

**WAVERLEY BOROUGH COUNCIL**

**EXECUTIVE – 1 DECEMBER 2015**

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**Title:**

**APPROVAL TO SUBMIT A PLANNING APPLICATION: PART OF VILLAGE GREEN, OCKFORD RIDGE**

**[Portfolio Holder: Cllr Carole King]**

**[Wards Affected: Godalming Central and Ockford]**

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**Summary and purpose:**

The purpose of this report is to seek approval for the submission of a full planning application for the temporary use of land at the Green, Ockford Ridge as a site compound.

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**How this report relates to the Council's Corporate Priorities:**

This report relates to the Council's Corporate priority of providing more affordable housing in the Borough for local people in housing need. The provision of a site compound supports the redevelopment of land at Ockford Ridge to build 98 new homes and refurbish 78 existing council-owned properties on the estate.

**Financial Implications:**

Funding for the redevelopment and refurbishment on this site is available through the approved in the 2015-16, 2016-17 New Affordable Homes capital programme. The pre-development costs budget is sufficient to cover the costs associated with seeking planning permission for this temporary use. It is envisaged that the appointed contractor(s) will undertake and fund the site compound works as part of the overall redevelopment contract, to be let in Spring 2016 as part of the redevelopment programme.

**Legal Implications:**

As planning permission has already been granted for the scheme, the provision of a site compound required for the purposes of carrying out the development in accordance with the planning permission can be provided without applying for planning permission as it is a form of permitted development governed by Part 4 Class A of the General Permitted Development Order 2015.

Given the intention to have contractors on site to commence refurbishment works at the same time as implementing the planning permission for new build, it is considered, however, advisable for an application to be made for temporary consent to use the green to ensure that residents are kept informed and able to participate in the planning process.

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## Introduction

1. Waverley Borough Council owns the Land at the Green, Ockford Ridge, Godalming. A location plan is attached at Annexe 1. It is a public open space, laid out with formal recreational facilities – a children's play area and enclosed ball game 'cage' together with open, informal grassed areas to the south of the 'cage.' The proposed compound use would occupy this grassed area for the duration of the redevelopment and refurbishment works and then be reinstated to its former state subject to any enhancements agreed with the community. Site hoarding / semi-transparent hoarding would be erected with security gates and a separate Welfare and off-street contractors parking area, as depicted on the plan at Annexe 1.
2. Housing Delivery Board has previously considered this and other sites on the estate for this temporary use and concluded that this site has over-riding advantages in terms of ease and safety of access; ease of security surveillance and sufficient space to accommodate the proposed use. Other sites on the estate may be suitable for specialised storage on a much reduced scale but are likely to cause greater disturbance to residents and / or access and security problems in their use. A fall-back site was also identified – 127/128 Ockford Ridge but it would be subject to securing vacant possession (128) and then demolition.
3. Preliminary consultation with Surrey County Council (Transportation Development Planning, Team West) has been supportive in principle. Waverley Planning Services have also been consulted and have no objection in principle to the proposed development.
4. The council owns the Green. The proposed development is temporary in nature – expected to last for 5 years on the basis that each development sites on the estate (4) are developed in sequence rather than simultaneously. This is a community preference. The site would be returned to its former (informal) recreational use in the future.
5. A site meeting has taken place with the Community Consultative Group and the Ward Member. Two public sessions have also taken place and a number of issues have been raised. Attendance at both meetings was low (20) despite estate-wide leafletting a week before the events.
6. The community's main concerns centre on residents' safety as pedestrians, Green users and drivers, as a result of the construction traffic using the compound. There is also concern that local residents will break into the compound. Other issues raised included the existing poor condition of the estate roads and how construction traffic will affect them; traffic calming measures; environmental issues associated with porta-loo toilets on the compound area and potential conflicts between residents' cars, buses that serve the estate and construction traffic – especially at peak times of movement.
7. Discussions with these stakeholders have commenced. Many of the residents' concerns can be addressed in the planning conditions attached to the desired Consent.

## **Housing Need**

8. Waverley is an area of high housing need and there is a shortage of affordable housing to meet this need. The Housing Register and the Strategic Housing Market Assessment (SHMA) 2014 demonstrates a significant need for affordable housing in Waverley.
9. The site and its temporary use as a compound support the council's plans to address Housing Need. There is also an opportunity to refresh and enhance this public open space and recreational area once the construction works have been completed. At this time (2021) the existing play areas would in any event be in need of modernising and refurbishment. Community ideas have been invited on this.

## **Budget**

10. Pre-development services have been provided to date by Sprunt Architects. Pre-development costs are contained within the existing budget for this development at Ockford Ridge

## **Recommendation**

The Executive is recommended to approve the submission of a planning application for the development of the land at the Green, Ockford Ridge, Godalming to support the redevelopment and refurbishment programme on the estate.

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## Background Papers

There are no background papers (as defined by Section 100D (5) of the Local Government Act 1972) relating to this report.

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# ANNEXE 1

## Location plan

