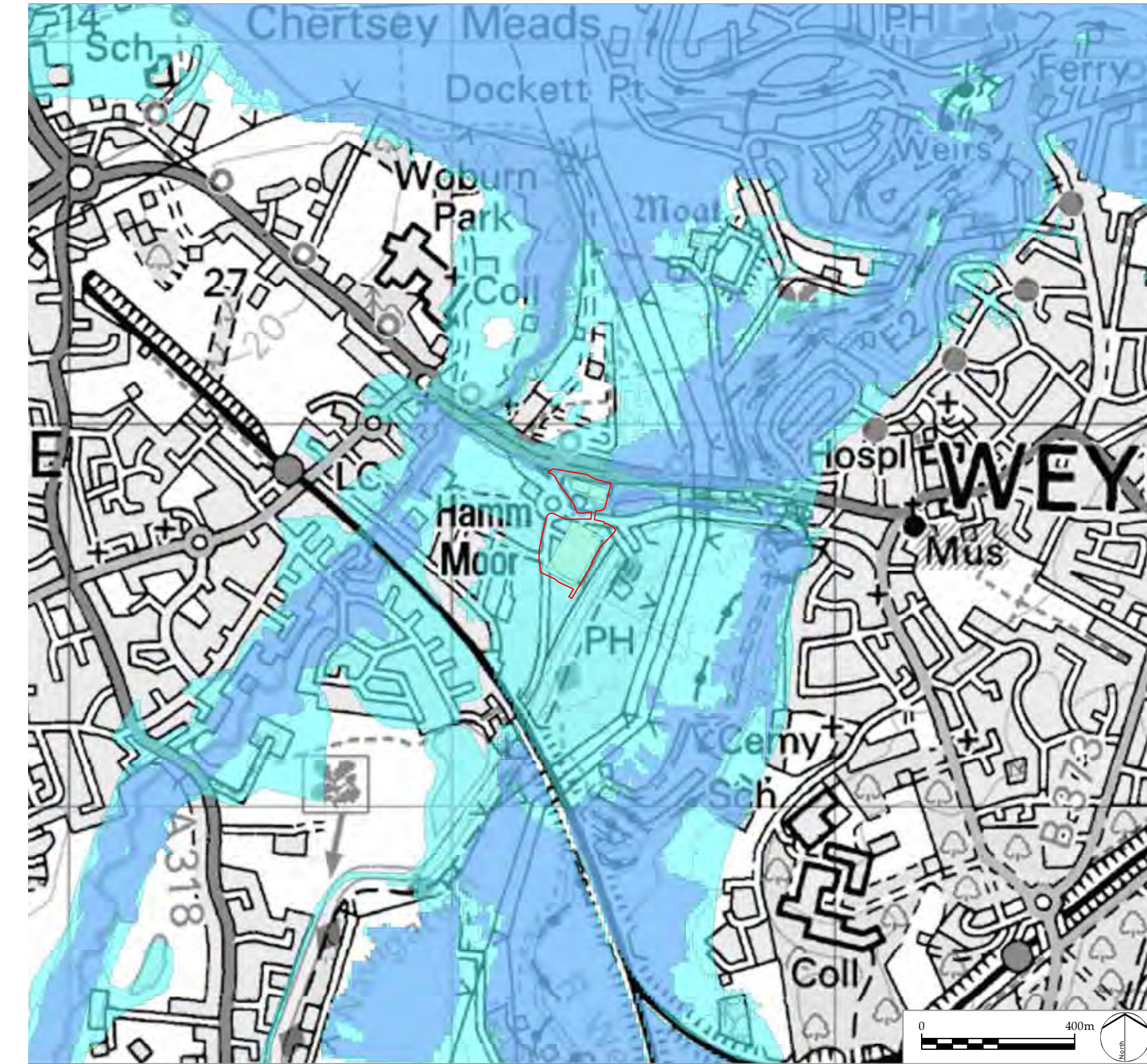
## SITE CONTEXT & CHARACTER

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



