

Ockford Park, Godalming

A new neighbourhood with distinct Surrey character

Welcome

Ockford Park

Ockford Park is the name we have given to the land between Aarons Hill and Halfway Lane, Godalming. The land has been removed from the Green Belt by Waverley Borough Council in their recently adopted *Local Plan Part 1: Strategic Policies & Sites*, and is included within the settlement of Godalming. Ashill is working up plans to develop the site.

The scheme will provide a mix of much needed housing, including affordable housing, along with a new park for existing and future residents to enjoy.

Who we are

Ashill is a forward-thinking developer that creates places where people want to live and work. We have an impressive track record of successfully bringing forward high-quality and bespoke residential and mixed-use developments.

Rather than using 'standard' style house types, we design each development to complement the surrounding neighbourhood. Our approach is grounded in community engagement. We work in partnership with councils and local residents to ensure an ongoing dialogue is maintained both during and after the consultation process.

In Godalming, we have assembled a first-class professional design team to deliver a scheme that we hope local people can be proud of.

Examples of previous Ashill homes



Send - Guildford Borough Council



Yateley - Hart Borough Council



Englefield Green - Runnymede Borough Council

The Team



Hill Place House,
55a High Street,
London SW19 5BA
T. +44 (0)20 8947 4333
www.ashillgroup.co.uk



Henrietta House,
Henrietta Place,
London W1G0NB
T. +44 20 7182 2000
www.cbre.co.uk



23-25 Great Sutton St,
London EC1V 0DN
T. +44 (0)20 7017 1780
www.jtp.co.uk



91-93 Farringdon Road,
London EC1M 3LN
T. +44 (0)20 7387 8560
www.colour-udl.com



85 Gresham Street,
London EC2V 7NQ
T. +44 (0)20 3705 9215
www.i-transport.co.uk



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The Site

Planning Context

The site has been removed from the Green Belt in Waverley Borough Council's Adopted Local Plan and been identified for residential development.

Land between Aarons Hill and Halfway Lane is now within the settlement boundary of Godalming, and has the potential to deliver much needed homes together with associated infrastructure to meet Godalming's housing needs.

We have prepared initial plans for circa 263 new homes, a new park and other community benefits. We would welcome your views on our proposals.

The Site

The site is approximately 11.5 hectares (460m by 210m) and is located between Aaron's Hill and Halfway Lane in Godalming, Waverley.

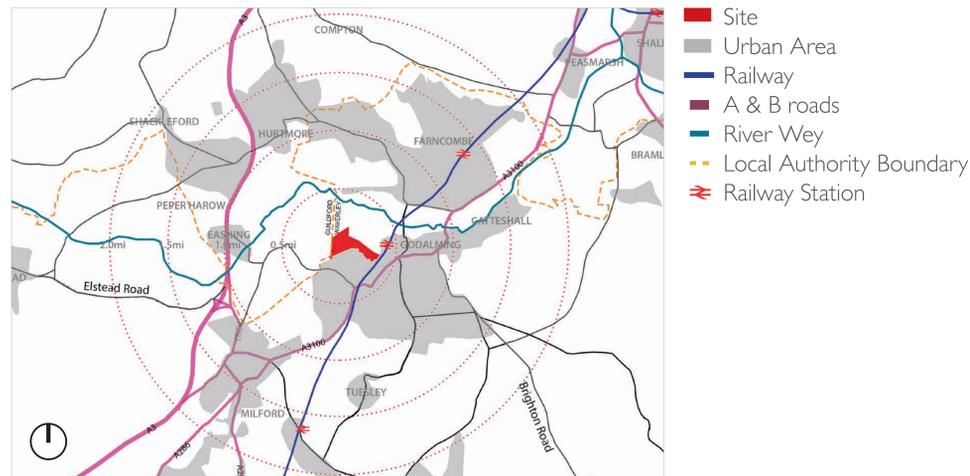
It directly adjoins the boundary with Guildford Borough, providing an opportunity to redefine the urban edge using Halfway Lane to the north without significant intrusion into open countryside.

The site is situated in a highly sustainable location, within a 10 minute walk from Godalming train station and town centre. The station provides direct services to London and the south coast.



