

# WALNUT TREE CLOSE

## CONTEXT

Walnut Tree Close runs north away from the train station and is fronted by residential properties with smaller industrial and business units interspersed throughout the study area. Woodbridge Road forms the eastern edge of the study area while the River Wey bounds the area to the west. The northern part of the study area contains the cricket ground and historic properties and boatyards fronting the river. The southern area is more mixed in character with areas of residential and business uses. The Council will have full regards to the needs of existing businesses in considering the proposals for the area.

## CONSTRAINTS

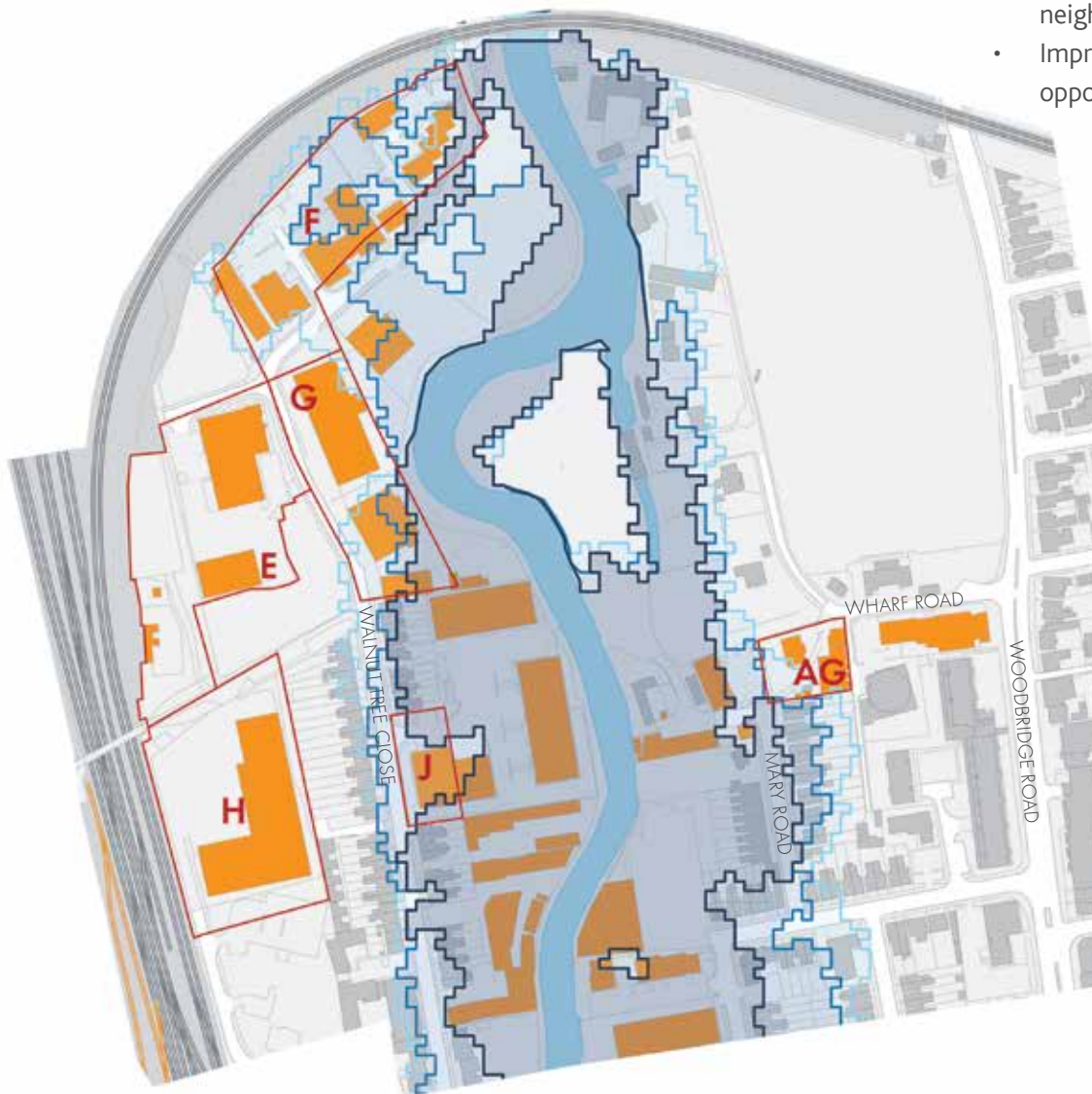
- Central part of the site is covered by flood zone 3B.
- Towards the south of the site, industrial sites are interspersed with residential properties, making more comprehensive development more challenging
- The railway line reduces site permeability.
- Part of the site area is already coming forward in a piecemeal fashion, rather than as part of a co-ordinated set of proposals.
- Towards the southern end of the site, Walnut Tree Close is narrow and therefore unsuitable for HGVs.
- The junction on Walnut Tree Close (leading to the bridge) is a tight corner for HGVs. It is also a

popular pedestrian route over the railway line, linking to the university.