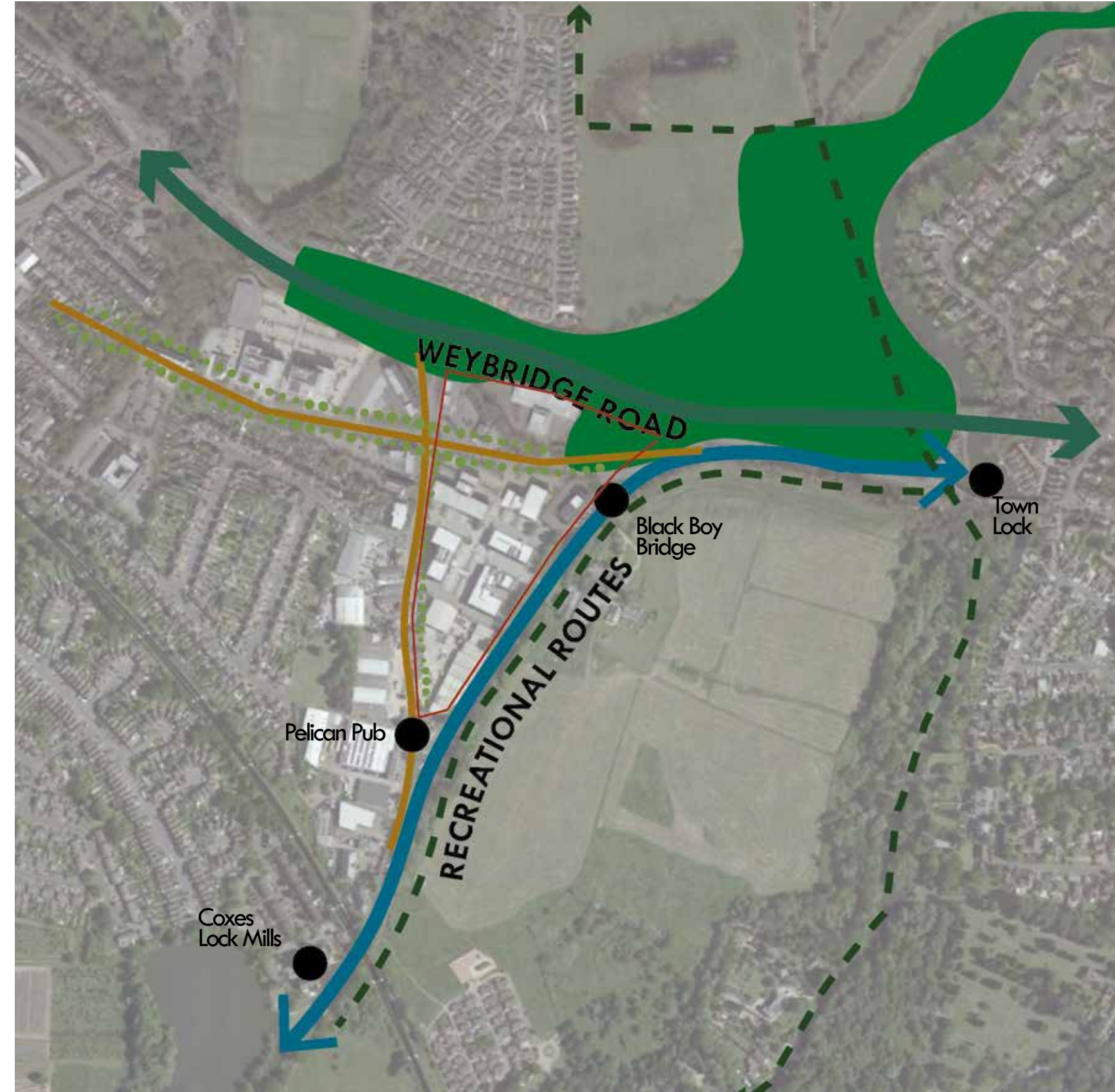
# SITE ANALYSIS

## SITE CONTEXT & CHARACTER

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.



