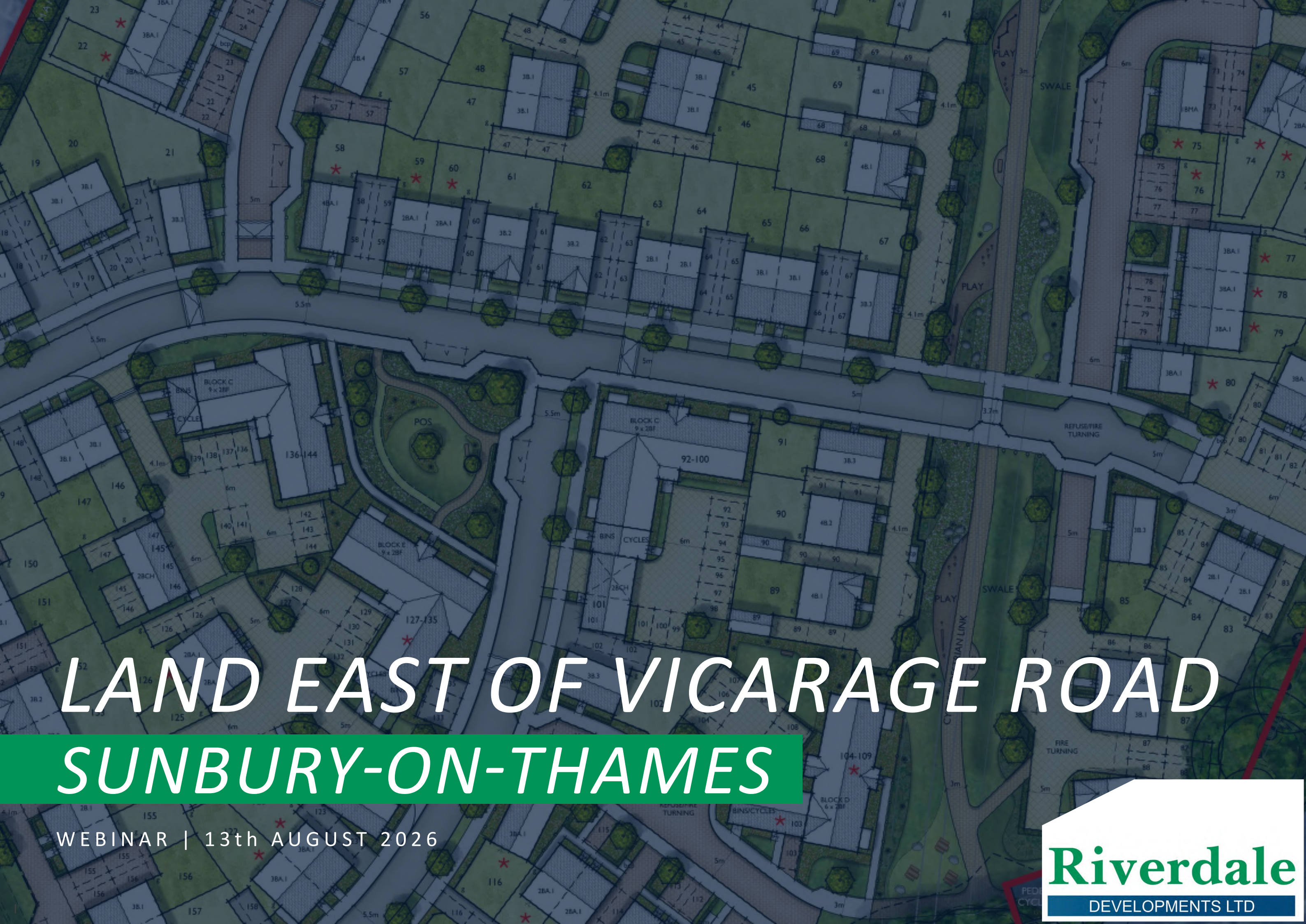




LAND EAST OF VICARAGE ROAD

SUNBURY-ON-THAMES

WEBINAR | 13th AUGUST 2026

WELCOME



DUNCAN FLYNN

CRATUS
GROUP

- WELCOME & INTRODUCTIONS
- PUBLIC CONSULTATION CONTEXT
- HOW THE WEBINAR WILL WORK
- WEBINAR PRESENTATION STRUCTURE
- Q&A SESSION