- The river and the area surrounding Dapdune Wharf are protected by the Wey and Godalming Navigations Conservation Area. The busy Woodbridge Road and Railway line border the site to the north and east.
- Parts of the frontage along Woodbridge Road are currently weak, and set back from the road.
- Multiple land ownership is a constraint.

## OPPORTUNITIES

- Improve the connections across the site area, linking back to the river and across to the railway station.
- Enhance the quality of the existing pedestrian route along the river, creating a safe and overlooked pedestrian and cycle route.
- Upgrade the pedestrian route along the pedestrian bridge over the railway lines.
- Improve the junction where Walnut Tree Close meets the station area which is currently constrained.
- The quality of some of the existing built form is attractive and new development in the area should help to enhance this character.
- Establish a connected framework of streets, which link to the north and south.
- Explore opportunities to form a predominantly residential neighbourhood.
- Improve the pedestrian route along the river bank and explore opportunities to provide a connection across the river.

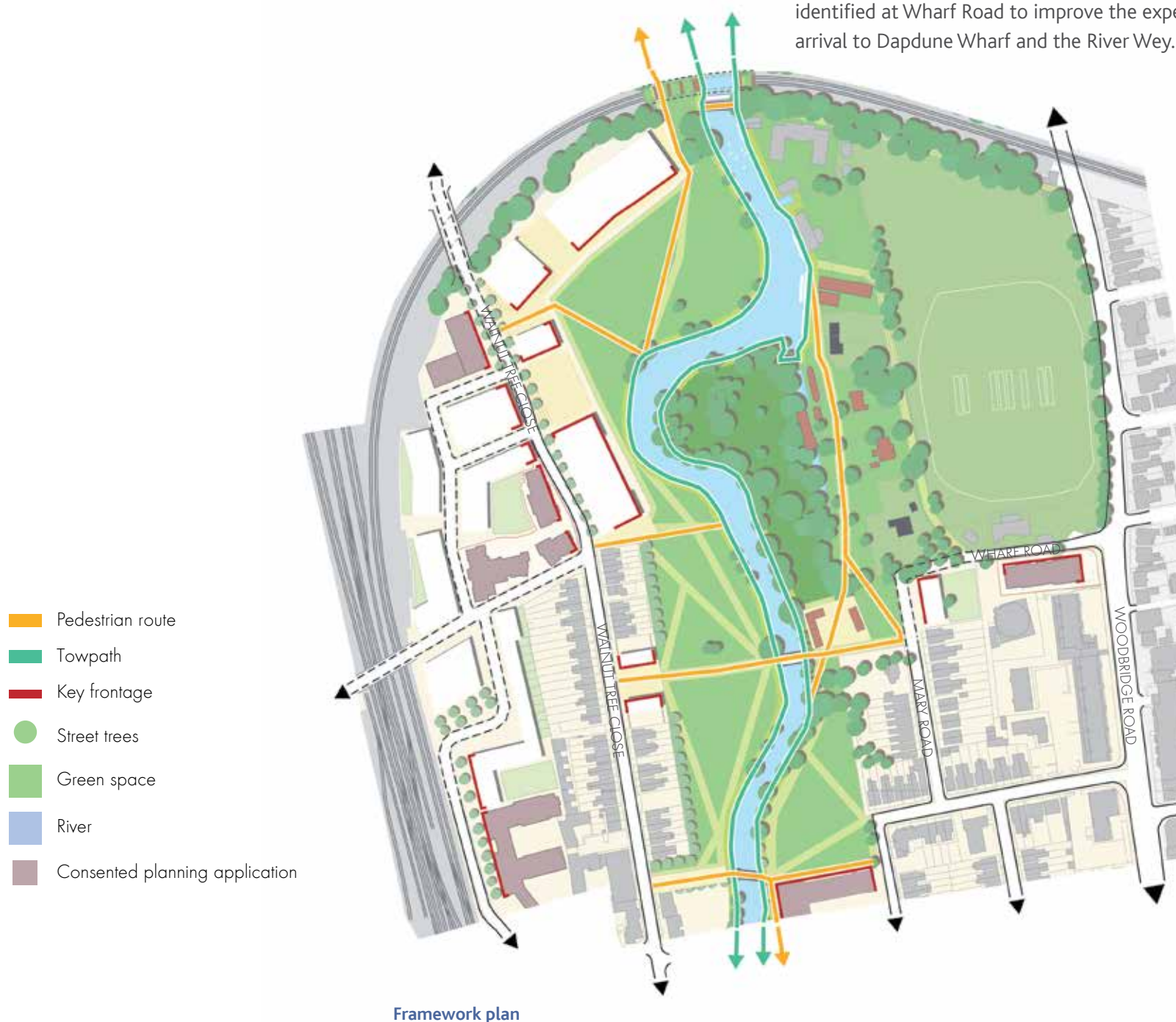


- Walnut Tree Close consented scheme
- Listed buildings
- Locally listed buildings
- Buildings of townscape merit
- Retained buildings
- Potential for redevelopment
- Flood zone 2
- Flood zone 3A
- Flood zone 3B

Existing context (flood zone 2 represents medium risk, flood zone 3B is highest risk) - Comparison between the existing context and the framework plan / illustrative masterplan highlights the areas of existing development which are proposed for the new park.

## KEY PRINCIPLES

1. Walnut Tree Close could gradually be redeveloped as a residential area where the constraints of the flood zones permit. This is likely to be beyond the plan period. New parkland could be opened up along the river corridor to provide amenity space which benefits new residents. The existing Walnut Tree Park consent could be accommodated alongside the masterplan if implemented (see page 110).
