

# Lollesworth Fields

Ockham Road North, East Horsley

## RESIDENTIAL DEVELOPMENT

### Welcome

Thank you for taking the time to meet the team and to discuss our proposals to deliver new homes and employment space for East Horsley on land at Lollesworth Fields, Ockham Road North.

The 14.2 acre site comprises two fields of grassland with trees and hedgerow running along a central ditch, and the southernmost properties along the B2039 Ockham Road North, known as Chicane and Quintons.

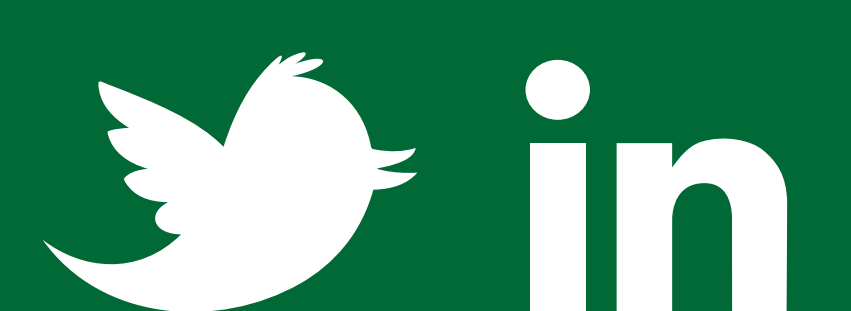


We will be preparing an application for outline planning permission for the site over the next few weeks. Part of this process is consulting with the local community to get feedback on the proposals so we can shape our plans further.

**Our team are here to help talk you through the proposals as well as answer any questions you may have.**

# Catesby Estates plc

part of Urban&Civic



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## Planning Context

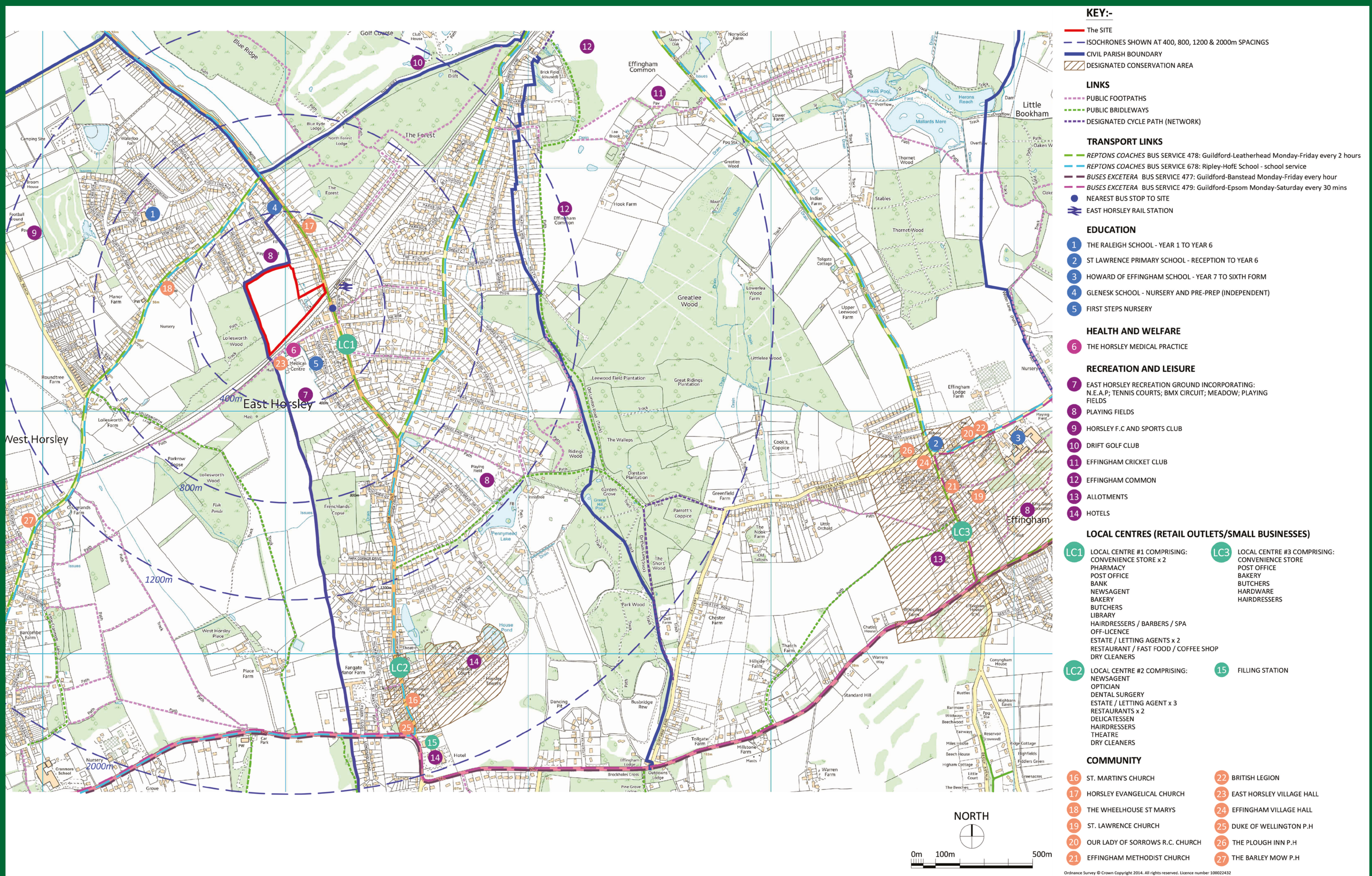
The NPPF provides a national framework for Councils to produce their own Local Plans, which reflect the needs and priorities of their communities, with a strong emphasis on the delivery of sustainable development.