DEVELOPER



CONSULTANT TEAM



COMMS



PLANNING



RESIDENTIAL
DESIGN



LANDSCAPE



ENGINEERING



REMEDICATION

PRESENTERS



DUNCAN FLYNN
CRATUS
GROUP



STEVE FORMAN
PYXIS LAND



BEN BAILLIE
COOPER BAILLIE



ELLIE UPTON
MOTION



ALLAN BELL
STANTEC

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1. INTRODUCTION

2. SITE CONTEXT

3. DESIGN

4. ARCHITECTURE

5. ACCESS AND MOVEMENT

6. REMEDIATION

7. Q&A

I. INTRODUCTION

WELCOME

158 new homes of mixed type and tenure, together with green infrastructure including landscape, informal open space, a play space, and an enhanced Public Right of Way. The development equates to 13.195ac / 5.340ha, and is bound by green fields and community sports grounds to the north, recreation ground to the eastern boundary, and existing residential development to the south and west. Along the southern boundary also lies Kenyngton Manor Primary School. Vehicle access will be provided from Vicarage Road along the western boundary

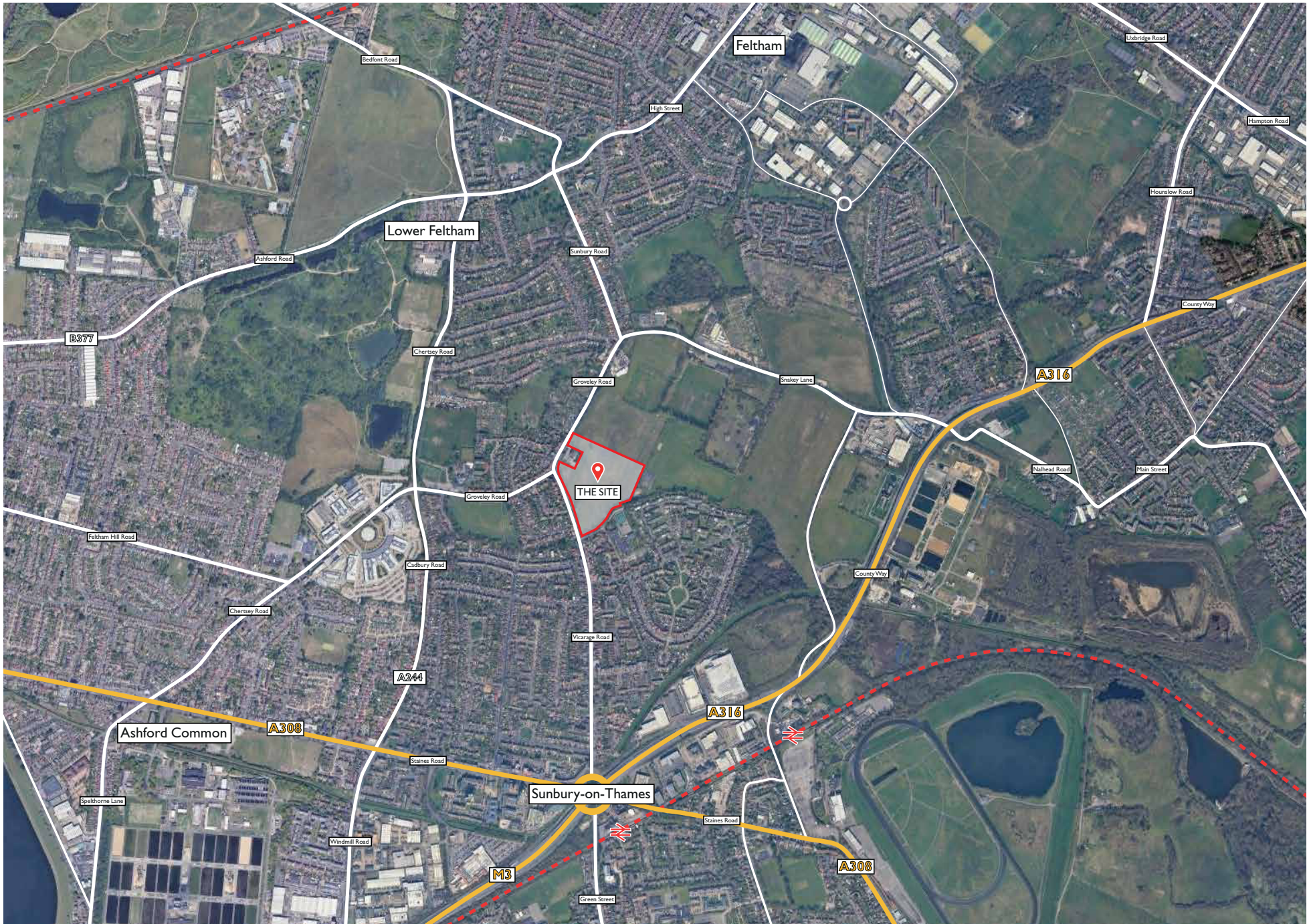
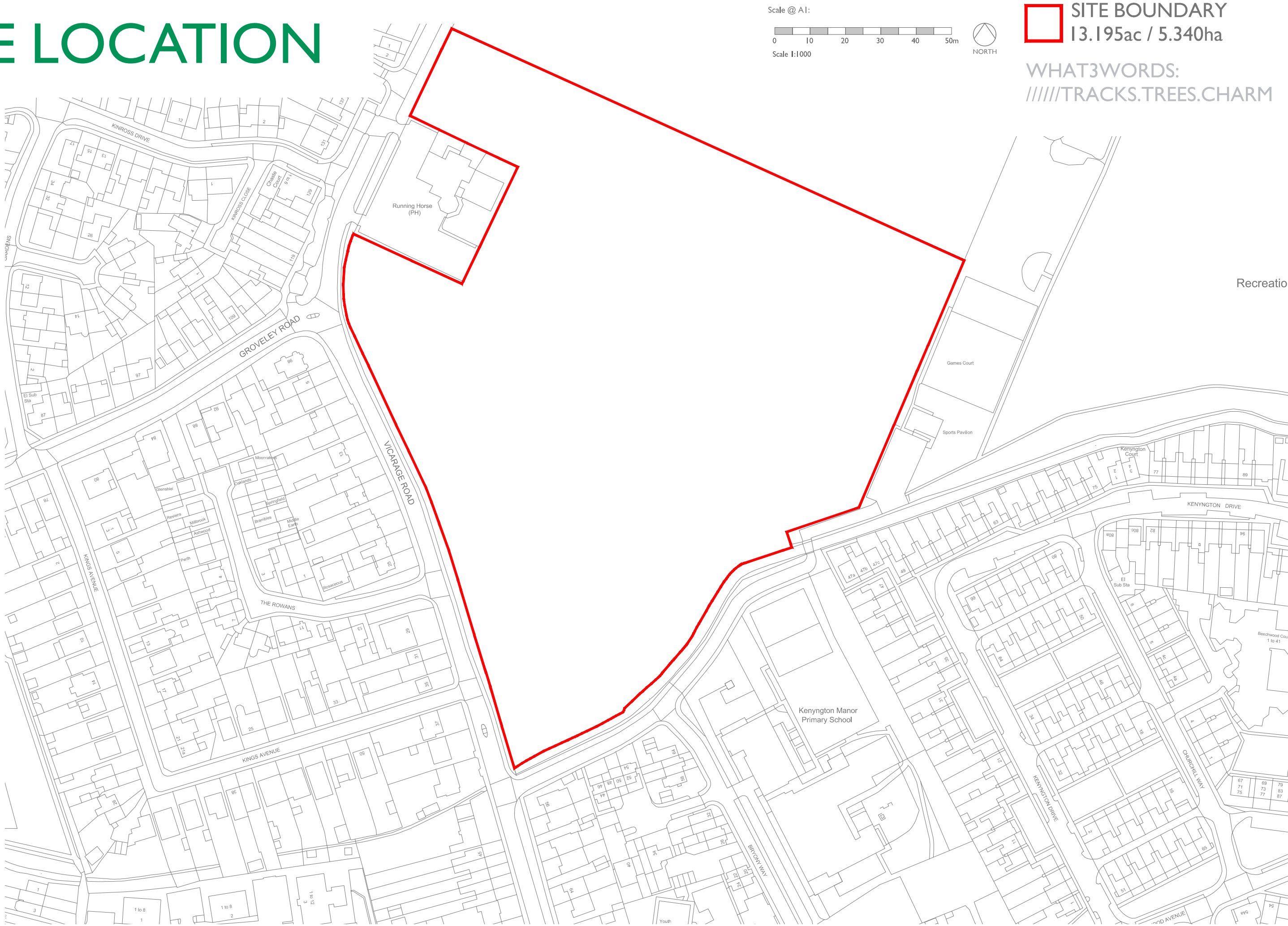