# SITE ANALYSIS

## 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

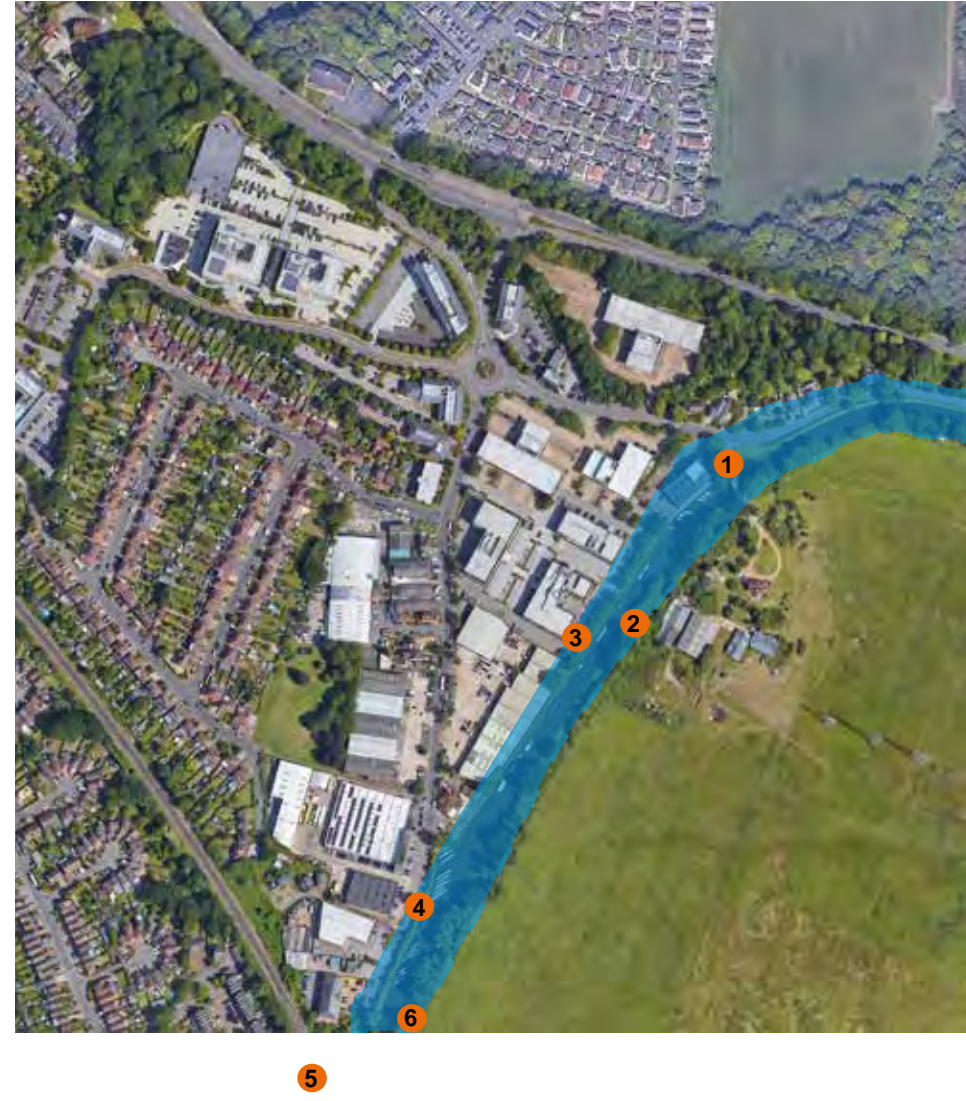


6. Business Park Native Planting

# SITE ANALYSIS

## LANDSCAPE TYPOLOGIES

### RIVER CORRIDORS



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



# SITE ANALYSIS

## 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

DESIGN APPROACH



## DESIGN APPROACH

### LANDSCAPE VISION

**'Bringing Industry back to the River'**  
Transforming an underutilised brownfield site for future business uses

New warehouses with offices, HGV loading and parking provide opportunities for business.

Native evergreen and deciduous tree planting with biodiverse shrub, perennial and grass planting offering new frontage to the Business Park, complementing the surrounding businesses.

Enhanced ecological riparian planting along the River Wey corridor increasing biodiverse connectivity within the surrounding areas.

