

WOODBIDGE MEADOWS

CONTEXT

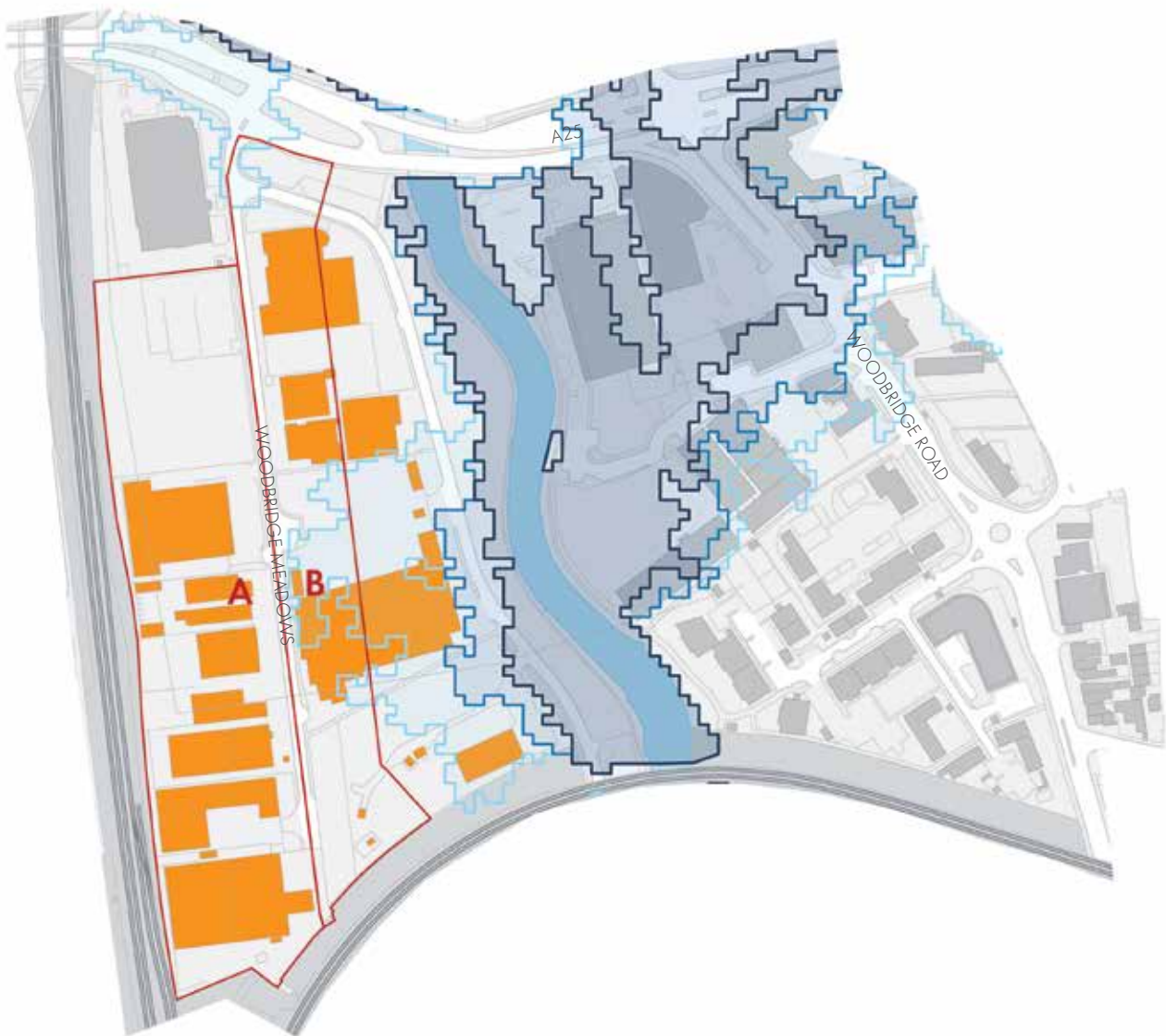
This area is bounded by the railway line to the south and west, the A25 and A3 to the north and Woodbridge Road to the east. The River Wey flows through the centre of the study area which is characterised by larger business and industrial buildings.

CONSTRAINTS

- A significant portion of the site is situated in flood zone 3A and 3B.
- There is a large sub station located within the site to the east of the railway and power cables across the site to the west of the river.
- The site is bounded on two sides by the railway embankment and viaduct, which lies above the general level of site.
- The A25 and Woodbridge Road bound the sites to the north and east which carry heavy flows of traffic on wide carriageways which has a negative effect on the environment.
- Currently access to the western side of the site is relatively constrained due to the railway and river.
- The area is constrained by multiple land ownership interests.