FIGURE 1.1: STRATEGIC LOCATION PLAN



SITE LOCATION



Scale @ A1:
0 10 20 30 40 50m
Scale 1:1000
NORTH

SITE BOUNDARY
13.195ac / 5.340ha

WHAT3WORDS:
//////TRACKS.TREES.CHARM

FIGURE 1.2: SITE LOCATION PLAN



2. SITE CONTEXT



CONSTRAINTS AND OPPORTUNITIES

KEY

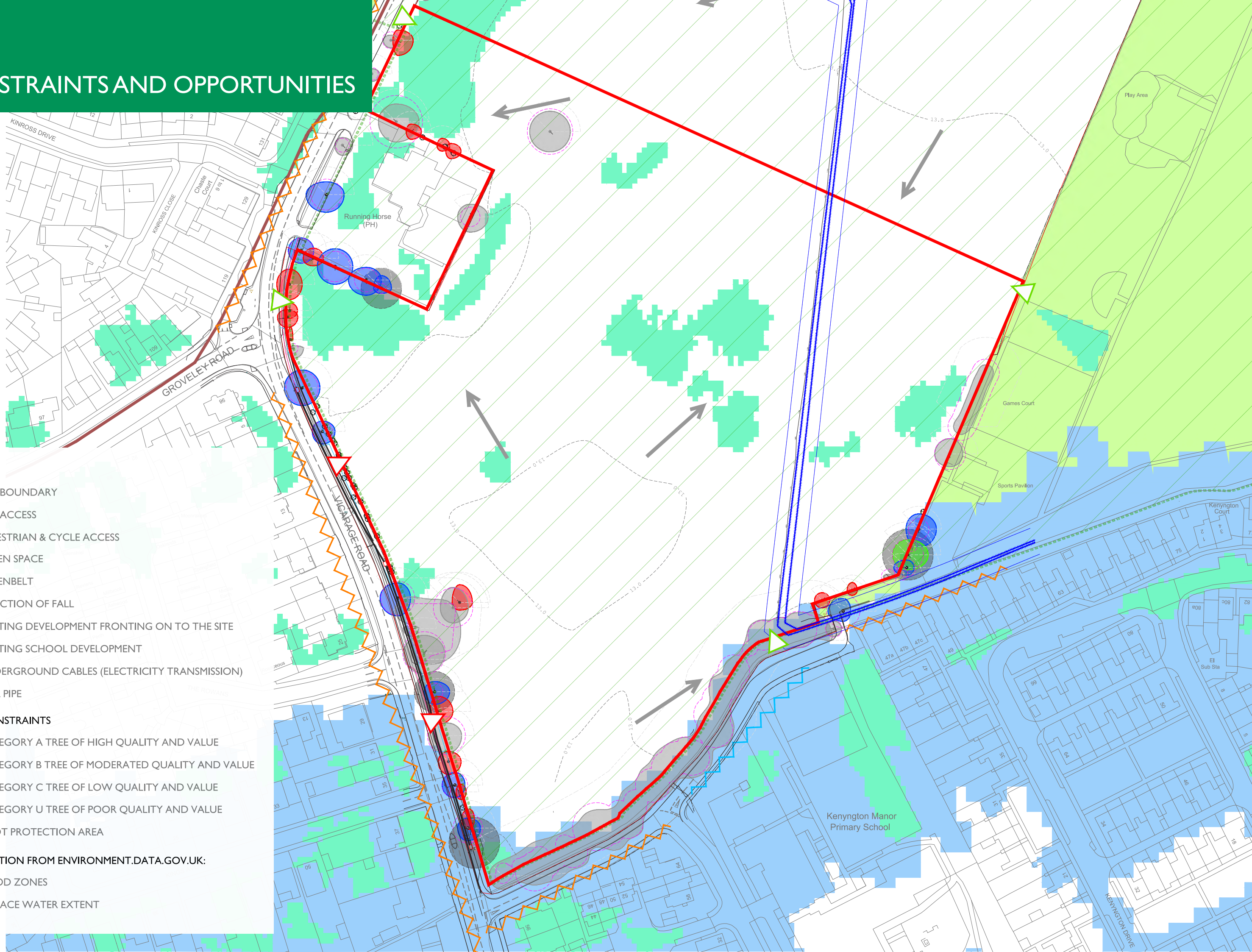
- SITE BOUNDARY
- SITE ACCESS
- PEDESTRIAN & CYCLE ACCESS
- GREEN SPACE
- GREENBELT
- DIRECTION OF FALL
- EXISTING DEVELOPMENT FRONTING ON TO THE SITE
- EXISTING SCHOOL DEVELOPMENT
- UNDERGROUND CABLES (ELECTRICITY TRANSMISSION)
- FUEL PIPE

TREE CONSTRAINTS

- CATEGORY A TREE OF HIGH QUALITY AND VALUE
- CATEGORY B TREE OF MODERATED QUALITY AND VALUE
- CATEGORY C TREE OF LOW QUALITY AND VALUE
- CATEGORY U TREE OF POOR QUALITY AND VALUE
- ROOT PROTECTION AREA

INFORMATION FROM ENVIRONMENT.DATA.GOV.UK:

- FLOOD ZONES
- SURFACE WATER EXTENT





DESIGN CODE

6 PREPARING YOUR APPLICATION 6.1 CHECKLISTS

4.4.1 Suburban

Design Code Checklist: New Residential Neighbourhoods

Development of new residential neighbourhoods proposed within Suburban Area Types must complete this checklist to self-assess compliance with the Spelthorne Design Code. Submit the completed checklist with your planning application.

Development Type: NEW RESIDENTIAL NEIGHBOURHOODS

REF	PG.	REQUIREMENT	DOES YOUR PROPOSAL COMPLY?				JUSTIFICATION If Partially or No, provide a reference to where in your planning application you have provided an evidenced justification. If N/A please state why.
4.4.1.1	96	Ensuring Distinctiveness	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.2	96	Edges	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.2a		Trees, Woodland and Hedgerows	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.2b		Open Spaces	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.2c		Watercourses and Water Bodies	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.2d		Streets and Roads	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.2e		Dual Carriageways	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.2f		Railways	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.2g		Residential	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.2h		Local Facilities	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.2i		Industry and Commercial Uses	☐ Fully	☐ Partially	☐ No	☐ N/A	

