Maybourne Rise, Woking

Design Review Panel

Document no. 927-LR-002

corylus Planning & Environmental Ltd

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Corylus + ADMG

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1 Development Team

Corylus Planning and Environmental Ltd was founded in 2005 and is a multi-disciplinary environmental consultancy offering services in:

- Planning,
- Landscape architecture,
- Architecture and
- Hydrology,

Our dedicated team can accommodate all types and sizes of development project across the UK, offering superb service with an excellent track record and high level of success.

Our key sectors include:

- Residential,
- Renewable Energy,
- Rural diversification,
- Leisure.

Our culture is to encourage our team to work collaboratively, embrace creativity and ideas and to value our colleagues, underpinned by professionalism.

Our Mission:
To enrich places, communities and wellbeing.

ADMG is a development management company representing investors and landowners to deliver places with intent.

Every scheme is architecturally led and built with a whole-life view of carbon and quality.

ADMG principles

01

Trust comes first
landowners and partners work with us because we do what we say.

02

Build for the future
Whole-life thinking on carbon, energy and longevity.

03

Develop in harmony
places that sit well in their setting and add to the street.

04

Exceed expectations
A standard that speaks for itself when the scaffolding comes down.

2 Planning Parameters

Planning Policy Context

The Government has committed to deliver 1.5 million new homes. As part of its planning reforms to achieve this, national policy changes have been made concerning local authority housing targets and Green Belt policy reform.

Housing in Woking Borough

The Adopted Core Strategy (2012) requires 292 dwellings per year in Woking. The new standard method approach requires 746 per year. This will require a step change in delivery.

The Council is preparing a new Local Plan and planning applications for large scale housing development are coming forward.

Green Belt Relaxation

The NPPF published in December 2024 brought in relaxation of the restrictive approach to development in the Green Belt in some circumstances:

- Grey Belt land
- No 5 year housing land supply
- Sustainable locations

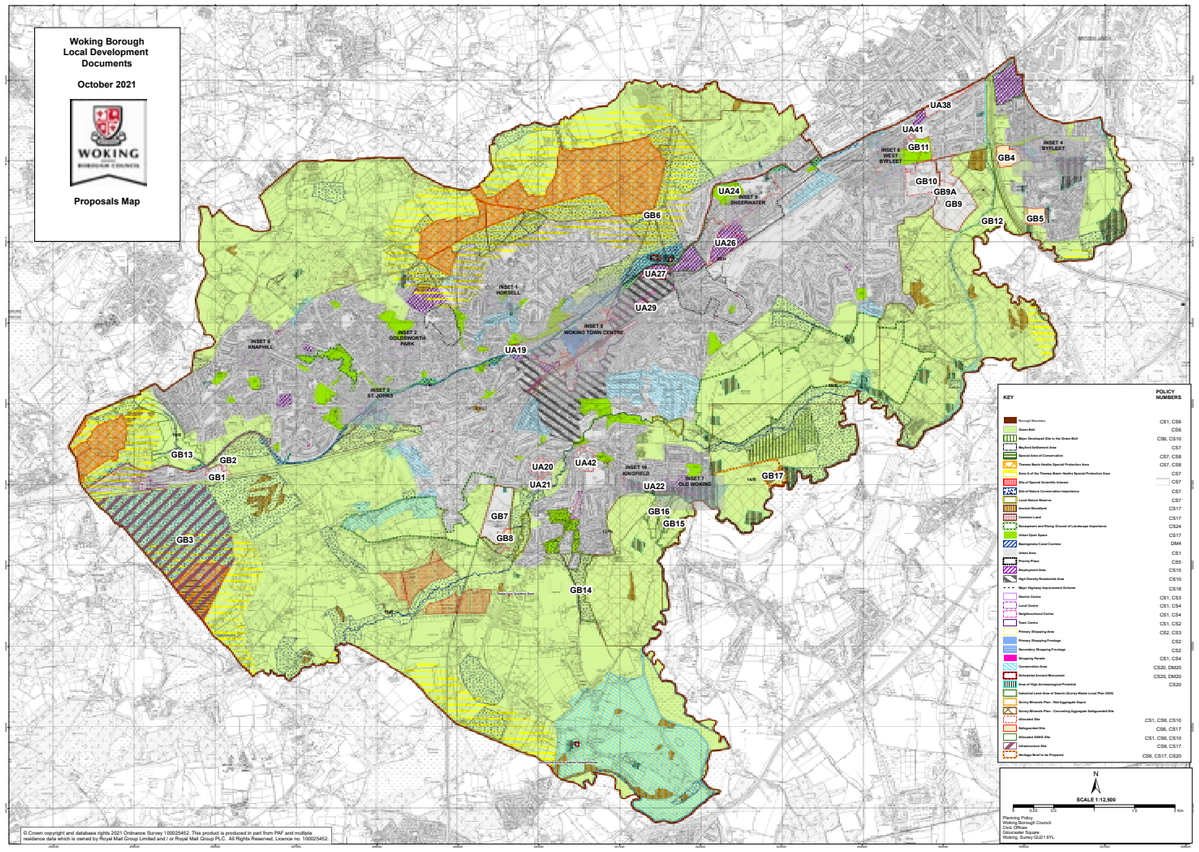
Where these circumstances exist, development is not inappropriate (NPPF para 155). Development must also meet ‘golden rules’, providing 50% affordable housing and with access to green spaces (NPPF para 156).

Design and Detailed Matters

Core Strategy Policy CS11 expects a mix of dwellings to be provided and says that the majority of need is for 2-3 bed dwellings. However, paragraph 5.72 says that mix should respond to local character and that the policy should allow for flexibility.

Policy CS21 sets out a number of design matters that should be considered and addressed, including:

- Create places with identity
- Character and scale
- Consider relationships - public/private, amenity
- Landscaping should enhance setting



3 Application

The Design Team with other consultants are seeking to submit an Outline Planning application for the site east of Maybourne Rise, Woking.

The vision for the site is to provide high quality residential development of up to 40 dwellings including open space and for play.

The development will integrate and connect with the local character whilst enhancing the existing green infrastructure and built form.



Google Earth image showing site red line boundary

4 Site Context

4.1 Locality

Woking is a borough and town in north-west Surrey, approx. 23miles from central London.

The majority of the borough is drained by the River Wey, flowing along the south-eastern boundary of the borough. The northern part of the borough is drained by tributaries of the River Bourne.

The Basingstoke Canal runs west to east, following the partly culverted Rive Ditch.

Imagery on this page is a selection of key features within the borough of Woking in proximity to the development site.

Locations are provided in the map below.

