



GUILDFORD
BOROUGH

James Whiteman
Managing Director

www.guildford.gov.uk

Dear Councillor

PLANNING COMMITTEE – WEDNESDAY 14 JULY 2021

Please find attached the following:

Agenda No	Item
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7.	<u>Presentations</u> (Pages 1 - 56)
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Yours sincerely

Sophie Butcher, Democratic Services Officer

Encs

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20/P/01148

**Land south of, Beech Lane,
Normandy, GU3 2JH**

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Front Elevation
1:100



Side Elevation
1:100



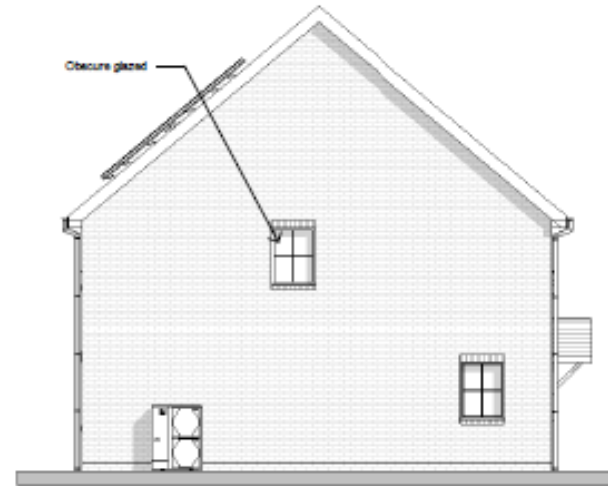
Rear Elevation
1:100

3 BED 5 PERSON HOUSE & 2 BED 4 PERSON HOUSE



Front Elevation

1:100



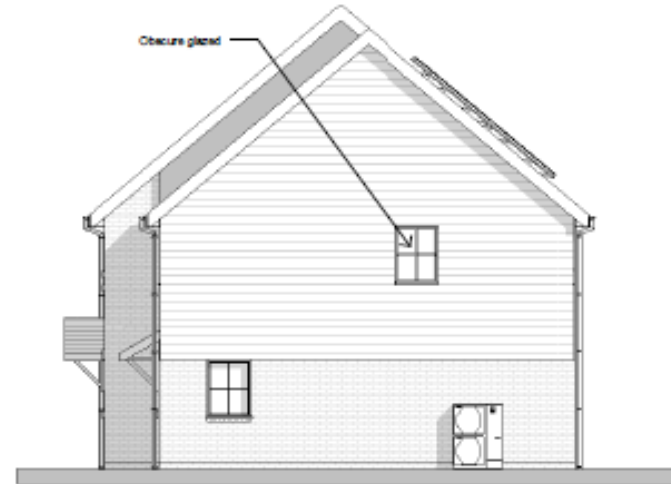
Side Elevation 1

1:100



Rear Elevation

1:100



Side Elevation 2

1:100



Street Scene from Beech Lane

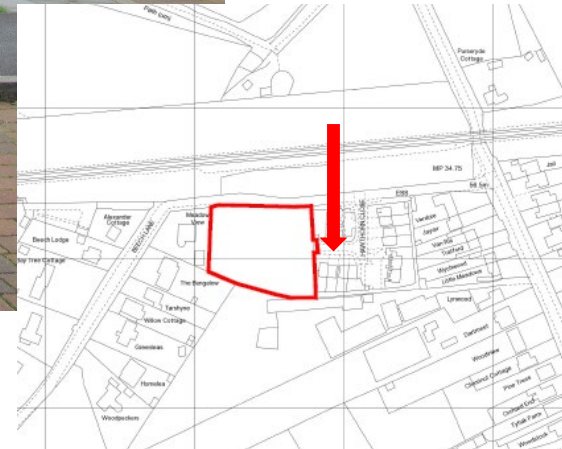


North Facing Street Scene



South Facing Street Scene

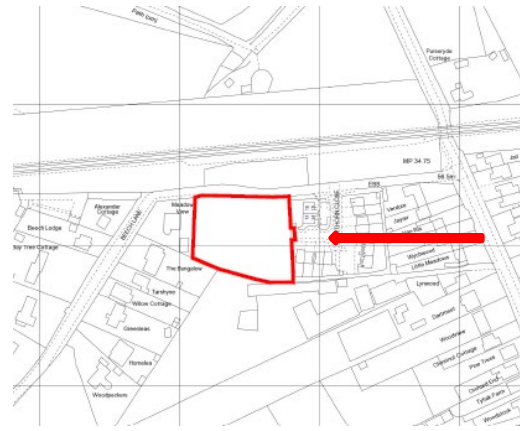




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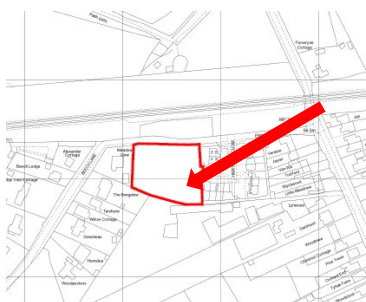
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20/P/02067

**Manor Farm, East Lane,
West Horsley, Leatherhead,
KT24 6HQ**

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East Lane Parcel

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Tenure Mix and Heights

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KEY
Site Boundary

Approximate extent of existing woodland blocks (dashed red) - to be cleared to create open rides of varying width along path routes. To increase safety and create open areas to exercise dogs.