Aerial photo looking south-east

Site Location - Wider Context



Site Location - Local Context



Constraints



Opportunities



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The Masterplan



Key Features

- 1 New arrival space on Aaron's Hill
- 2 Village Green and community building
- 3 Inward facing linear greens with framed views
- 4 Southern Mews
- 5 Field Edge
- 6 Woodland Lanes
- 7 Valley Park
- 8 Existing Public Right of Way
- 9 New pedestrian route to the station
- 10 Community garden
- 11 Play area
- 12 Emergency access / pedestrian access

Accommodation Schedule

8 no. 1 bed apartments
37 no. 2 bed apartments
66 no. 2 bed houses
86 no. 3 bed houses
60 no. 4 bed houses
6 no. 5 bed houses
Total: 263 homes
(of which 78 will be affordable homes, in line with Waverley Planning Policy - 30%)

Creating a diverse range of new homes

The development of Aarons Hill represents an exciting opportunity to create a new yet well-integrated community close to Godalming Town Centre. With excellent public transport links, it provides improved open and community space for the benefit of new and existing residents.

We have worked on various aspects of the scheme, from design and layout to ecological enhancements and provision of community facilities, to ensure that the new development complements the local area and draws on Godalming's character.

We are proposing to build circa 263 new homes, with sizes ranging from apartments to 5-bedroom detached homes, with designated parking spaces and design inspired by the local vernacular.

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Architecture

The site is comprised of three distinct character areas; the Woodland Lanes, the Field Edge and the Southern Mews which sit either side of Main Street. The street acts as a transition between areas with a blending of materials and architecture. Each area has a simple material palette to provide a strong sense of character.

Mews streets are typified by a red multi stock brick and clay tiles, which is reflected in a crisper architectural approach.

The Field Edge character area introduces a buff brick. A key design influence to these areas has been the home of Gertrude Jekyll.

The Woodland Lanes introduce a new material in the form of black timber boarding in reference to the woodland setting. A lighter buff brick is also suggested as a secondary material in contrast to the dark timber.

This proposed palette of materials was considered favourably by the Design Review Panel.



- Field edge
- Southern Mews
- Woodland Lanes
- Main Street

Mews Streets



Field Edge



Woodland Lanes



Street Elevation AA - Mews Streets



Street Elevation BB - Linear Green in Field Edge Character Area

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Key Views

1. Field Edge



2. Mews Street



3. Valley Park



4. Woodland Lanes



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Key Views

Aaron's Hill Entrance View



Aerial View Looking Towards Aaron's Hill



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Landscape

Landscape Character Zones - Concept Masterplan



The design of our masterplan for Ockford Park has been developed around the current landscape features of the site. We will retain 3.2 hectares of existing woodland for a new park for the whole community to enjoy. Additional structured landscaping will provide visual and ecological green corridors throughout the site.

A vital part of the proposed development - the Valley Park - will provide an opportunity for biodiversity to flourish, becoming a natural environment for bats, birds, bees and hedgehogs. A winding path through the valley amongst the mature existing trees and down towards the station will be constructed to make the Valley Park easily accessible for the local community to enjoy.

Each new home at Ockford Park will be close to a green space, which can be used by all. Walking and cycling paths throughout the development and additional structural landscaping will allow the whole community to benefit from living near the countryside, enjoying easy access to the town's facilities and infrastructure.

The Green



Illustrative plan of The Green

Look and feel precedents

Woodland Lanes



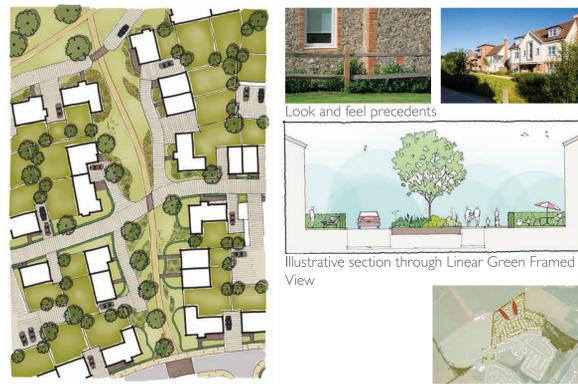
Illustrative plan of Woodland Lanes

Illustrative section through Woodland Lanes

Look and feel precedents

Key Plan

Linear Green Framed Views



Illustrative plan of Linear Green Framed View

Look and feel precedents

Illustrative section through Linear Green Framed View

Key Plan

Southern Mews



Illustrative plan of Southern Mews

Look and feel precedents

Illustrative section through Southern Mews

Key Plan

Precedent images of play areas and woodland trails



The Green



The Valley Park

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Transport

How will the site be accessed?