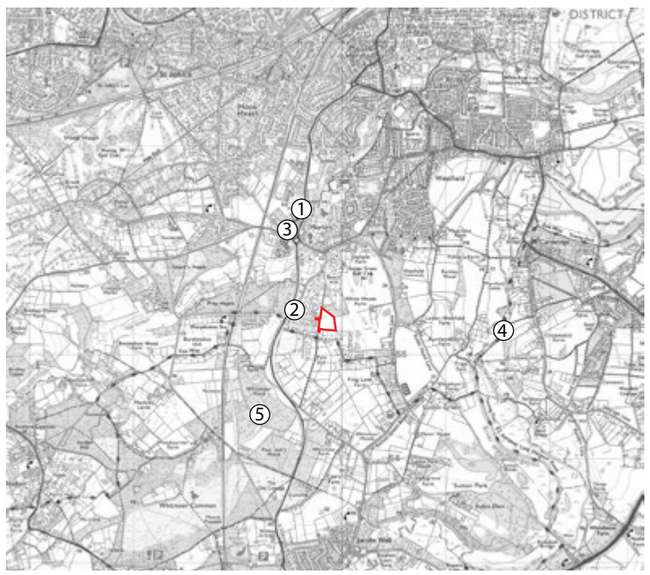


Image location plan (with development site in red)


1 - Bird in Hand public house


2 - Maybourne Rise residential property


3 - Local Parade of shops


4 - River Wey Navigation

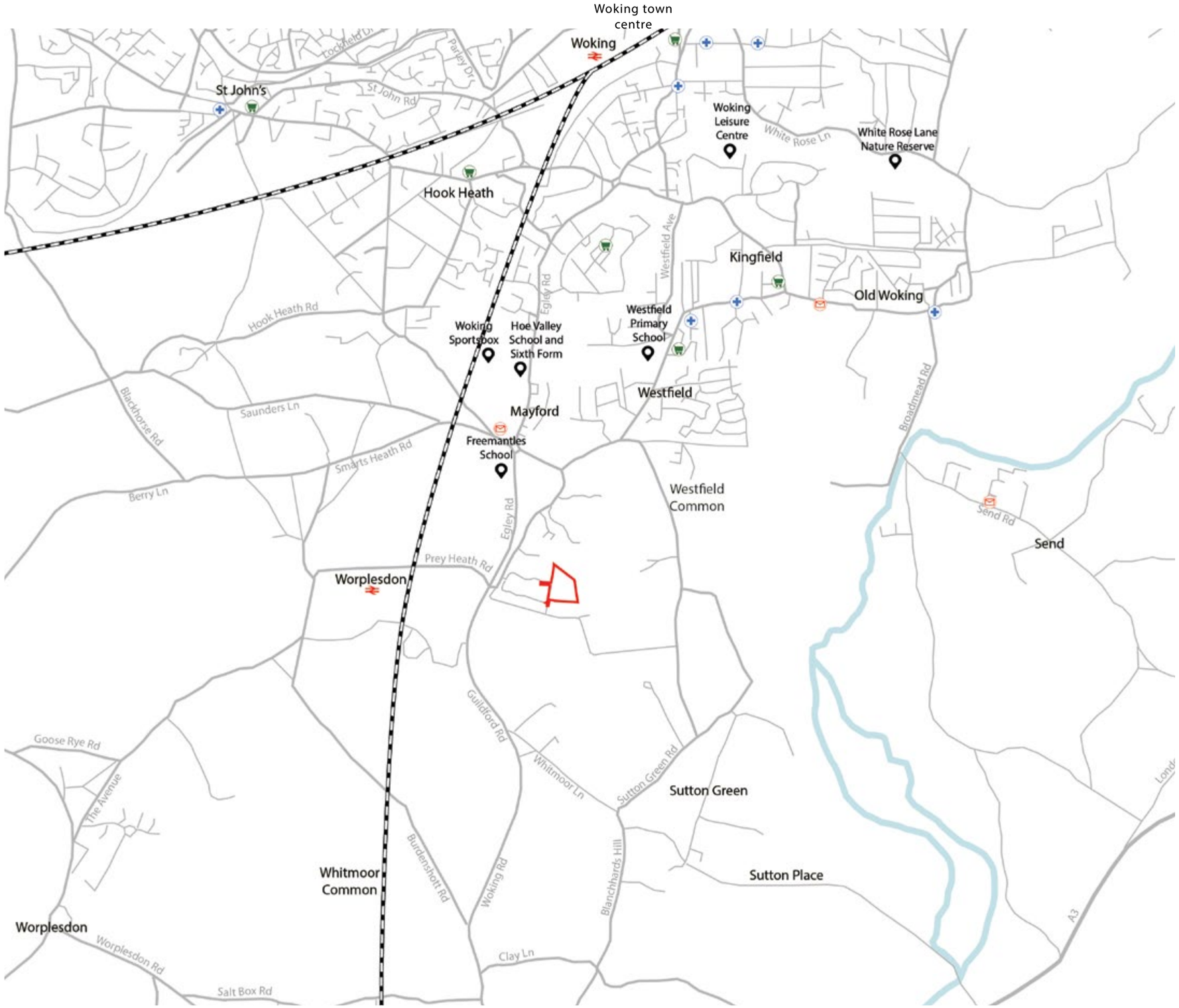

5 - Whitmoor Common Land

4 Site Context

4.2 Key facilities

The diagram on this page illustrates the proximity to facilities such as schools, post offices and grocery stores.

The proposed development boundary is shown in red outline.