Existing woodland
Management by thinning to diversify the structure and reduce the density of trees, (that are all of a similar age structure). Refer to SANG Management Plan.

Existing trees retained

Meadow seeding - hedgerow mix containing shade tolerant grassland and wildflower species.

Meadow grass seeding - General meadow grassland mix

Grassland seeding - natural grassland mix.

Proposed specimen tree

Low native planting - perennials and bulbs

Existing surfaced paths retained.

Unsurfaced path - grass track.

New surfaced footpaths.

New unsurfaced woodland tracks through woodland clearings. To increase informal routes and permeability through SANG.

Shallow swale and bund (refer to Cannon FRA Report)

New Benches

Information Signage

Wayfinding Signage/ Markers

Area Proposals

- A - SANG Car Park
To be clearly signposted from Long Reach and with wayfinding signage within the site.
Safe access between car park and SANG, with no road crossings.
- B - Entrance to SANG (South)
Woodland clearance from path edges (minimum 4m wide clearance), to open up views and improve natural surveillance and perception of safety.
- C - Central area cleared of woodland to create a large open exercise area for dogs off the lead. Specimen tree planting as focal points in the landscape.
- D - Entrance to SANG (North)
Woodland clearance from path edges (minimum 4m wide clearance), to open up views and improve natural surveillance and perception of safety.
- E - Existing ponds.
Selective clearance of trees and vegetation to reduce overshadowing and to open up views from path routes.

SANG Car Park
(Start and End of circular route)