OPPORTUNITIES

- Improve the landscape and amenity value at Woodbridge Meadows.
- Support the existing local centre at the roundabout on Woodbridge Road with more residents living locally.
- Explore the potential for a new connection south from Woodbridge Meadows through the railway viaduct.
- Plan for the gradual redevelopment of this area from business/light industrial use to residential development through a co-ordinated and incremental strategy.
- Consider the longer views to the cathedral at points within the site.
- Improve the pedestrian and cycle routes along the river banks to the north.
- The existing uses represent a low density use of the land.



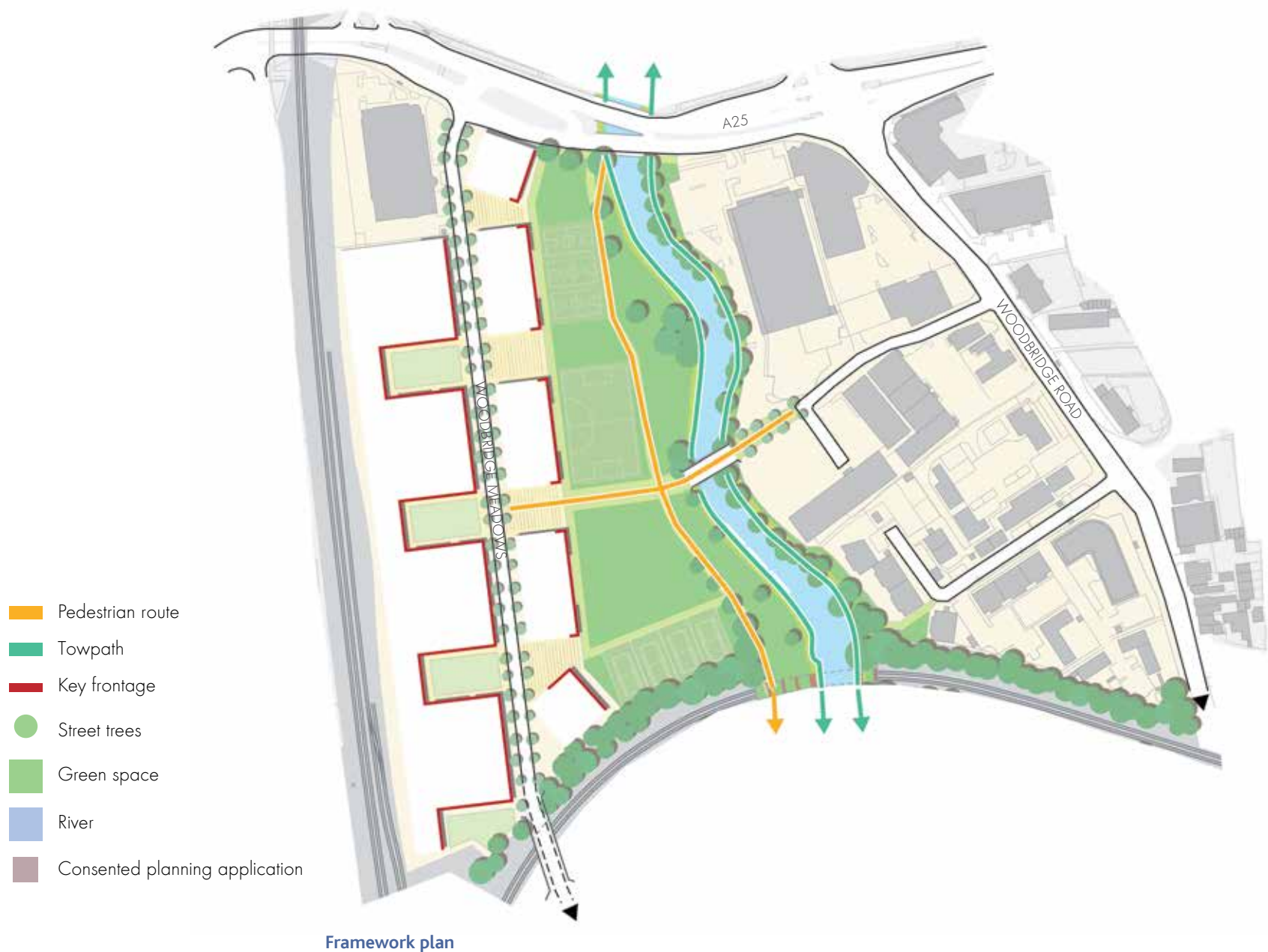
- Listed buildings
- Locally listed buildings
- Buildings of townscape merit
- Retained buildings
- Potential for redevelopment
- Flood zone 2
- Flood zone 3A
- Flood zone 3B