Key

- Proposed site boundary
- Post office
- Groceries
- GP surgery

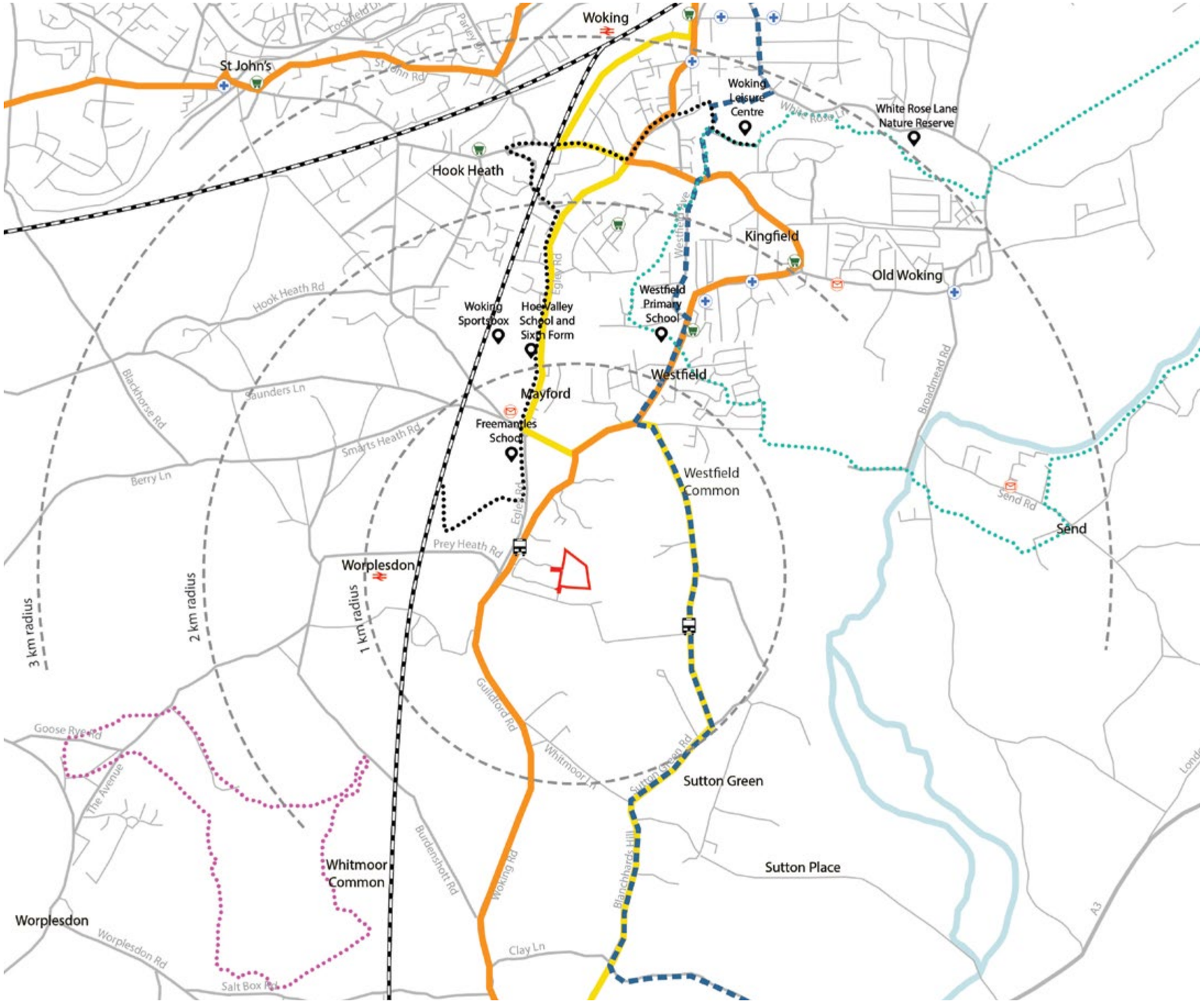
4 Site Context

4.3 Transport links and trails

The adjacent diagram illustrates the key transport connections in relation to the development site.

The site has nearby access to two local bus routes, a national cycle route and various trails within local common land.

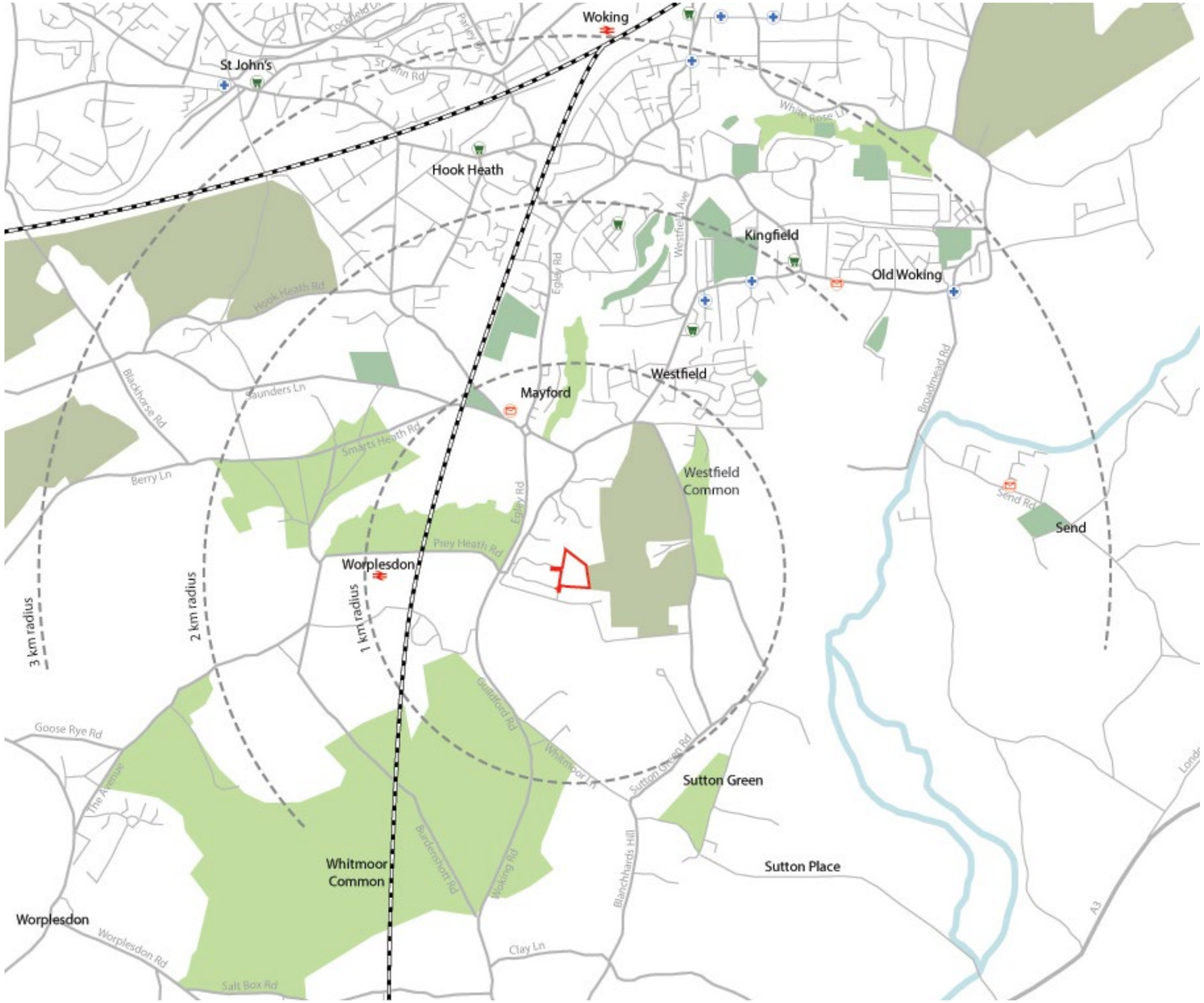
Worplesdon train station connects to the main Woking station (to the north) on the main line to London. To the south the railway connects with Guildford and onto Portsmouth.



4 Site Context

4.4 Open space and leisure

The diagram on this page illustrates the various open green spaces including Common Land, golf courses, playgrounds and sports fields.



Key

- Proposed site boundary
- Public open space (including Common Land) and recreation grounds
- Golf course
- Playground and sports fields

4 Site Context

4.5 Site Context analysis

The diagram on this page illustrates some of the local designations such as Listed Buildings (all grades combined), Conservation areas, Site of Special Scientific Interest (SSSI) and the public rights of way network.

The Conservation areas include;

- Old Woking,
- Sutton Park/Sutton Place
- Gorse Hill (Hotel)
- Mount Hermon and Ashwood Road
- Pond Road and St Johns

The SSSI shown is Whitmoor Common Land. This is a 166ha (410 acre) area and falls within the Thames Basin Heaths Special Protection Area. The site is managed by the Surrey Wildlife Trust.
Whitmoor Common comprises a variety of heathland, woodland, meadow, still and running water.



