Land Adjacent to Trumpsgreen Road
(Site Ref: SL10)

Initial Design Report & Masterplan

February '18
CONTENTS

Introduction

1.0 Site Analysis
Site Location Plan
Wider Area Analysis
Wider Context Photographs
Aerial Site Photographs
Constraints Aerial
Site Constraints Diagram
Site Constraints Sections

1.0 Site Survey

2.0 Topographical Survey

3.0 Tree Survey

4.0 Transport
Highways summary
Proposed New Roundabout

5.0 FRA & Drainage
Risk of Flooding
Surface Water Management
Surface Water Management - SUDS Photographs

6.0 Initial Sketch Diagrams
Methodology and Scheme Development - Options 1 - 2
Methodology and Scheme Development - Options 3 - 5
Methodology and Scheme Development - Options 6 - 8

7.0 Concept Diagrams
Access
Existing Green Buffer
Key Relationships
Proposed Density Diagram
Access Routes Across Site
Proposed Massing Diagram
Proposed Landscaping and Amenity
Proposed Concept Masterplan
Masterplan Analysis - Sector 1 - Low Density Housing
Masterplan Analysis - Sector 2 - Medium Density Housing
Masterplan Analysis - Sector 2 - Apartments

Conclusion
INTRODUCTION

The Land Adjacent to the north of Trumpsgreen Road in Virginia Water (Site Ref: SL10) is identified in the Additional Sites and Options Consultation as being considered for release from the Green Belt.

The site is 5.1 hectares and is flanked to the south by Trumpsgreen Road, with Wentworth Golf Club to the west and the properties on Knowle Hill to the North and East. The site is located approximately 2 miles from Virginia Water Town Centre.

During the Consultation Process the Council indicated that further work would take place to develop and refine capacity assessments of the various sites.

This document seeks to demonstrate the deliverability of the site as it has been prepared on behalf of the landowners by WaM Architecture supported by Kevin Scott Consultancy Limited (Planning Consultants) to assist with that process. It has been informed by considerable survey work, research and technical input from key specialists.

The proposed masterplan therefore illustrates the capacity and concepts based on evidence and input from an experienced Design Team.
1.0 Site Analysis
SITE LOCATION PLAN  1:2500
WIDER CONTEXT PHOTOGRAPHS

01

02

03

04

05

06

07

08
AERIAL SITE PHOTOGRAPHS

1

2
Section lines; Section A-A and B-B are shown on p.11