Enhanced permissive routes along the River Wey encouraging increased recreation and connectivity between Addlestone Road, Coxes Lock Mills and Ham Moor.

Areas of hard paving providing flexible outdoor spaces to encourage recreation and socialisation by the office workers on lunch breaks or for working outdoors on warmer days.

SuDS, careful material choices and ecological enhancements will improve the sustainability and biodiversity aims across the landscape.



1. Ecological planting
2. Breakout space
3. Ecological connectivity
4. Frontages
5. Sustainable business park design

## DESIGN APPROACH

### CHARACTER AREAS

#### Key

- Ham Moor Lane / Addlestone Road Frontage
- Woodland shelter belts / buffers
- Riparian river corridor
- Internal amenity
- Accoustic screen
- Green walls



## DESIGN APPROACH

### LANDSCAPE PRINCIPLES

#### DEVELOPMENT OF THE LANDSCAPE PRINCIPLES

Following rigorous analysis and initial design explorations, a number of guiding principles were developed to form an overarching approach to the landscape strategy.

These were developed alongside the architects, ecologists and engineers to ensure that the principles were congruent across all disciplines whilst ensuring that landscape played an important role in determining the character and framework of the proposals.

#### LANDSCAPE PRINCIPLES

##### A. Sensitive integrate new development:

The business park will consider the wider landscape character to mitigate any impact on wider views by locating the development within the bounds of the original Business Park, and by retaining existing trees and shelter belts which align the River Wey. The planting strategy will further mitigate impacts and integrate development within the landscape.

##### B. Protect and conserve existing landscape assets:

Existing landscape assets will be protected, conserved and enhanced as far as possible. Existing trees, shelter belts, and drainage ditches will be retained to form part of the landscape structure and framework.

##### C. Improve ecology and biodiversity value:

A coordinated landscape and ecology strategy will be implemented to provide site-wide biodiversity gain. A range of habitat types with a biodiverse, predominantly native plant selection will be proposed.

##### D. Provide recreation and amenity for local people:

The landscape strategy will encourage permissive access to the River Wey, enabling connectivity with the wider PROWs.

##### E. A landscape for all seasons:

The planting design will celebrate seasonal change through a carefully selected planting palette used within the design of the central open space and plot frontages

## DESIGN APPROACH

### LANDSCAPE STRATEGY

#### THE LANDSCAPE STRATEGY

A landscape strategy was formulated through application of the overarching landscape principles .

The landscape strategy for Weybridge Business Park

- retain the majority of trees and shelter belts along the boundaries preserving the character and setting for the development.
- introduce new hedgerows and trees to the site, designed to screen or soften the built form and improve ecological connectivity.
- reinforce the existing character of the Business Park by clustering the development into parcels. Landscape elements such as specimen trees, hedge planting and woodland shelter belts are used to separate individual parcels, therefore allowing the surrounding landscape to flow into the development.
- retain the rural character by using a mostly native planting pallet and a simple material palette made up of understated and durable materials.

- improve existing and create new habitats for wildlife. The existing drainage ditches and Bourne will be maintained and enhanced with species rich grassland and riparian planting along the River Wey will benefit a range of wildlife.