Key

- Proposed site boundary
- Public right of way
- Site of special scientific interest (SSSI)
- Conservation area
- Listed building

4 Site Context

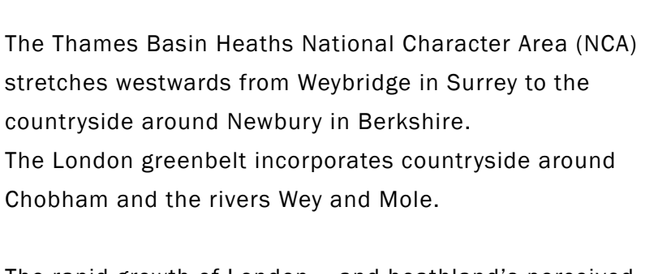
4.6 National Landscape character

In line with Natural England's National Character Area profiles, Woking and the development site falls within NCA Profile: 129 Thames Basin Heaths.

The Thames Basin Heaths National Character Area (NCA) stretches westwards from Weybridge in Surrey to the countryside around Newbury in Berkshire.
The London greenbelt incorporates countryside around Chobham and the rivers Wey and Mole.

The rapid growth of London – and heathland's perceived scenic qualities – gave rise to residential development in the east from the 18th century onwards. Park estates, modest country houses and villages grew up, as well as golf courses. Since the mid-19th century, residential development has been intensive in the east, creating large towns such as Ascot, Camberley, Farnborough and Woking.

Landform is dominated by flat or gently sloping plateaux with numerous watercourses incising broad or sometimes steep-sided river valleys. At the eastern end around Woking the land falls into the depressed area of the London Basin. Other low lying areas are flood plains of the River Kennet and lower reaches of the Loddon and Blackwater. The River Kennet has a wide flood plain with a lowland river and vale character.



River Kennet flowing through fields and trees
(source; Rob Appleby, NCA 129)



1 - National Character Profile: 129 Thames Basin Heaths and Surrey county border

Key Characteristics

- Plateaux of Tertiary sands and gravels in the London Basin, with intervening river valleys floored by London Clay. In the far west, Chalk forms the Hampshire Downs escarpment and the river beds of the Kennet and Pang.

- High woodland cover, offering an array of colour in the autumn. Conifers and large plantations on former heathland are dominant features in the east, while the west is scattered with small, semi-natural woodlands on ancient sites.

- Acid, leached soils mean that farming on the plateaux is limited to rough pasture, and that alternative land uses (such as forestry, golf courses and horse paddocks) have emerged. Heather, gorse, oak and birch all thrive here. Arable land and improved pasture are found in the valleys, on alluvium.

- Beyond the large areas of heathland and woodland, there is a patchwork of small to medium-sized fields with woods. The legacy of historic hunting forests includes veteran trees, ancient woods, ancient hedgerows and parklands. Historic meadows remain as fragments along watercourses.

2 - Extract from National Character Area Profile: 106 Severn and Avon Vales, key characteristics

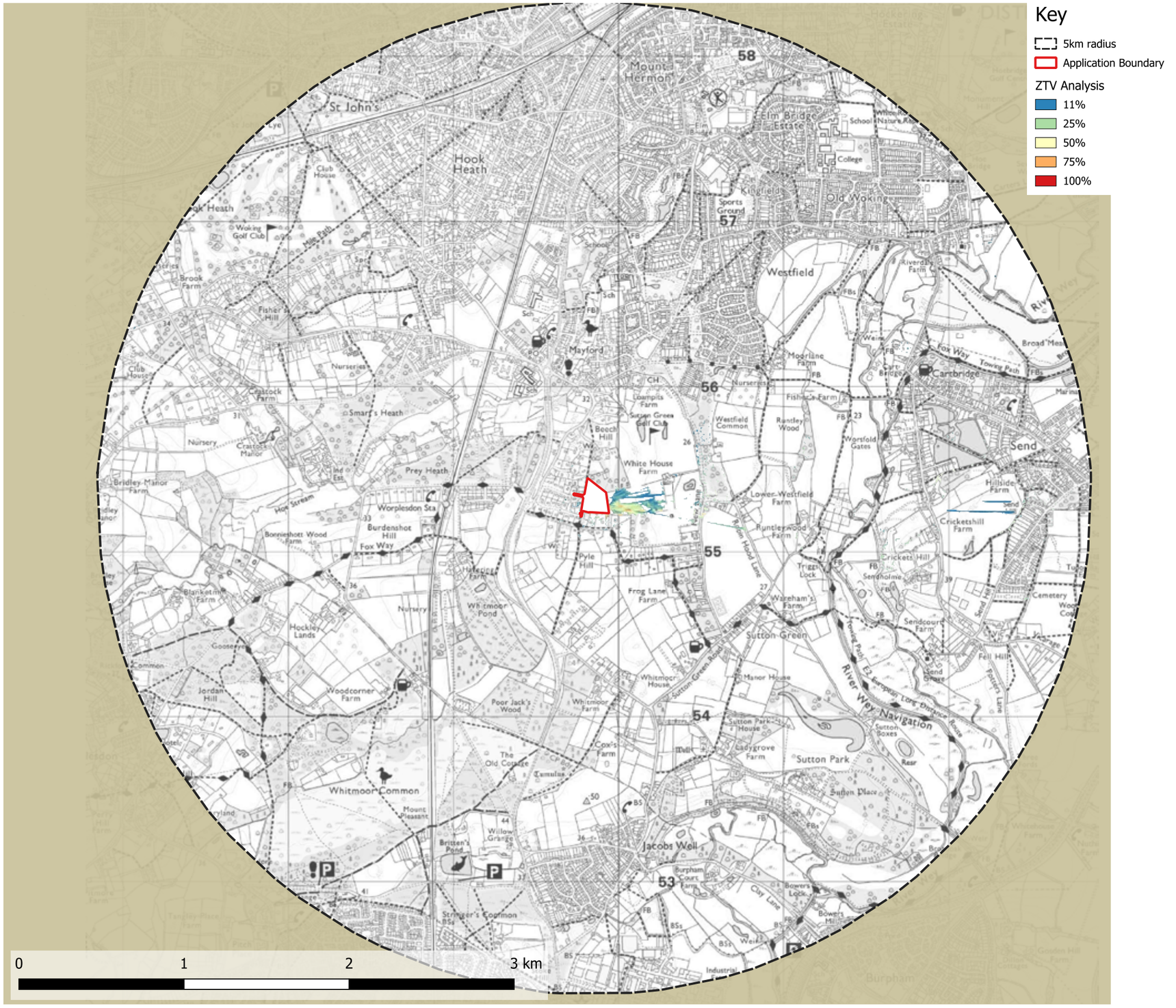
4 Site Context

4.7 Landscape Visual impact

As part of the application pack a Landscape Visual Impact Assessment will be carried out to assess the development sits comfortably within the local character and key local views.

The adjacent diagram indicates the theoretical visibility of the development to a 3km radius.

As indicated, due to the retention of the existing vegetation and built form in the vicinity, this site is well screened with the majority of visibility to the east within the Sutton Green Golf Course.



5 Neighbouring development

5.1 Sutton Green Golf Club

"The vision for Sutton Green is to create a vibrant landscape led extension to the community with homes and local amenities and deliver outstanding open space for the area."