SANG Overspill
Car Parking



Front Elevation



Side Elevation A



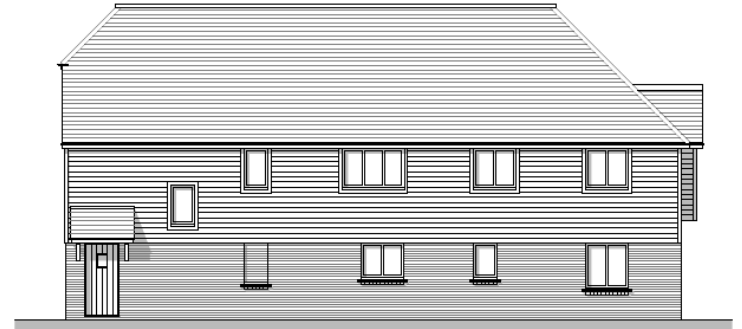
Rear Elevation



Side Elevation B



Front Elevation



Side Elevation A



Rear Elevation



Side Elevation B



Front Elevation



Side Elevation A



Rear Elevation



Side Elevation B



Datum 45.000

Street Scene G-G

Building 3 Elevations and Streetscene

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Front Elevation



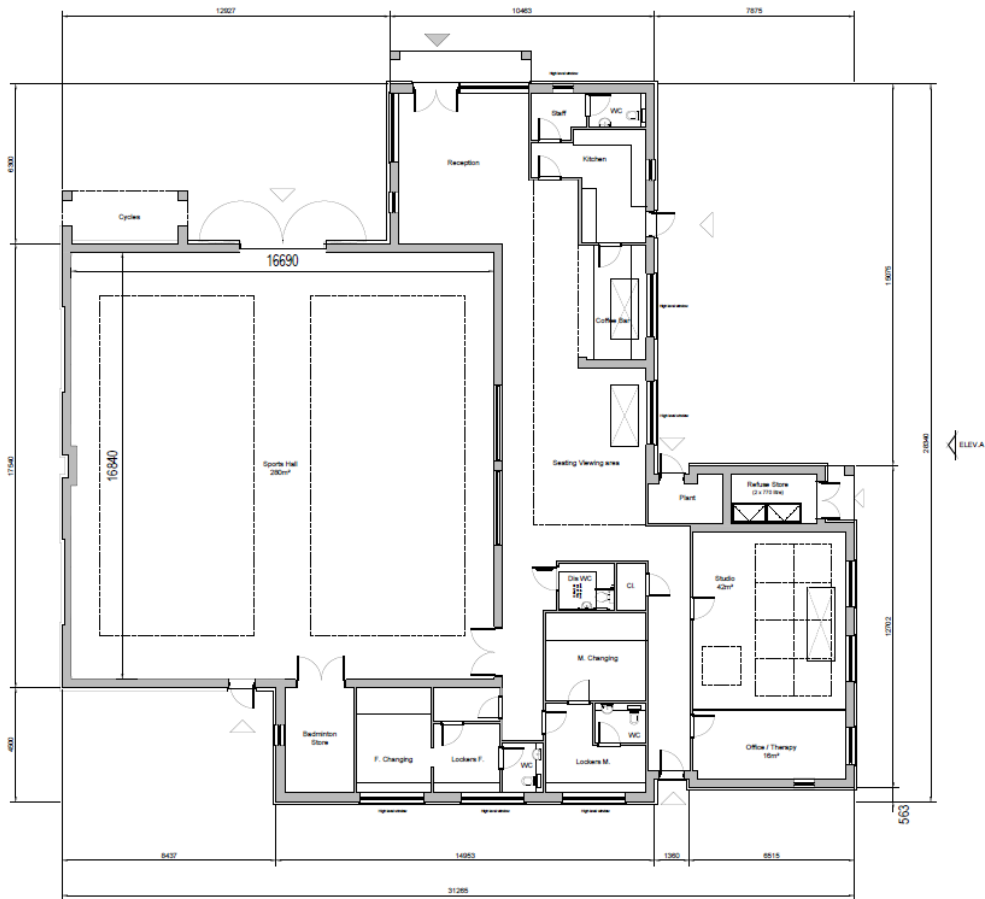
Side Elevation A



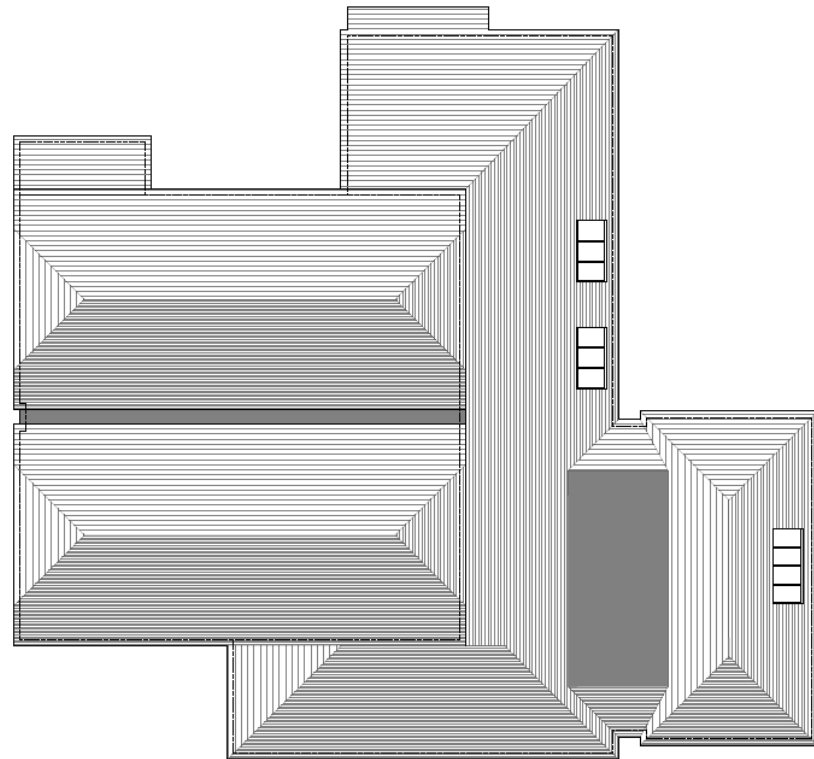
Rear Elevation



Side Elevation B



Ground Floor Plan



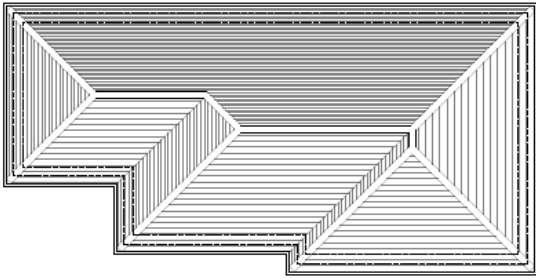
Roof Plan

Sports Hall Floorplans and Roof Plan

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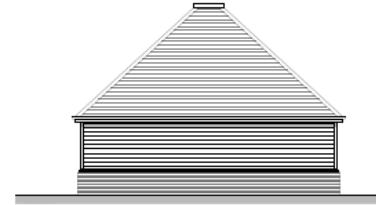
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Roof Plan