East Horsley is one of Guildford Borough's top three most sustainable settlements with a range of services and public transport connections.

The draft Guildford Local Plan currently being Examined by the Government Appointed Planning Inspector identifies the site as suitable for release from the Green Belt and proposes that the site is allocated for 100 new homes, including 40% affordable homes.

Catesby Estates will be submitting an Outline Planning Application to Guildford Borough Council early next year which set the principles of the development in more detail including site access and housing layout in accordance with the draft allocation.

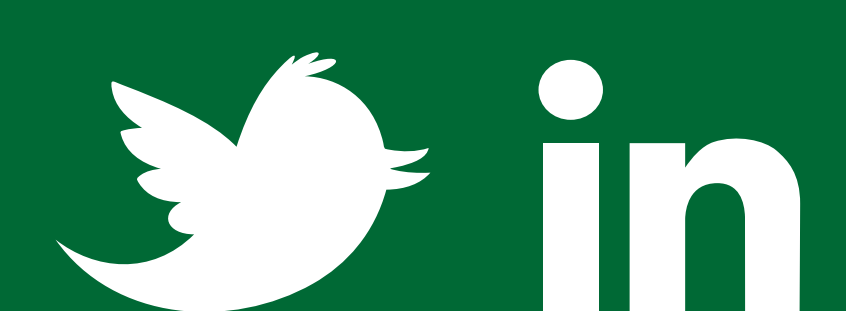
Should the application be approved, we will then work with housebuilders to deliver a range of new homes, with first residents taking occupation early 2020.