Existing context (flood zone 2 represents medium risk, flood zone 3B is highest risk)

KEY PRINCIPLES

1. The new road tunnel through the railway embankment would allow for the removal of the existing northern part of Walnut Tree Close, creating a significant area of high quality open parkland along the river corridor.
2. New development could be focussed on the sites along the railway, helping to create a screen between the parkland and the main railway line. The residential development is out of flood zone 3 and is therefore appropriate subject to the sequential test. Buildings between the road and the open parkland could have commercial premises or community facilities such as a nursery or GP practice at ground floor
3. The road through the existing industrial area of Woodbridge Meadows could be transformed into a new boulevard, with cycle lanes linking into the wider network. A series of squares would straddle the space, linking residents on both sides of the road with the parkland to the east.
4. Proposals will be required to demonstrate that they are safe and appropriate in terms of flood risk in line with the NPPF.
5. As noted elsewhere in the report, the proposals for this location are likely to be long-term and therefore require further consideration in relation to the Local Plan process, timescales and ongoing consultation.

NOTE: Following consultation on the draft masterplan, the Council will consider the future role and status of the adopted Woodbridge Meadows SPD alongside the preparation of the Local Plan.





The view south across Woodbridge Meadows. The meadows will be broader and the road relocated to create an area of open space of leisure and recreation. New development on the western side of the meadows will face onto the open space and will include community facilities and local shops at ground floor level



THE MASTERPLAN

The drawing below illustrates the potential layout of the Woodbridge Meadows 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.

COMMENTARY ON LAND USES

Residential redevelopment is proposed for Woodbridge Meadows. The scale of the site assembly opportunity in this location provides the potential for a transformative scale of new development in this location, which with new parkland, will generate significant value in the long term. This site would also be suitable for office development but given that significant new office floorspace is proposed in the town centre already, it is considered appropriate to propose residential in this location. New offices in this area would directly compete with existing out-of-town locations, whereas those proposed in town constitute a different offer to the market.



Illustrative masterplan

INDICATIVE CAPACITY

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

SITE A	
Plot area (ha)	2.81
Gross non-residential area (sqm)	0
Gross residential area GEA (sqm)	44,348
Approximate number of dwellings	428

SITE B	
Plot area (ha)	1.63
Gross non-residential area (sqm)	0
Gross residential area GEA (sqm)	35,664
Approximate number of dwellings	344

TOTAL	
Gross non-residential area (sqm)	0
Approximate number of dwellings	772

OVERALL MASTERPLAN

THE MASTERPLAN

The drawings illustrate the overarching masterplan proposals in context.

ADDITIONAL INFILL OPPORTUNITIES

In addition to the five principal areas outlined on previous pages, there are a small number of additional smaller infill development opportunities, situated outside of Flood Zone 3, and well suited to residential development. These sites will contribute to an improved townscape and street character. The potential quantum of these additional sites is set out below:

SITE AB	
Plot area (ha)	0.20
Gross non-residential area GEA (sqm):	
• A1 uses	378
Gross residential area GEA (sqm)	3,690
Approximate number of dwellings	36

SITE AE	
Plot area (ha)	0.44
Car parking (sqm)	4,408
Gross non-residential area GEA (sqm):	
• A1 uses	250
Gross residential area GEA (sqm)	2,208
Approximate number of dwellings	21

SITE Z	
Plot area (ha)	0.80
Gross non-residential area (sqm)	0
Gross residential area GEA (sqm)	8,064
Approximate number of dwellings	75