A new T junction will open on to Aaron's Hill, replacing numbers 19-21. The junction has been designed in accordance with modern standards and has been tested to ensure efficient operation. The access will also be subject to an independent road safety audit and the scrutiny of Surrey County Council.

To incentivise travel by means other than the car, several additional accesses for pedestrians and cyclists are proposed to Aaron's Hill, New Way and Halfway Lane.

Is the site sustainable?

The site is located some 1.6km from the centre of Godalming, which includes a wide range of services and amenities.

Buses calling at Aaron's Hill and Portsmouth Road provide frequent services to Godalming and Guildford. Furthermore, Godalming station (a 900m walk from the site) provides connections to Guildford, Woking, London Waterloo and Portsmouth. Local and regional destinations are readily accessible by sustainable transport modes.

What will the impact be on local roads?

A circa 263-home development is likely to generate two to three cars per minute during the weekday morning and evening peak hours. The impact of the development on the local highway network will be carefully considered in a Transport Assessment. This will present assessments of the impact of development on the operation of local junctions during the busiest hours of the day. Where appropriate, Ashill will provide junction capacity improvements to mitigate traffic impacts - further details of the emerging package of local improvements are set out below.

How many car parking spaces will be provided?

Car parking provision must comply with Waverley Borough Council's minimum parking standards. Some 580 parking spaces are proposed (on average more than two spaces per dwelling). Larger homes will be provided with a greater number of parking spaces, and although Waverley standards do not require visitor spaces, a number have been provided across the development, together with potential for informal on-street parking.

Will Ashill be making improvements to the local highway network?

Ashill is committed to improving the highway network and maximising opportunities to travel by sustainable modes. The team, together with Surrey County Council, is therefore developing a package of local transport improvements that will benefit both new and existing residents. This is likely to include:

- Widening of Eashing Lane to two lanes at its junction with the A283;
- A reduction of the speed limit at the western end of Eashing Lane to 40mph;
- The introduction of traffic calming features on Eashing Lane;
- Upgrading of the unsurfaced section of the bridleway New Way, north of the site to provide a year-round permeable surface;
- Provision of electric vehicle charging points at the homes;
- A financial contribution towards the provision of a car club in Godalming town centre; and
- Travel plan.