It will be a truly special and sustainable place to live that embodies 21st century life and embraces innovation.

The vision is:

- To create beautifully and imaginatively designed homes with gardens, combining the best of town and country;
- To create housing for all generations through the provision of market housing, affordable homes and a care home
- To create a range of local services and associated jobs in a high-quality setting within easy commuting distance of homes by foot and cycle, enhancing the accessibility of the wider area
- To deliver a walkable, vibrant development with sociable neighbourhoods
- To create an environment and homes where people want to live and work, minimising the need to travel by car
- To provide an integrated and accessible transport system, with walking, cycling and public transport designed to be the most attractive forms of local transport
- To create a unique landscape environment integrated with extensive publicly accessible green spaces which respects its landscape setting including a 13ha SANG country park within a short walk of every home
- To deliver significant social, economic and environmental benefits for new residents and improvements to the wider community in the district
- To promote a mixed-use sustainable development of locally inspired distinct character areas
- To enhance the natural environment, providing a comprehensive green infrastructure network and in excess of a 10% net gain in biodiversity on site



1 - Proposed Site Block Plan - prepared by Clague Architects

6 The Site

6.1 Site photos

This page shows a collection of photos taken from key locations within the proposed site. Important existing features are identified along the boundaries as well as key views to and from the site are highlighted for consideration.

The location plan below indicates locations of photos.

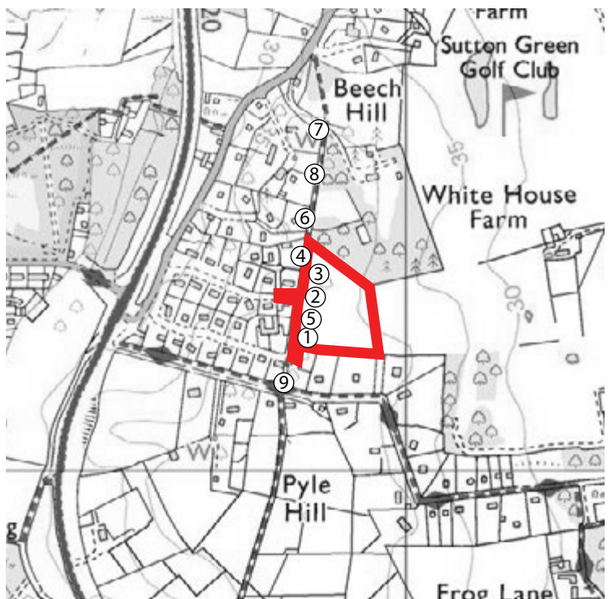


Photo location plan (with development site in red)


1


2


3


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6 The Site

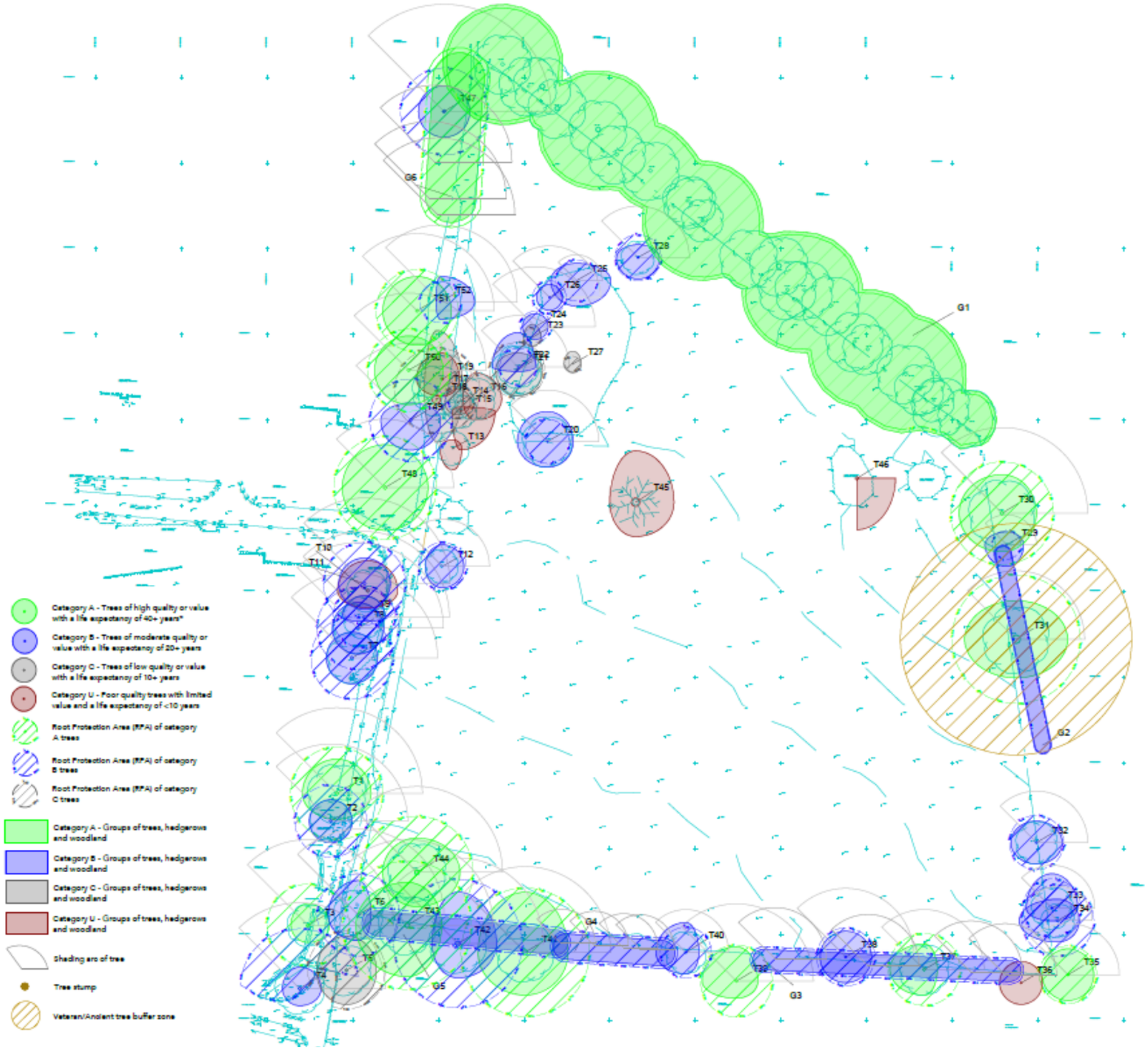
6.2 Existing Site

The plan illustrates the existing vegetation within and surrounding the development site.

Key vegetation specimens include the veteran tree on the eastern boundary and its associated exclusion zone.

Within the site are a number of dead (Cat.U) trees, the proposals seek to relocate these within the site to maintain any habitats that have been created and allow new ones to be created within the same location.

The majority of Cat A trees are to the periphery and all proposed to be retained and protected during the construction phase.



7 The proposal

7.1 Thrive layout

The adjacent plan is an early feasibility study illustrating a layout suitable to this site.