Local Facilities Plan

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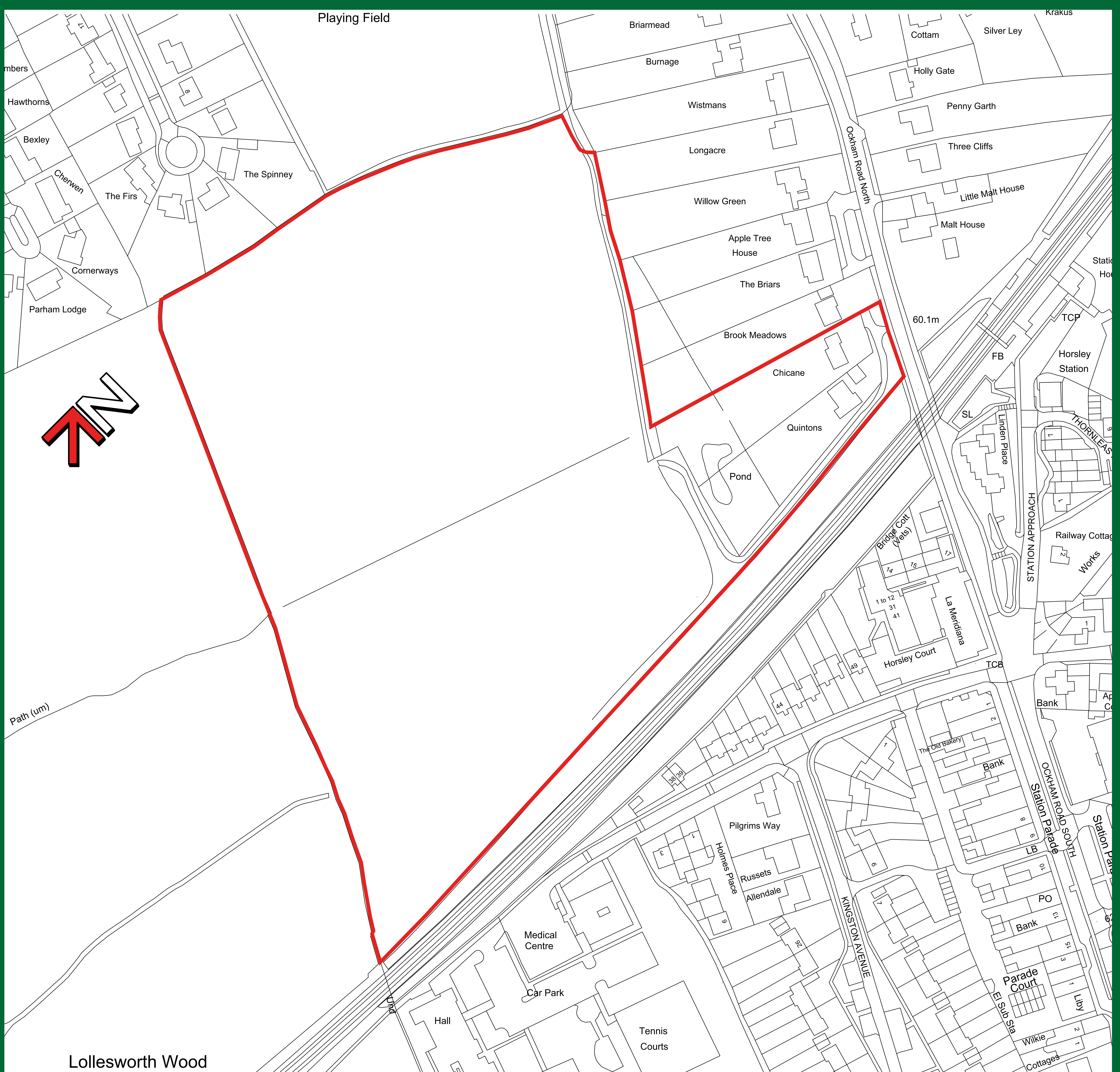
Ockham Road North, East Horsley

## The Site

The site is enclosed by boundary hedgerows and mature trees, with Lollesworth Wood bordering the western site boundary. The site is also bordered by mature rear gardens of residential properties off Heatherdene (private road) and school playing fields back onto the northern boundary. Mature rear gardens to properties along the B2039 Ockham Road North run along the eastern boundary with Stratford Brook.

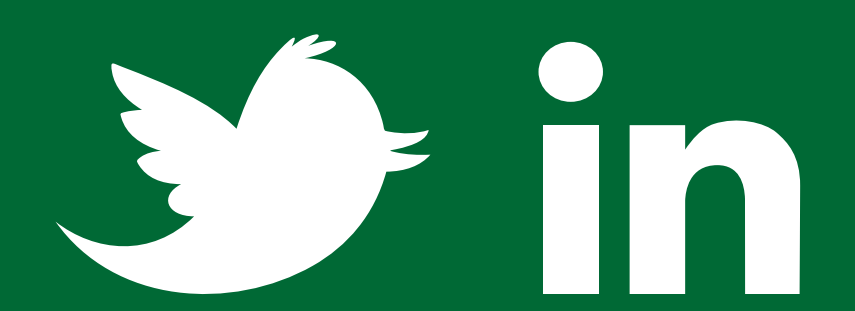
Our sensitively designed landscape scheme and the high quality of green infrastructure will ensure Lollesworth Fields is well integrated into the local landscape.