SPELTHORNE DESIGN CODE 174

6 PREPARING YOUR APPLICATION 6.1 CHECKLISTS

4.4.1.3	100	Movement: Streets	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.3a		Street Layout Approach	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.3b		Main Streets	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.3c		Secondary Streets	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.3d		Local or Residential Streets	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.3e		Mews and Lanes	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.4	102	Movement: Car Parking	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.4a		On-Plot Parking	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.4b		On-Street and Shared Parking	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.5	104	Open Spaces	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.5a		Open Spaces Amongst Homes	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.5b		Open Spaces on Edge of Built-up Area	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.6	106	Landscape Character	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.6a		Hard Landscape	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.6b		Soft Landscape	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.6c		Street Trees	☐ Fully	☐ Partially	☐ No	☐ N/A	
4.4.1.6d		Surface Water Drainage Features	☐ Fully	☐ Partially	☐ No	☐ N/A	

SPELTHORNE DESIGN CODE 175

3. DESIGN



FIGURE 3.1: CONSULTATION LAYOUT



INDICATIVE SUDS DESIGN & SOUTHERN PUBLIC OPEN SPACE



NATIVE HEDGEROW



INDICATIVE SUDS SECTION



ACER CAMPESTRE



BETULA NIGRA



CARPINUS BETULUS





BLOCK STRUCTURE

BUILDING HEIGHTS



LAND USE

LAND USE PLAN

VICARAGE ROAD, SUNBURY ON THAMES

KEY			
REF	COLOUR	ACRES (AC)	HECTARES (HA)
SITE BOUNDARY		13.195	5.340
RESIDENTIAL CIRCA. 300 - 333 UNITS		9.073	3.672
OPEN SPACE / GREEN INFRASTRUCTURE (INC EXISTING TREES)		3.157	1.278
INFRASTRUCTURE		0.068	0.027
BUFFER PLANTING		0.357	0.145
PROPOSED PLAY AREA		0.037	0.015
PROPOSED SuDS		0.504	0.204
GRAND TOTAL		13.195	5.340



FIGURE 3.6: LAND USE PLAN

AFFORDABLE HOUSING

KEY

AFFORDABLE HOUSING



FIGURE 3.7: AFFORDABLE HOUSING PLAN



HOUSING MIX

- KEY
- 4 BEDROOM HOUSE
 - 3 BEDROOM HOUSE
 - 2 BEDROOM HOUSE
 - 2 BEDROOM COACH HOUSE
 - 2 BEDROOM FLAT
 - 1 BEDROOM FLAT
 - 1 BEDROOM MAISONETTE



FIGURE 3.8: HOUSING MIX PLAN



4. ARCHITECTURAL STYLE

PROPOSED CHARACTER AREAS

- Southern Edge
- Northern Edge
- Spine Road
- Core Area



FIGURE 4.1: CHARACTER AREAS





VICARAGE ROAD

EXISTING CHARACTER ASSESSMENT

4.1 An assessment of the surrounding development character has been carried out to inform the future design and elevational treatment of the proposed housing.

4.2 The key areas within the study are:

- (A) Vicarage Road
- (B) Bryony Way
- (C) Kenyngton Drive
- (D) Kings Avenue / The Rowans
- (E) Cumbernauld Gardens / Oakhall Drive