This layout was proposes 39 units (19 affordable and 20 market) in a combination of detached, semi-detached and flats/maisonettes.

The unit sizes proffered with this layout are larger then the typical standards with the aspiration of delivering a higher quality scheme.

The plan seeks to retain some of the existing vegetation within the site, however this drawn prior to all constraints being identified, such as the veteran tree and its associated off-set.

Within the proposals there is a Local Area of Play (LAP), habitat area/meadow and a SuDS basin

This layout was created ahead of key elements being known, such as;

- Veteran tree,
- Apartments,
- Extent of Maybourne Rise (‘dirt track’)



7 The proposal

7.2 Site evaluation

The diagrams on this page highlight existing constraints and opportunities to be considered while developing the new proposal.



Planning designations and neighbouring developments



Existing topography and surface drainage

Key

- Proposed development boundary
- Other existing residential developments
- Approved residential development
- Public Right of Way
- Existing water flow direction
- Existing topography
- Existing trees root protection area
- Veteran tree buffer zone
- Screening opportunity
- Key existing views towards river Avon
- Existing development
- Existing trees



Existing trees root protection areas (RPAs) and utilities



Access connections and views

7 The proposal

7.3 Proposed development considerations & design principles

The site evaluation is key to inform the design for the proposed site. The diagrams on this page depict the process of developing the concept layout informed by the site evaluation conclusions and reflecting on the design principles prescriptions as listed below:

- Create a layout that integrates harmoniously into the local character
- Inform the design by local policies
- Create scale and proportion relevant to people and the surrounding buildings and spaces
- Respond to key focal points, views and vistas;
- Clearly distinguish between private and public space;
- Use quality materials and detailing.



Existing access links to wider context and proposed primary circulation axis



Built form and greenspace



Provision for play and SuDS feature



Proposed circular pedestrian route and provision for connection to the adjacent site to the east.

Key

- Proposed development boundary
- Proposed vehicular circulation
- Existing pedestrian circulation
- Proposed pedestrian circulation
- Proposed built form area
- Proposed open space area
- Proposed water management features
- Proposed indicative play area
- Existing vehicular and pedestrian access
- Existing pedestrian access

7 The proposal - unit sizes

7.4 Unit size comparison

The Thrive layout as described on the previous page included larger property sizes compared to the minimum requirements as set out by the Technical Housing Standards shown in the adjacent table.

The notable size differences compared to the 40 unit scheme are as follows;

Market units
3B.1, 2 storey dwelling - 102m² // 110m²
4B.3, 2 storey dwelling - 124m² // 140m²
4B.2, 2 storey dwelling - 124m² // 152m²
4B.1, 2 storey dwelling - 124m² // 172m²
5B, 2 storey dwelling - 128m² // 214m²

Affordable units
2B.1, 2 storey dwelling - 79m² // 106m²

Shared ownership
2B.1, 2 storey dwelling - 79m² // 106m²
4B, 2 storey dwelling - 124m² // 130m²

The intention with proposing larger unit sizes is to replicate, where possible, the residential house sizes found on Maybourne Rise and creating a bespoke desirable scheme.

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37)[2]			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Technical housing standards - nationally described space standard (https://www.gov.uk)

UNIT MIX

MARKET UNITS

UNIT TYPE	HOUSE TYPE	NO.	SQ.M	SQ.FT
5B	DETACHED	4	214	2304
4B.1	DETACHED	4	172	1852
4B.2	DETACHED	4	152	1636
4B.3	DETACHED	2	140	1506
3B.1	DETACHED	3	110	1184
2B	SEMI-DETACHED	4	90	969

MARKET TOTAL: 21 UNITS

AFFORDABLE UNITS

UNIT TYPE	HOUSE TYPE	NO.	SQ.M	SQ.FT
3B	SEMI-DETACHED	9	102	1098
2B.1	SEMI-DETACHED	5	106	1141

AFFORDABLE TOTAL: 14 UNITS

SHARED OWNERSHIP UNITS

UNIT TYPE	HOUSE TYPE	NO.	SQ.M	SQ.FT
4B	DETACHED	1	130	1399
3B	SEMI-DETACHED	3	102	1098
2B.1	SEMI-DETACHED	1	106	1141

SHARED TOTAL: 5 UNITS

SUMMARY

MARKET	21 UNITS	52.5%
AFFORDABLE	14 UNITS	35.0%
SHARED	5 UNITS	12.5%
TOTAL	40 UNITS	100%

Scheme proposals - unit sizes

7 The proposal

7.5 Proposed masterplan - 40 unit scheme

Our design process began with the existing site context and the objective of delivering a high-quality residential development that makes efficient use of the land while responding positively to its environmental constraints.

Following the site layout from previous architects' team, which established the framework for movement, access and the relationship with the surrounding development.

From this, we explored two development scenarios:
1. Houses-led scheme and
2. Houses with flats-led scheme.

Both options were assessed against a range of considerations, including
- Site efficiency,
- Quality of living environment,
- Relationship with neighbouring properties,
- Landscape constraints and
- Overall placemaking.

Following this assessment, the houses option was identified as the preferred approach. It provided a stronger residential character, better integration with the surrounding neighbourhood and greater opportunities to create attractive private amenity spaces for future residents. This approach has commercial benefits.

With the preferred layout established, the site's capacity was tested to understand how efficiently the land could be used.

Through this exercise, a scheme was developed to accommodate up to 40 dwellings.

While this demonstrated that the site could physically support a higher density, it also highlighted compromises in the quality of the entrance experience and the size and usability of private gardens.

This option was presented at the first public consultation event in July 2026.



7 The proposal

7.6 Proposed masterplan - 37 unit scheme

Rather than pursuing the maximum number of units, the design was refined to prioritise the overall quality of the development.

The scheme was therefore reduced to 37 dwellings, allowing the creation of a more welcoming site entrance, improved frontage to the development and larger, more functional private garden spaces for residents.

This represents a balanced approach between making efficient use of the site and delivering a high-quality place to live.

Throughout the design process, the site's environmental constraints have been fundamental in shaping the layout. Existing boundary vegetation has been retained wherever possible, with development carefully positioned outside Root Protection Areas (RPAs).

The presence of a veteran tree has been a key design consideration, requiring appropriate stand-off distances and ensuring that the long-term health of this important landscape feature is protected. These constraints have naturally defined the developable area and influenced the arrangement of streets and dwellings.

The movement strategy has also been carefully considered. As the proposed estate road forms an extension of the existing street, the carriageway has been maintained at 5 metres in width to ensure continuity with the established road network. Within the development, shared surface streets have been reduced to 4 metres in width.

This design choice encourages lower vehicle speeds, creates a more pedestrian-friendly environment and reinforces the residential character of the development, aligning with good placemaking principles.

This layout option does not simply result of maximising the site capacity. Instead, it reflects an iterative design process that has balanced housing delivery with environmental protection, movement, landscape, and residential amenity.

The outcome is a scheme that respects the site's constraints, integrates with its surroundings and provides a high-quality living environment while making efficient and responsible use of the land. The proposal also delivers generous dwelling sizes that exceed the minimum standards set out in the Technical Housing Standards, ensuring a high-quality living environment while making efficient and responsible use of the land.