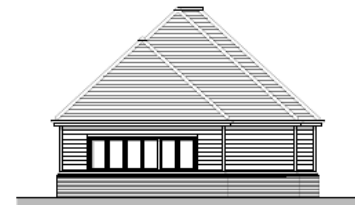
Front Elevation



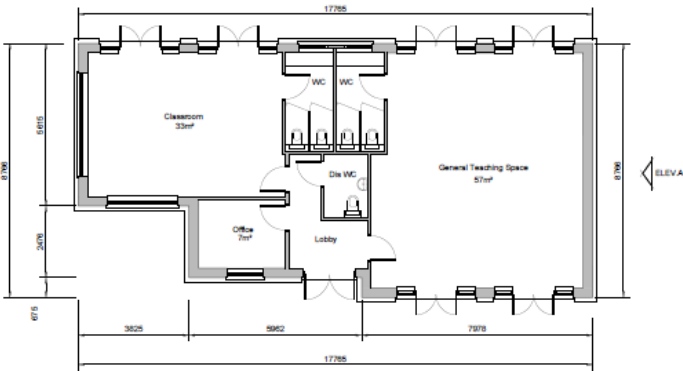
Side Elevation A



Rear Elevation



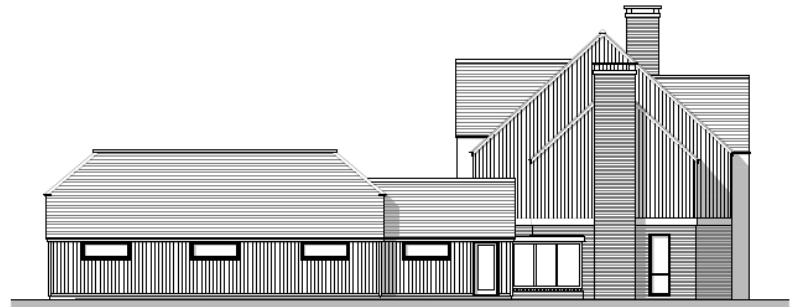
Side Elevation B



Ground Floor Plan



Front Elevation



Side Elevation A



Rear Elevation



Side Elevation B



Front Elevation

Plot 19 and 31



Side Elevation A



Front Elevation

Plot 21, 30 and 35



Side Elevation A

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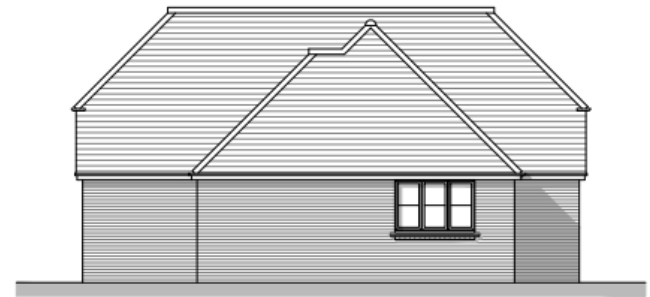
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Front Elevation

Plot 49

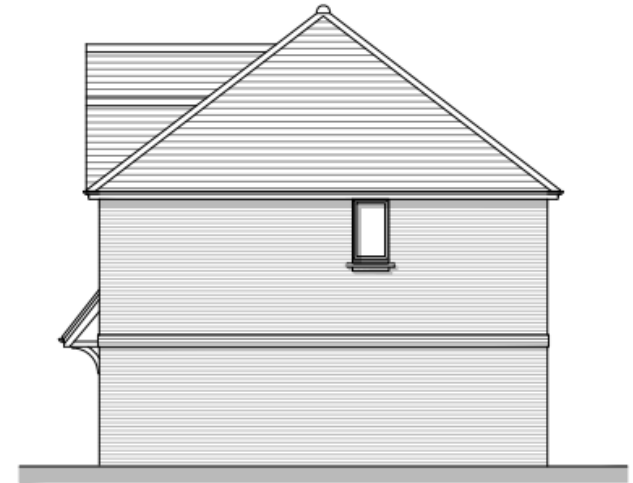


Side Elevation A



Front Elevation

Plot 81 - 83



Side Elevation A

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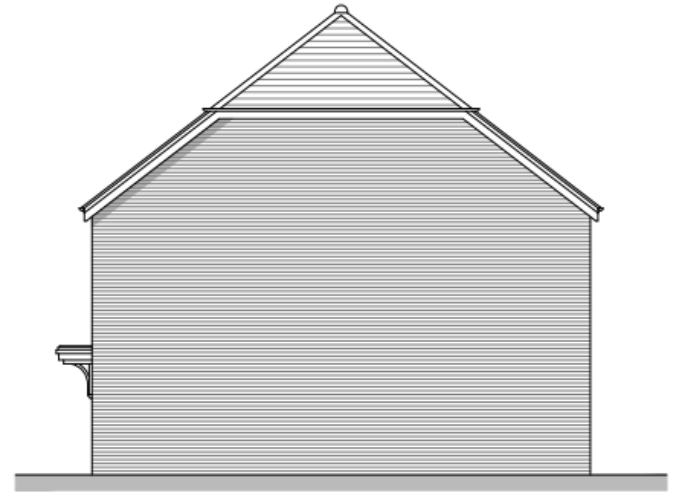
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Front Elevation

Plot 94 - 95

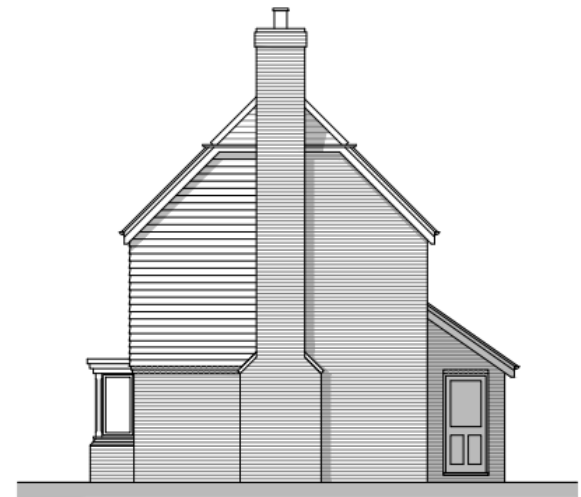


Side Elevation A



Front Elevation

Plot 110



Side Elevation A

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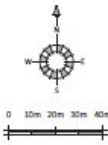


