



## OUR VISION FOR GOSDEN HILL

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## OUR VISION IS THAT GOSDEN HILL WILL BE A NEW NEIGHBOURHOOD THAT:

### 1. Creates a new gateway for Guildford, by:

- providing a naturalistic, open, green and blue landscape arrival area from the A3 in the north;
- creating a vibrant, active and pedestrian friendly arrival space close to any future potential railway station to the south; and
- ensuring multiple mobility options to start a journey within the site or on to Guildford.

### 2. Is at one with Surrey's Landscape character, by:

- using the existing woodland and hedgerows as the basis for a landscape led design;
- creating a strong sustainable landscape to create a distinct identity;
- providing green movement corridors for people and for nature;
- protecting key landmark oak trees and woodland, respecting their historic and landscape significance which were part of the former parkland of Clandon House;
- using Cotts Wood as a SANG for both existing and new residents ;

- retaining and enhancing natural habitats, allowing wildlife to thrive; and
- working with the natural contours to facilitate sustainable water management.

### 3. Places sustainable connectivity at its heart, by

- creating development parcels linked by a network of connections which follow a sustainable movement hierarchy;
- aligning a pedestrian and cycle friendly north-south green spine through the heart of the development, connecting people with the main hubs;
- connecting east-west green links to the central north south green spine with onward connections to the existing urban area and wider green spaces;
- promoting sustainable travel opportunities with mobility hubs along the north-south green spine and at Burpham – providing access to the wider Guildford area and West Clandon;

- providing for a park and ride facility (including the opportunity for electric charging) at the north of the site, which benefits both residents of the development and other local highway users; and
- facilitating the provision of a new railway station.

### 4. Provides for the daily needs of a new 21st century community, by

- providing a community hub in the centre of the site which will become home to the new primary school, community centre and potential new local shops and services;
- creating the potential for a new southern hub providing local shops and services, close to any future potential railway station in the most dense and accessible part of the site, allowing the highest number of people to be within a short walk of such facilities;
- opening up opportunities for employment, commercial and/ or leisure at the north of the site, and other smaller scale facilities elsewhere at Gosden Hill, which can be flexible and respond to what future requirements may be; and

- supporting the delivery of a secondary school if required.

### 5. Will be a healthy, happy and sociable place, by

- creating multi-functional, social spaces including the Southern Square and Gosden Green Park;
- providing streets which support healthy and sustainable travel
- providing opportunities for local food production, enabling the growing of healthy local produce and opportunities for social interaction;
- providing new sports pitches for the school and community to use;
- creating a green canopy for Gosden Hill by the planting of trees and vegetation throughout the scheme; and
- locating the primary school close to the woodland, creating the potential for outdoor learning and a green, natural backdrop for the children to enjoy.