RESIDENTIAL CAPACITY

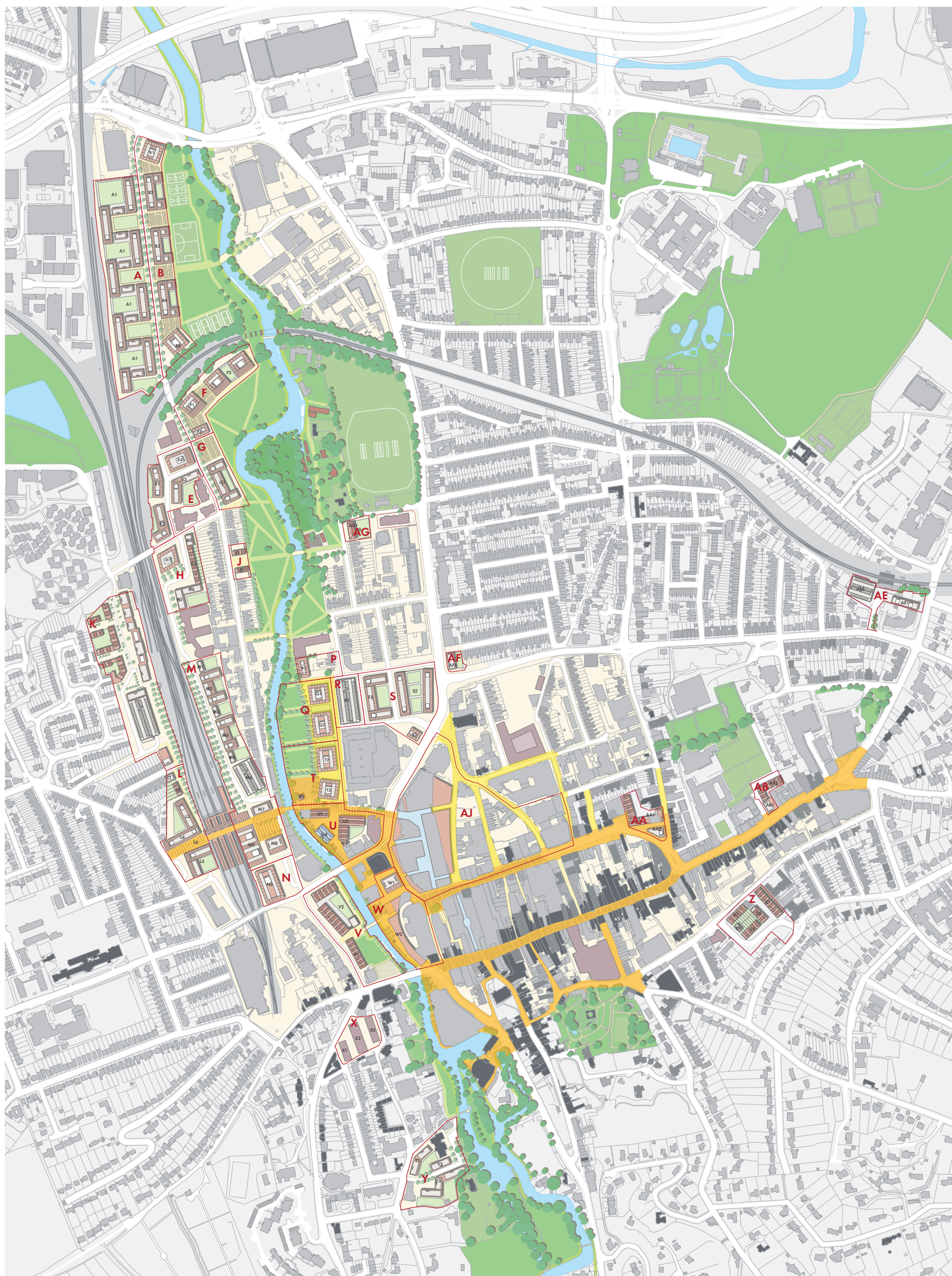
In total, the masterplan identifies an indicative capacity for approximately 2,600 new homes. This is based on a notional average apartment size which has been applied to gross residential floor areas for each site. Depending on the assumed mix of dwellings, this could vary on a site-by-site basis, with a greater emphasis on smaller homes or a reduced average floor area allowing an uplift in housing numbers to c. 2,800 homes. It is important to note the following:

- An indicative A1 retail capacity has been assumed for North Street, but other uses including a significant potential residential capacity would also be appropriate.
- The masterplan adopts a sensitive approach to building heights, scale and massing in response to the special historic character and landscape setting of the town centre. There might be opportunities to explore increased capacities where constraints and townscape considerations allow, either through more detailed site briefs, or planning applications.