Proposed Streetscenes

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Datum 50.000
Street Scene A-A



Datum 50.000
Street Scene B-B



Keyplan



Datum 50.000
Street Scene D-D



Datum 50.000
Street Scene C-C

Proposed Streetscenes

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Illustrative Perspective 1 - Arrival into Northcote Farmstead
Land at Manor Farm, East Lane, West Horsley, KT2 6HQ

19105 / C202A

NTS @ A3 March 2021

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Illustrative Perspective



Illustrative Perspective 3 - Village Green
Land at Manor Farm, East Lane, West Horsley, KT24 6HQ

19105 / C204

NTS @ A3 November 2020

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Illustrative Perspective 4 - Northern Square
Land at Manor Farm, East Lane, West Horsley, KT24 6HQ

19105 / C205

NTS @ A3 November 2020

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Illustrative Perspective 2 - Farmstead Lane Looking North
Land at Manor Farm, East Lane, West Horsley, KT2 6HQ

19105 / C203A

NTS @ A3 April 2020

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Guildford, GU4 7LS**

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Front Elevation



Rear Elevation



Front Elevation



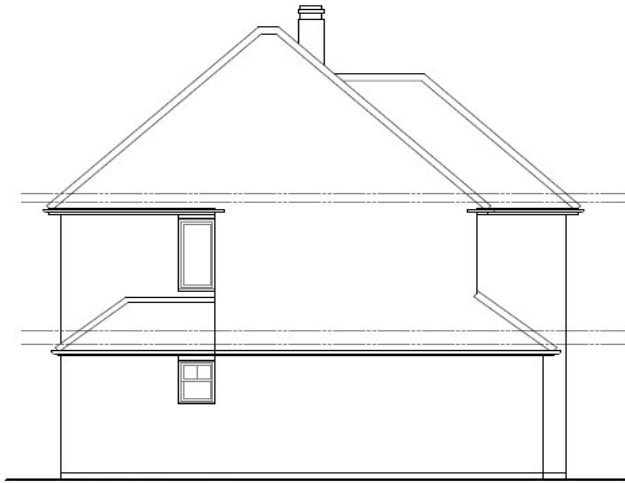
Rear Elevation

**Existing and Proposed Front
and Rear Elevations**

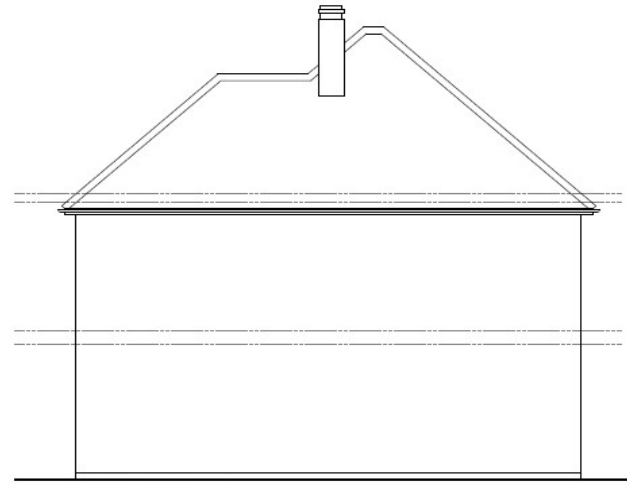
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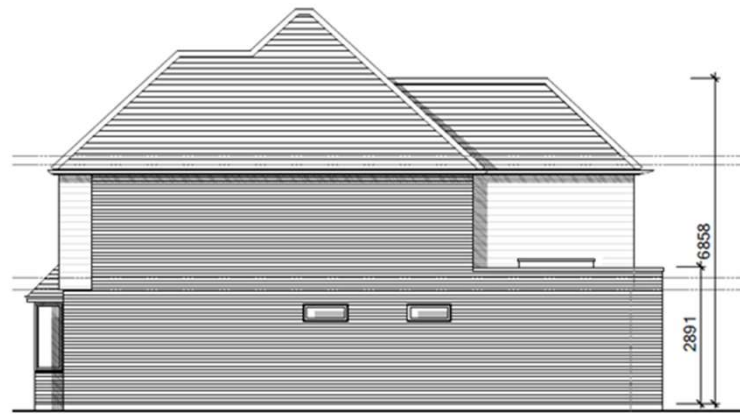
Side Elevation