LANDSCAPE PROPOSALS

# LANDSCAPE PROPOSALS

## ILLUSTRATIVE MASTERPLAN

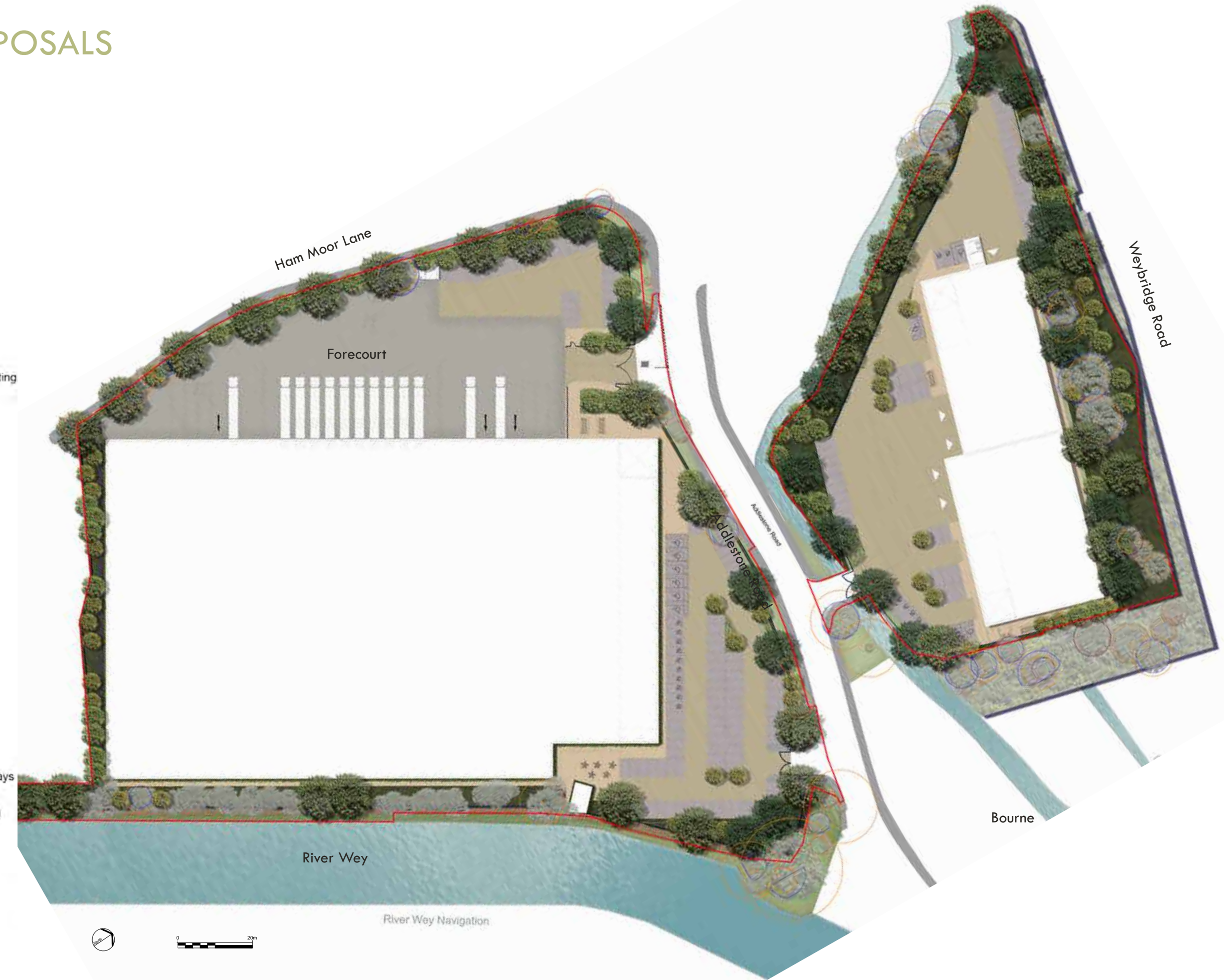


1. Ecological planting
2. Breakout space
3. Ecological connectivity
4. Frontages
5. Sustainable business park design
6. Social paces
7. Approach routes

# LANDSCAPE PROPOSALS

## Key

- Site boundary
- Retained trees
- Large tree
- Large Conifer tree
- Medium tree
- Small tree
- Species Rich Native Hedgerow Planting
- Species Rich Grassland
- Threshold Planting
- Evergreen Green Wall
- Existing draining ditch outside Site boundary
- Existing woodland outside Site boundary
- Existing woodland
- Boundary fence
- Acoustic barrier
- Furniture
- Concrete blister tactile paving
- Non-permeable asphalt to parking bays
- Concrete flag paving around building
- Concrete loading forecourt
- Permeable block paving within the parking circulation areas
- Bound gravel surfaced enhanced permissive path to River Wey
- Existing asphalt footway around Site boundary



# LANDSCAPE PROPOSALS

## LANDSCAPE MASTERPLAN - NORTHERN SITE



# LANDSCAPE PROPOSALS

## LANDSCAPE MASTERPLAN - SOUTHERN SITE