7 The proposal

7.7 Land Use

The diagram on this page illustrates the proposed land use based on the 37 units scheme.

As expected the majority of the land is taken with the accumulation of the individual units and their associated gardens.

The periphery seeks to retain the existing vegetation providing screening and a mature setting for the development.

Additional vegetated areas are proposed along the main access route culminating in an informal play/open space and the veteran tree along the eastern boundary.

The aspiration with the larger play/open space on the eastern boundary is to connect with the proposed neighbouring SANG and form an extension to this with physical and ecological connections between the two areas.



Key

- Proposed development boundary
- Residential units
- Public open space/vegetation
- Indicative play area

7 The proposal

7.8 Access and circulation

The indicative layout on this page uses the 37 unit scheme and shows a road layout with pavements and footpaths and how these could connect to the wider network.

This layout proposes two new vehicular accesses both via Maybourne Rise. The main access is centrally located in the site and is considered an extension to Maybourne Rise.

The secondary vehicle access is located in the south-west of the site, serviced via Maybourne Rise providing access to the eight properties located to the south of the proposals.

Pedestrian access follows both vehicle access points with an additional connection to the east to the future SANG space as part of the neighbouring application.

The PROW retains its orientation and proposes access points to align with the vehicle access points. The remainder of the route doesn't propose any additional pedestrian access points into the scheme.



Key

- Proposed development boundary
- Vehicular circulation axis
- Pedestrian circulation axis
- Proposed future footpath connection
- Existing vehicular and pedestrian access
- Existing pedestrian access
- Provision for future pedestrian access

7 The proposal

7.9 Focal points and SuDS

The adjacent plan identifies key focal points when entering and passing through the site. These areas propose to include drainage elements utilising the available in the most efficient way.

The entrance area proposes a softer appearance threshold with a detached property front elevation as the backdrop. The path is set back from the roadside here to allow the planting and tree to be the first element seen when approaching the site.

The central area includes small depressions on both sides of the road to accommodate drainage requirements. The footpath follows the southern edge of the road and is set away from the road here enhancing the experience as users pass through.

The connection space follows the principle of the central area with a small depression and footpath segregation. This area is the gateway to the internal green space including a connection to the wider open areas of the neighbouring development. Locating the play space to the east edge helps the integration into a larger connected recreation space.



Key

- Proposed development boundary
- Vehicular circulation axis
- Pedestrian circulation axis
- Proposed future footpath connection
- Existing vehicular and pedestrian access
- Existing pedestrian access
- Provision for future pedestrian access

7 The proposal

7.10 Planting strategy

The strategic approach to planting for the development is informed by best practices used in the industry. The Local Plan and its associated policies are under review with publication due in 2027 - this updated document is assumed to provide guidance in relation to selected species suitable for this area.

The existing site is a field with existing mature vegetation consisting of hedgerows and trees along the perimeter to north, east and south.

The western boundary is predominately open with a poor hedgerow with large gaps allowing unobstructed views into the site.

The proposed development seeks to maintain all perimeter vegetation and enhance where required to provide screening to the new housing.

Street trees are proposed along the roads and parkland trees are introduced within play/open space.

Additionally, hedgerows, where possible, will form boundaries and will vary in height. Varying grass mixes are proposed to lawns/SuDS features, verges and in the open space areas.

The proposed planting strategy includes native species of UK origin and provenance. This approach promotes ecological resilience as well as supports local biodiversity.



Native tree species





Formal hedging to plots perimeter



Mown paths through species rich grassland within blue boundary land



Native hedgerows to proposed development boundaries

7 The proposal

7.11 Materiality

Woking features a variety of architectural styles due to the history and longevity associated with the town, a large proportion include late examples from the Victorian and Edwardian period through to post-war development.

The immediate vicinity (Maybourne Rise, Pyle Hill, Prey Heath Road) include a combination of rendered, red/ brown brick, timber clad finishes.

The proposed development is committed to align with the local character and enhance those qualities where possible.

This page showcases an indicative selection of architecture and landscape imagery to reflect the character of the proposed development.



Red/brown brick homes with large front gardens (Prey Heath Road)



Play area within development



Brick and timber house on Maybourne Rise



Mown paths through species rich grassland



Pedestrian access to development with street tree planting and meadow grassland

8 Design Code Parameters

The below is an example list to ensure the quality proposed as part of this outline application is taken forward as the scheme develops (list not exhaustive);

- Plot passports (unit heights, materials etc),
- Mixed designs and varying roof-types,
- Off-street parking to properties
- Visitor parking bays in useful locations,
- Tree-lined frontages,
- Permeable surfacing,
- Avoid north/south orientation where possible,
- Entrance feature space,
- Existing vegetation retained as much as possible,
- Large gardens,
- 2 storey, semi and detached properties,
- Brick, timber clad, rendered finishes,
- Colours to match local vicinity,
- SuDS and water recycling encouraged,
- Minimum planting standards (quantity, min. tree height/spacing etc.)
- Informal play space,
- Compliance with relevant construction and technical standards.



9 Next steps - 34 unit scheme

We are carrying out further layout testing and exploring new ideas. We welcome the Panels' involvement and guidance in this process.

We are undertaking public consultation currently and held an exhibition event on 21st July. This raised issues around density, overlooking, local character and impacts of traffic.