Side Elevation



Side Elevation

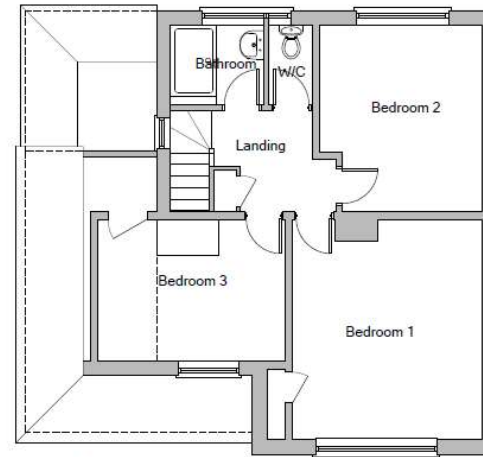


Side Elevation

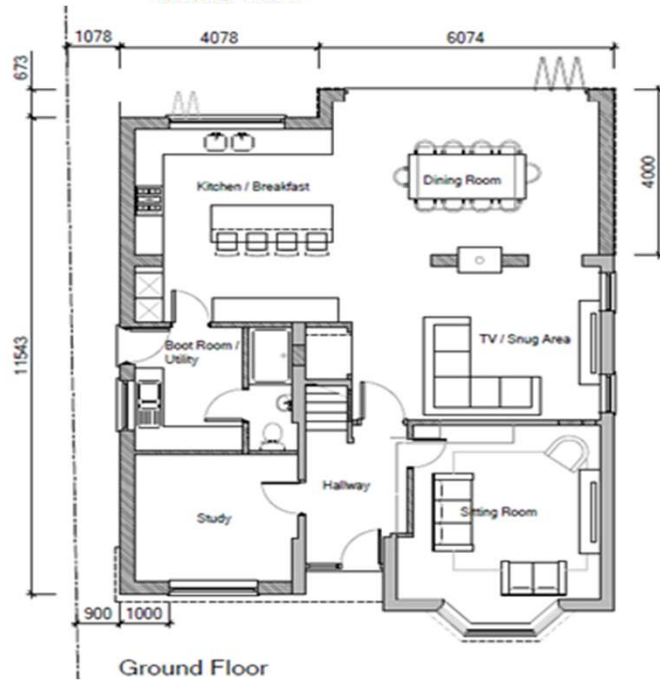
Existing and Proposed Side Elevations



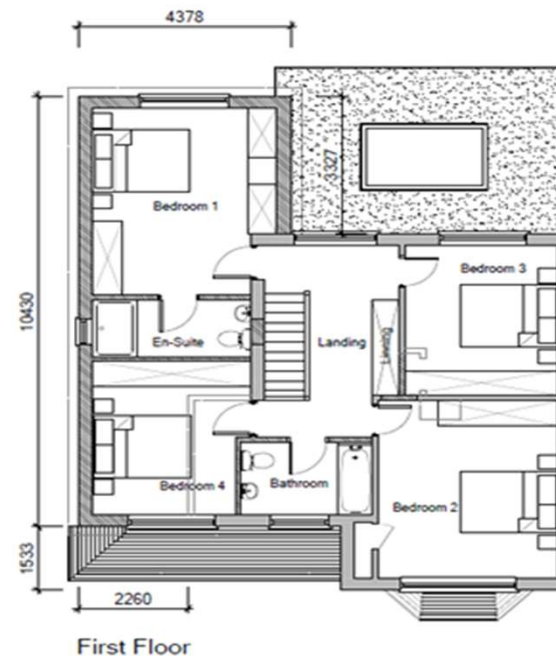