2. A new road tunnel under the railway could be dug to connect Walnut Tree Close with Woodbridge Meadows. This would allow the removal of the upper part of the existing road. Walnut Tree Close could be closed north of the Station, significantly reducing through-traffic in the area.
3. Buildings facing onto the parkland will feature active ground floor uses, including commercial/leisure uses and community facilities which will help to enliven and populate the space.
4. The green space would have extensive river frontage, and together with Dapdune Wharf and the cricket pitch will contribute to a large area of green space at the heart of the town.
5. The links with the university will be improved via a new Yorkies Bridge. This will be upgraded to allow public transport links as well as pedestrian and cycle routes (and potentially buses) which connect into the new river corridor network.
6. East-west connections across the river could be improved through the introduction of new bridges. The existing pedestrian bridge parallel to the railway line will also be enhanced.
7. Proposals will be required to demonstrate that they are safe and appropriate in terms of flood risk in line with the NPPF.
8. Potential development opportunities have been identified at Wharf Road to improve the experience of arrival to Dapdune Wharf and the River Wey.



Framework plan



**Barton Farm.** A major new riverside destination





**Dapdune Farm.** This is an important historic building and is at a key location where the riverside park starts to change in character and become increasingly open. Sensitive refurbishment of the old buildings have the potential to provide new visitor or education facilities associated with the river and creating a link towards Dapdune Wharf from the town centre.