NON-RESIDENTIAL CAPACITY

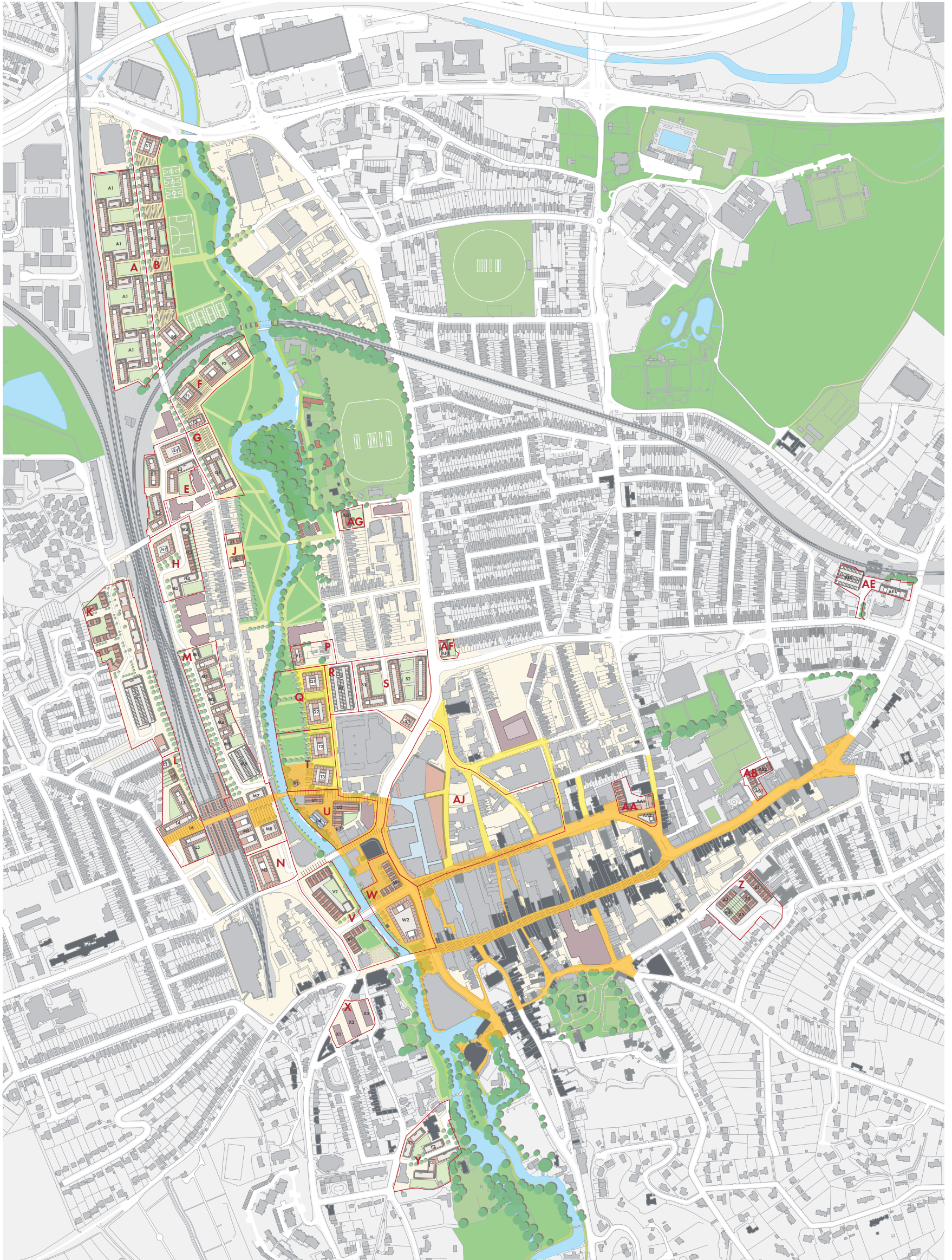
The illustrative masterplan identifies capacity for the following non-residential floorspace:

- 45,000 to 48,000 sqm (GEA) of A1 retail floorspace.
- 13,000 to 14,000 sqm (GEA) of A3/A5 floorspace for food and drink.
- 55,500 to 58,500 sqm (GEA) of flexible floorspace for a range of uses including new offices, leisure uses (e.g. cinema) and hotel space. It should be noted that this figure is gross new floorspace. It is assumed that a proportion of this floorspace would replace old, inefficient office space with modern state of the art premises. It might also include replacement civic office facilities in relation to displaced uses in the masterplan area including the Council offices and the courts / police station.



- Masterplan proposals
- Consented planning application
- Listed buildings
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- Buildings of townscape merit
- Retained buildings
- Primary public realm
- Secondary public realm

**Illustrative masterplan
Gyratory scenario 1**



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Illustrative masterplan
Gyratory scenario 2