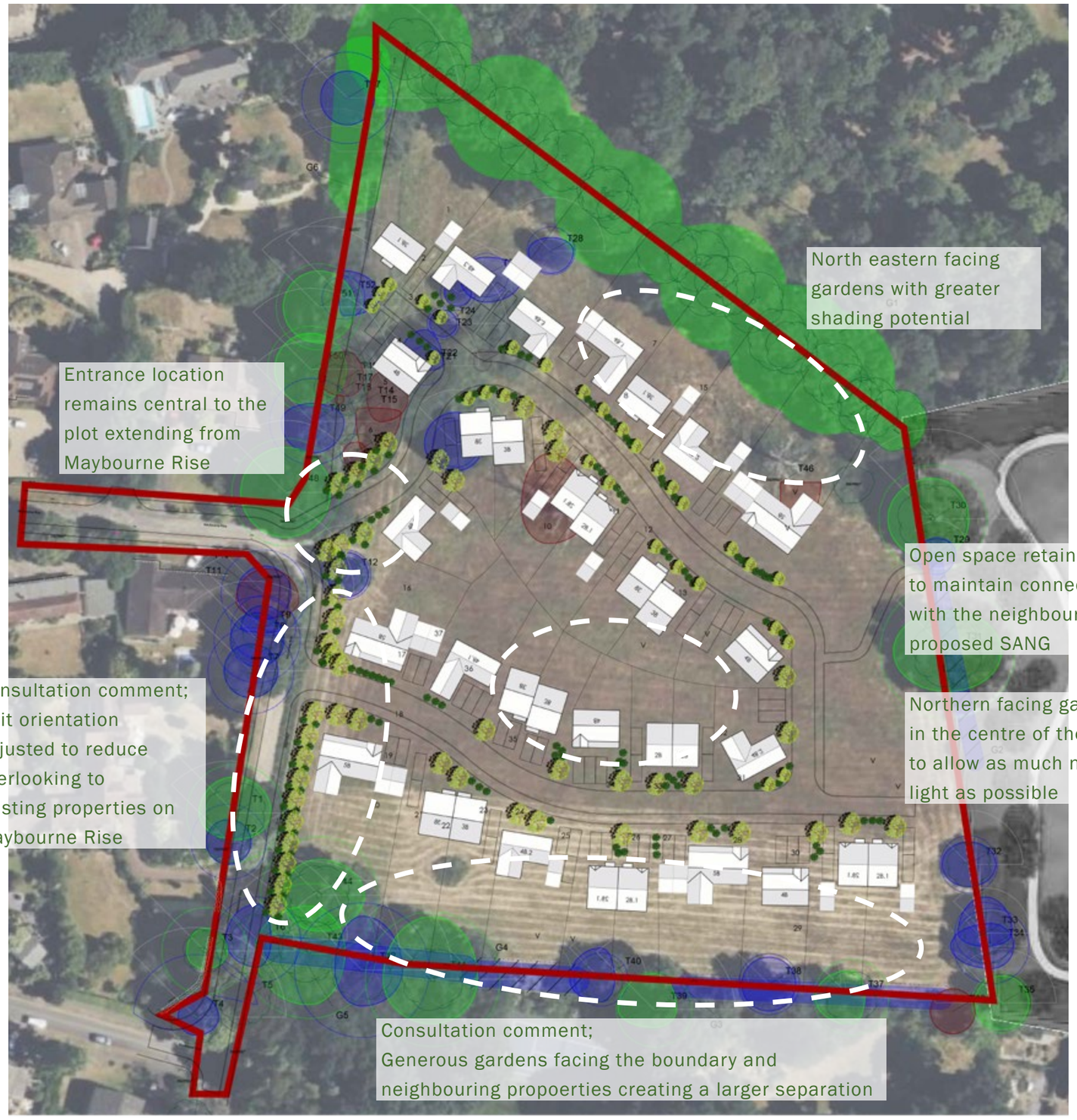
The following options illustrate some of these evolving ideas that we are discussing as a design team and which we would like to discuss with the panel around:

- Plot size, garden size, tree lined roads and their contribution to character
- Potentially less than 40 units,
- Response to public consultation comments (ref points above),
- Units facing existing properties,
- Interal loop road to reflect Maybourne Rise, and
- Pleasant street scenes.

Future consultation events, feedback reviews and adjusting the design where possible.
Target application date; early autumn 2026.

The adjacent plan illustrates a 34-unit option, this revised arrangement improves the orientation of the plots.

This layout provides a lot of north facing gardens/ plots with considerably over-looking to the majority of properties

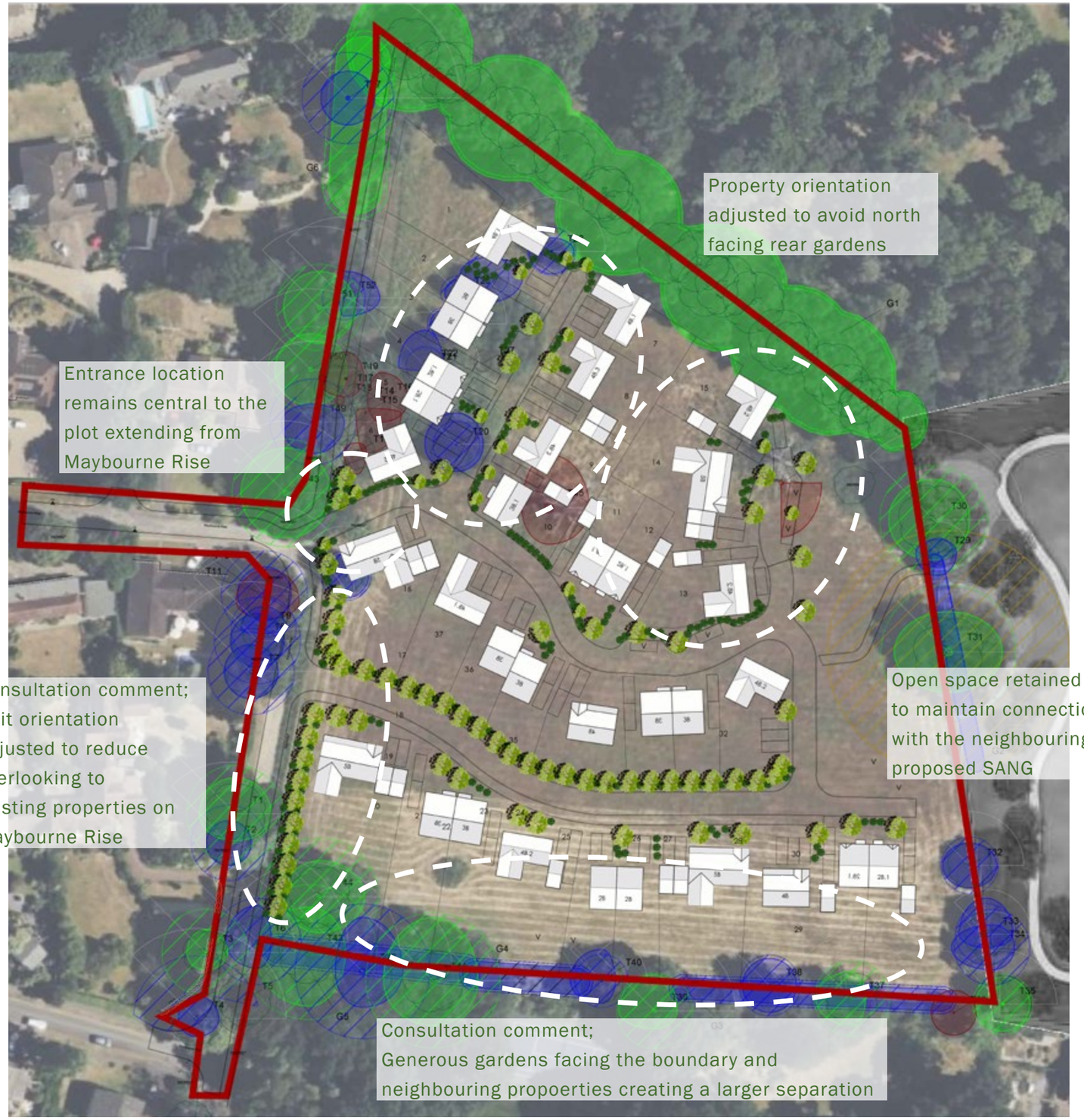


9 Next steps - 33 unit scheme

This layout illustrates a 33-unit option, the northern section of the layout remains unchanged.

The southern section has been reworked to a stronger solution, lessening the impact the existing neighbouring properties and creating larger gardens to the boundaries allowing for opportunities for additional screening.

In this option, only two houses have north-facing gardens, while all of the remaining plots have a much better orientation.



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