A 'trim trail' pedestrian walkway round the development will provide a route around the development, as well as providing alternative safe pedestrian access to The Raleigh School.



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## Design

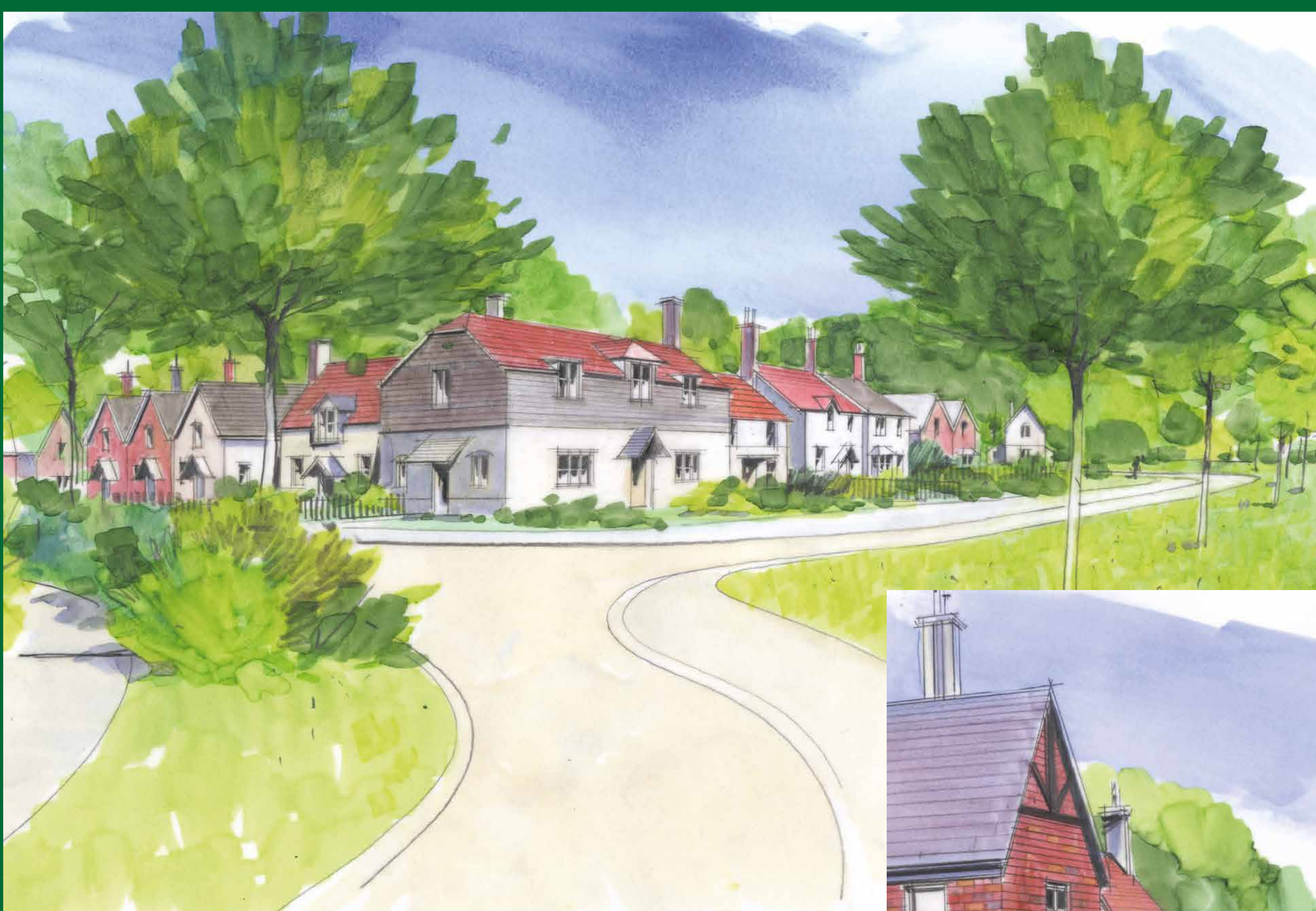
In order to deliver new homes and infrastructure that complements the area and responds to the Neighbourhood Plan. The outline application will be accompanied by a Design and Access Statement and a Design Strategy, which will seek to ensure that any future detailed planning application will adhere to the principles agreed at outline planning stage, ensuring the aspirations for a sensitively designed and high quality housing development are delivered.