**THE MASTERPLAN**

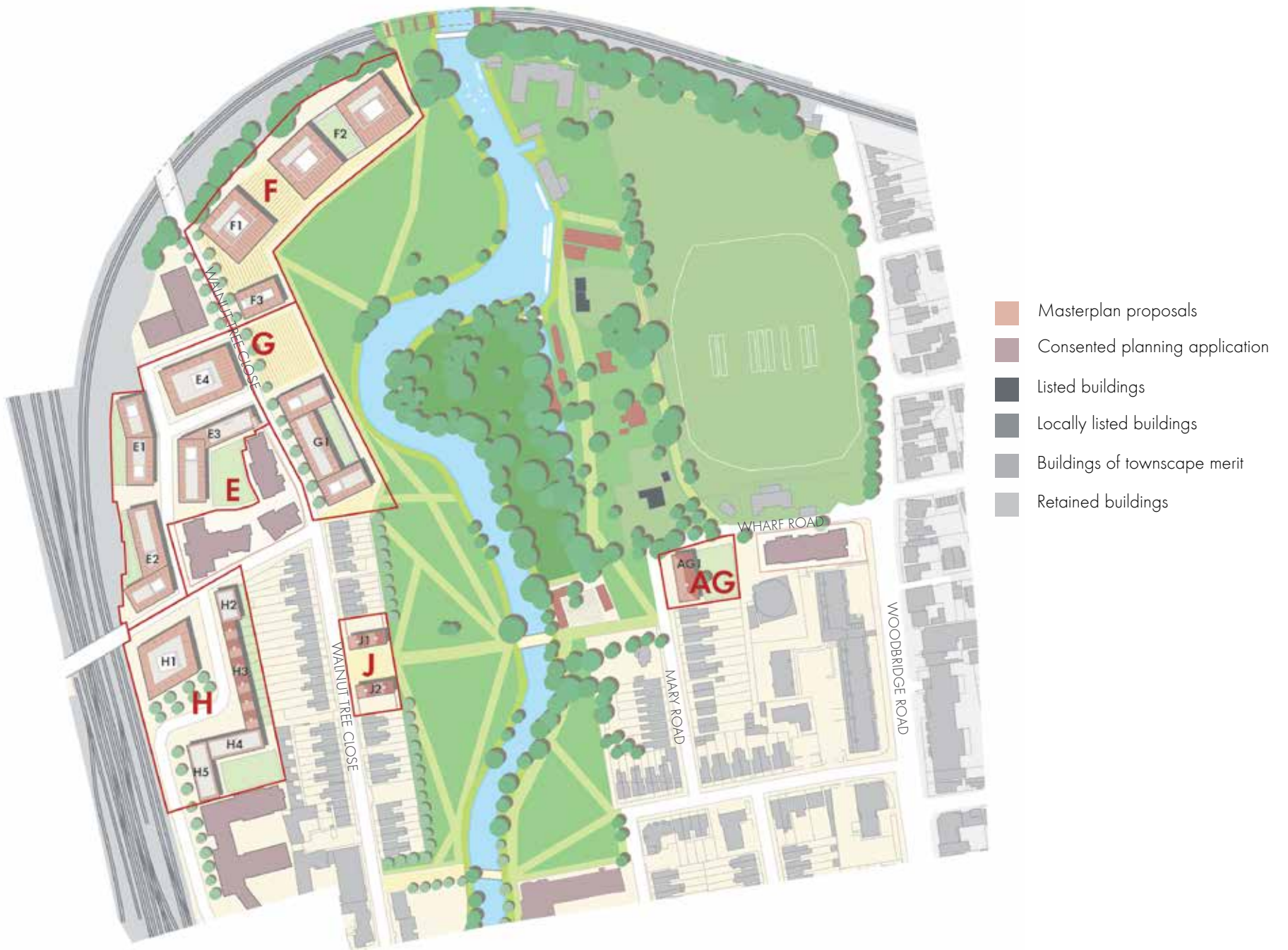
The illustration shows the potential layout of the Walnut Tree Close area, drawing on the analysis and principles identified in this report. For ease of reference, the approximate capacity of key sites is identified in the adjacent capacity table.

A commercial office scheme is currently under construction on Walnut Tree Close. The Walnut Tree Park scheme still allows the wider principles of the masterplan to be realised although it decreases the provision of open space proposed in the area (see inset drawing above).

**COMMENTARY ON LAND USES**

A mix of residential and office use is proposed in this area, broadly following the flood constraints. Whilst residential use at the parkland and riverside setting may generate maximum receipts, it is not possible to locate residential within Flood Zone 3. Offices are generally proposed at established locations and the riverside setting is considered sufficient to generate significant value.

The existing land uses are relatively low density, which is not appropriate at a location so close to the centre of Guildford. This area has the potential for more dense development to deliver residential units and new commercial floorspace efficiently and at scale. Retaining existing uses could increase development pressure outside of the urban area. Some employment uses will need to be relocated which is an important consideration for Guildford Borough Council.



Illustrative masterplan

**INDICATIVE CAPACITY**

The illustrative masterplan for Walnut Tree Close identifies a number of potential development opportunities which could account for a significant development capacity as estimated below.

SITE E	
Plot area (ha)	0.97
Gross non-residential area (sqm)	0
Gross residential area GEA (sqm)	25,008
Approximate number of dwellings	241

TOTAL	
Gross non-residential area (sqm)	10,944
Approximate number of dwellings	543

SITE F	
Plot area (ha)	0.91
Gross non-residential area GEA (sqm): • Office / leisure / hotel	10,240
Gross residential area GEA (sqm)	8,640
Approximate number of dwellings	83

SITE G	
Plot area (ha)	0.58
Gross non-residential area (sqm)	0
Gross residential area GEA (sqm)	8,400
Approximate number of dwellings	81

SITE H	
Plot area (ha)	0.91
Gross non-residential area (sqm)	0
Gross residential area GEA (sqm)	13,296
Approximate number of dwellings	125

SITE J	
Plot area (ha)	0.16
Gross non-residential area (sqm)	704
Gross residential area GEA (sqm)	0
Approximate number of dwellings	0

SITE AG	
Plot area (ha)	0.16
Gross non-residential area (sqm)	0
Gross residential area GEA (sqm)	1,344
Approximate number of dwellings	13