BRYONY WAY

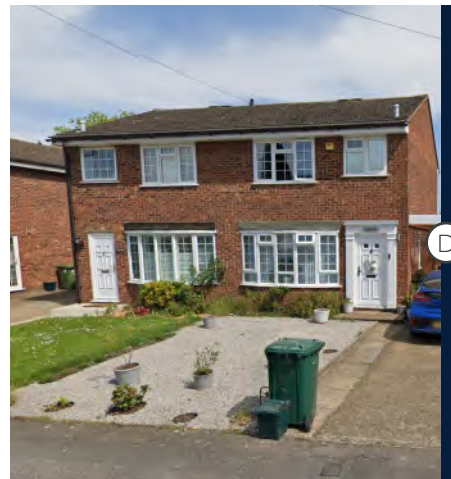


FIGURE 4.2: CHARACTER ASSESSMENT PLAN



KENYNGTON DRIVE

KINGS AVENUE / THE ROWANS



CUMBERNAULD GARDENS / OAKHALL DRIVE

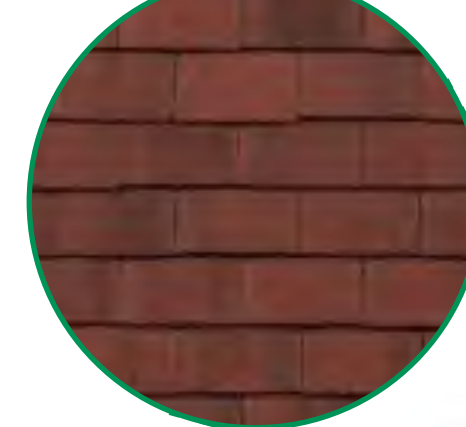


EXAMPLE STREETSCENES

A



GREY BOLT ON
BALCONIES



RED
TILE HANGING

ECLECTIC ROOFSCAPE



BLOCK E
PLOT 128-136

3B.1
PLOT 137

3B.1
PLOT 138

3B.2
PLOT 139

3B.2
PLOT 140

3BA.1
PLOT 141

3BA.1
PLOT 142

BLOCK E
PLOT 143-151

ARCHED BRICK
HEADERS



VARIETY OF
PORCH STYLES



SOLDIER COURSE
HEADERS

C

MULTI -TONAL RED BRICK VARIATIONS

DECORATIVE
CLUBTILES



4B.3
PLOT 44

4B.1
PLOT 45

4B.3
PLOT 46

3B.2
PLOT 47

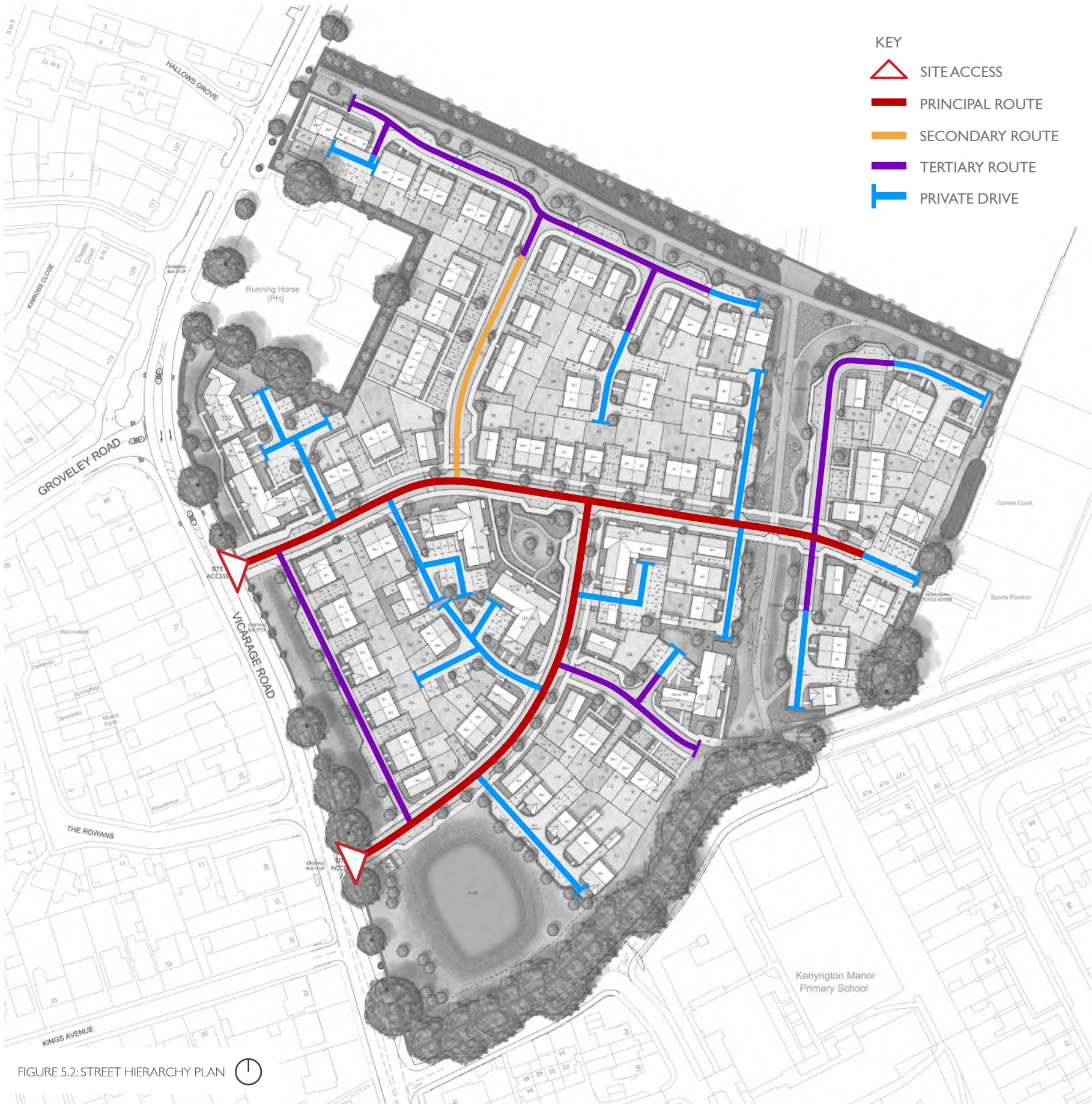
3B.4
PLOT 48

3B.1
PLOT 49

2B.1
PLOT 50

1B.1
PLOT 51-52

5. ACCESS AND MOVEMENT



PERMEABILITY



CONSULTATION LAYOUT

FIGURE 3.2: PRE-APPLICATION LAYOUT



6. REMEDIATION

1. FORMER LANDFILL WITH BETWEEN 0M AND 8.2M OF WHAT WAS HISTORICALLY KNOWN AS “INERT”.
2. HISTORICALLY THE SITE (AND THE WIDER AREA TO THE NORTH AND EAST) WAS A GRAVEL EXTRACTION PIT.