The proposals are influenced by the rich character of the villages of East Horsley, West Horsley and Effingham. We will create a place where people can be proud to live, and provide a varied mix of accommodation types to satisfy identified local housing need with an emphasis on smaller dwellings.

The housing will incorporate a mix of 1, 2, 3, and 4 bedroom homes with 40% affordable homes provided for those struggling to get on the housing ladder.

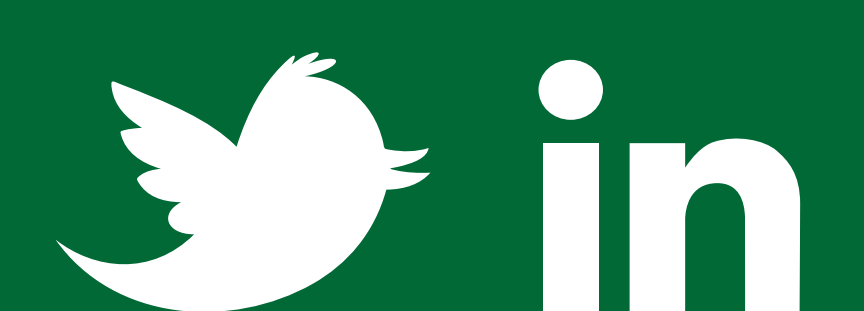
Following consideration of the Policies contained in the Emerging Guildford Local Plan and the East Horsley Neighbourhood Plan, land has been set aside within the site for delivering small scale office space, to meet the demand for local employment space.

Our proposals protect the mature woodland to the western boundary of the site and ensure the new housing integrates well with neighbouring residential areas.



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## Access and Highways

Access to the site will be through the existing property of Chicane, requiring demolition of the property and clearance of a handful of trees within its boundaries.

The development access will provide a 5.5m wide carriageway with 2.0m wide footways and will be designed in accordance with local and national guidance. For safe exiting, the site will deliver the required visibility splays in line with national guidance informed by prevailing traffic speeds captured by a traffic survey.

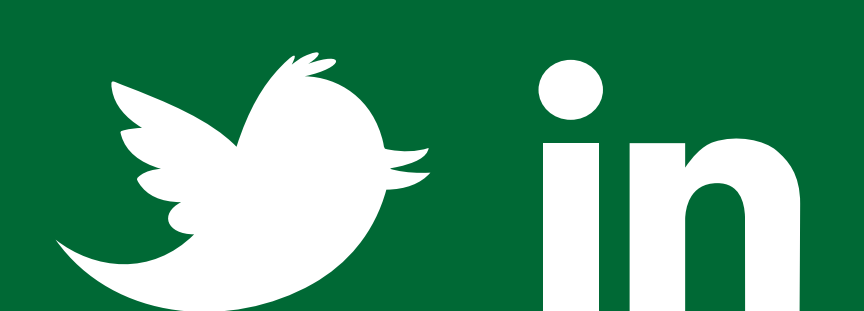
A secondary pedestrian access point is proposed to the north of the site linking in with the adjoining playing fields. This will provide an alternative pedestrian access to the nearest primary school (The Raleigh School).

Should the application be approved, we will then work with housebuilders to deliver a range of new homes, with first residents taking occupation early 2020.



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