Ground Floor



First Floor



Ground Floor



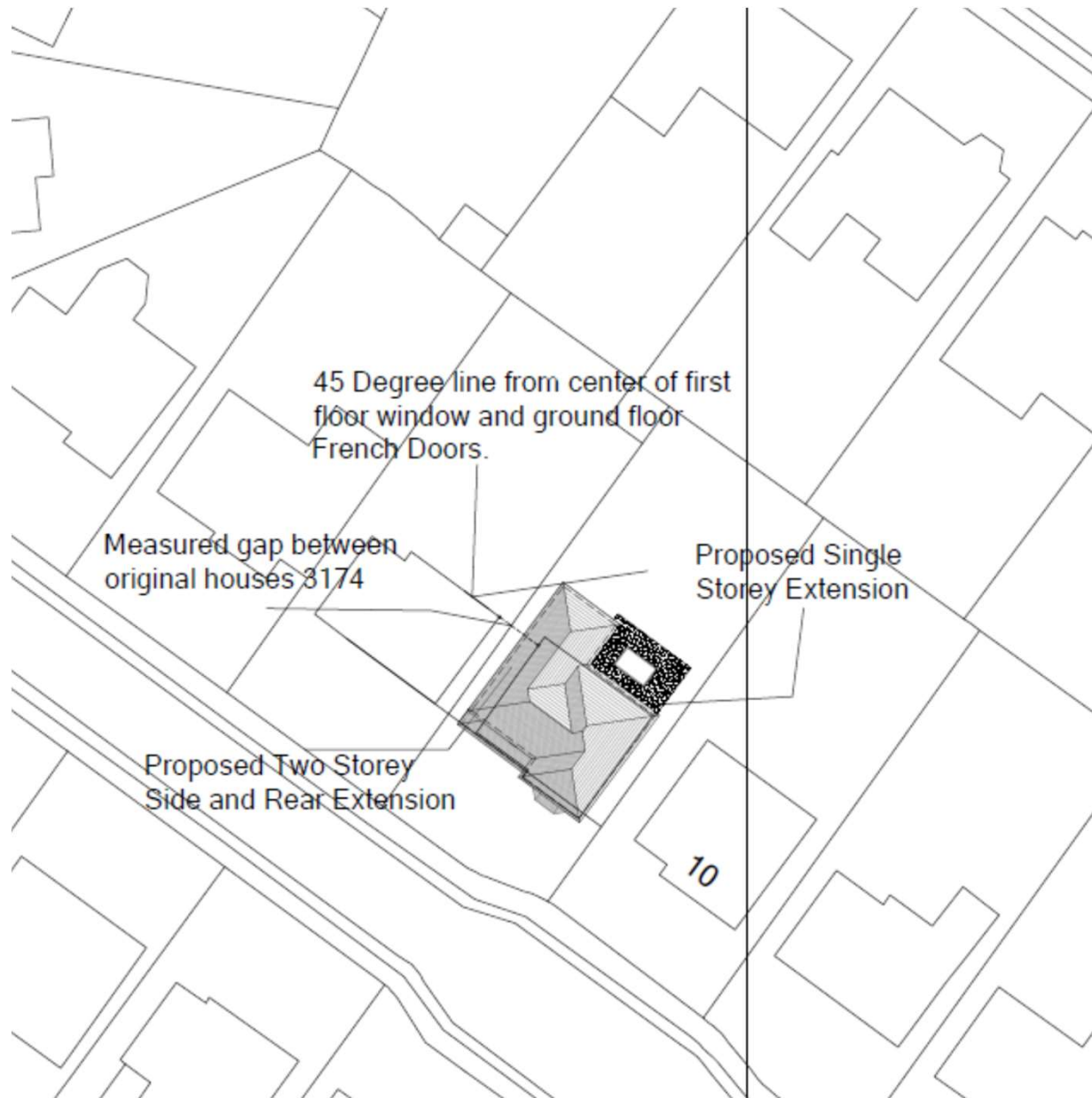
First Floor

Existing and Proposed Floor Plan

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