Potential Site Access Using 19 And 21 Aaron's Hill



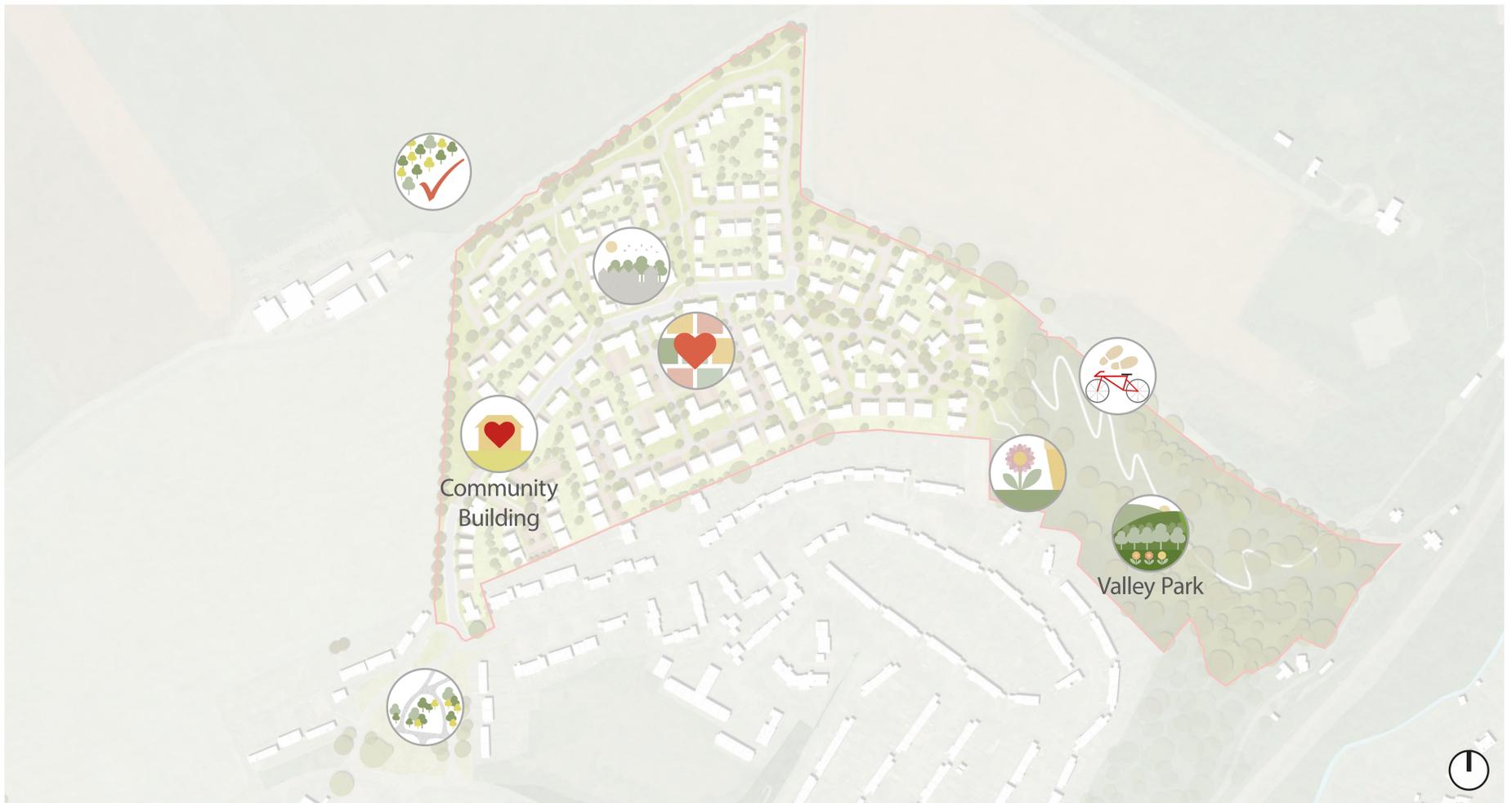
Roads



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Benefits



1
Integrating to the existing Aaron's Hill - benefits for new and existing residents



2
Creating a new positive edge to the town



3
Providing a diverse range of new homes



4
The Valley Park



5
Community building



6
Space for growing - community garden



7
Walkable neighbourhoods



8
Championing healthy placemaking and bringing people closer to nature



9
New affordable homes for Godalming



10
Section 106 - financial contributions for the Council



11
Benefits to school - make a financial contribution to local schools



12
Transport improvements

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What's next?



Community Building



Play Space



Community Garden



Valley Park

We would like your thoughts on how these spaces could be used...

Community

Ashill aims to support the new development by providing community spaces in convenient locations for everyone to enjoy.

A new community building will serve as a meeting space for the neighbourhood, a place for social interaction with outdoor amenity space for events and gatherings.

The scheme offers an opportunity for a community garden - shared by and available to all.

We will provide new walking and cycling routes connecting the neighbourhood to the town and promoting healthy lifestyles.

The new homes and residents will provide an additional £3.6m of expenditure to the local economy.

We would be most grateful if you could fill in the feedback form provided and place it in the comment box or post back to our FREEPOST address by 27th May 2018.

We will take your comments into account before submitting a detailed planning application to Waverley Borough Council in the near future.

Should you have any questions or queries following the exhibition, please do not hesitate to contact us:

Website: www.ashill-godalming.consultationonline.co.uk

Telephone: 020 8786 6130

Email: info@ashill-consultation.co.uk

Thank you