3. LANDFILLED BETWEEN THE LATE 1940S AND THE EARLY 1960S, AND A SPORADIC “LANDFILL CAP” PLACED ACROSS THE “INERT” MATERIAL.
4. EXTENSIVE GROUND INVESTIGATIONS HAVE BEEN UNDERTAKEN.
5. AS RESULT OF THIS HISTORIC USE, SOME AREAS OF CONTAMINATED SOIL REMAIN ON SITE (BOTH IN THE DEEPER LANDFILL AND THE SHALLOW, SPORADIC “LANDFILL CAP”.
6. PREVIOUS APPLICATIONS REVIEWED AND A STRATEGY AGREED WITH THE LPA AND THE EA TO ENSURE THE SITE IS SUITABLE FOR USE FOR DEVELOPMENT
7. THE PROPOSED DEVELOPMENT IS AN OPPORTUNITY TO REMEDY THE SITE’S ENVIRONMENTAL CONDITION (VIA THE INSTALLATION OF A CLEAN COVER SYSTEM), WHICH INVOLVES THE REMOVAL OF ANY CONTAMINATED SOIL THAT NEEDS EXCAVATION, AND THE PLACEMENT OF A NEW LAYER OF CLEAN SOIL.
8. A DETAILED REMEDIATION STRATEGY (FOR THE CURRENT SCHEME) WILL BE AGREED WITH SPELTHORNE COUNCIL AS PART OF THE FORTHCOMING FULL PLANNING APPLICATION AND ITS IMPLEMENTATION SECURED BY PLANNING CONDITION”.



7. QUESTIONS



CONSULTATION LAYOUT

FIGURE 3.2: PRE-APPLICATION LAYOUT



THANK YOU