



## Taylor Wimpey - Former Wisley Airfield

### Community Liaison Group – Meeting Minutes – Thursday 10<sup>th</sup> September 2020

Date: Thursday 10<sup>th</sup> September 2020

Time: 5:30pm – 7:00pm

Venue: Microsoft Teams

Attendees:

Project Team:

- Antonis Pazourou (AP) – Taylor Wimpey
- Camille Soor (CS) – Taylor Wimpey
- David Parry (DP) – Cratus Communications

Community Liaison Group Members in attendance:

- DA - RHS Wisley
- MA - Ockham Parish Council
- Richard Ayears (RA) - Ripley Parish Council
- Alex Beames (AB) - Send Parish Council
- Doug Clare (DC) - Guildford Bike Users Group
- Clare Goodall (CG) - East Clandon Parish Council
- HG - Ockham Parish Church
- Euan Harkness (EH) - Wisley Action Group
- MH - West Horsley Parish Council
- LP - Surrey Chamber of Commerce
- AS - Guildford Society
- Robert Taylor (RT) - East Horsley Parish Council

## 1) Introductions

- AP introduced that the topic for the first meeting of the Taylor Wimpey Community Liaison Group (CLG) would be the Consultation Process, Housekeeping, Purpose of the CLG and Terms of Reference. AP also outlined that the next meeting on Thursday 24<sup>th</sup> October and all subsequent meetings would have specific topics on issues relating to the site.
- AP introduced the Taylor Wimpey team on the call including:
  - Antonis Pazourou (Community and Green Infrastructure Project Manager – Major Developments)
  - Camille Soor (Planning Manager – Major Developments)
- AP also introduced other key members of the Taylor Wimpey team who were not on the call but would be attending some future meetings of the Community Liaison Group including:
  - Lee Davis (Technical Director – Taylor Wimpey Major Developments)
  - James Newton (Planning Manager – Taylor Wimpey South Thames)
- AP and DP outlined that the meeting was being recorded for the purpose of creating meeting minutes which would then be published on the dedicated site website. DP outlined that the recording of the meeting would not be published.
- DP took a roll call of attendees.
- AP thanked all representatives present for accepting the invitation to join the CLG.

## 2) Updates on Taylor Wimpey progress

- AP introduced the site boundary including the land under Taylor Wimpey's ownership and the land represented by Hallam Land Management and CBRE to show members a contextual view of where the site sits in relation to the A3 and J10/M25. AP also showed an aerial photograph of the site as it appears now to give context as to what is currently on site.
- AP then introduced the masterplan area and outlined Taylor Wimpey will be masterplanning for the whole Guildford Borough Council allocation (policy A35) in the adopted Local Plan (April 2019) and not just the land in Taylor Wimpey's ownership. AP explained that the reason for this is that Taylor Wimpey believe this is the right thing to do to create a masterplan which reflects the wants and needs of the community and to ensure the masterplan is cohesive.

- CS outlined that the whole of the Policy A35 allocation area includes approximately 2,000 homes (C3), approximately 100 extra care homes (C2) and a series of non-residential uses including a primary school, secondary school and local centre. CS then explained that Taylor Wimpey is in the process of masterplanning following the community consultation events held in July 2020. CS noted that the recordings of these sessions are available to view on the dedicated project website [www.wisleyairfield.com](http://www.wisleyairfield.com). CS also outlined that Taylor Wimpey presented at the first Design Review Panel (DRP) meeting in August 2020.
- CS highlighted that the next steps for the team were to take the feedback from the DRP and subsequent stakeholder meetings and incorporate this into a more detailed framework plan with input from the CLG.
- AP outlined Taylor Wimpey's vision for the site and introduced the strapline for the site "Working together to deliver our sustainable community". AP stated that this embodies Taylor Wimpey's approach to this development as they want to work alongside the community to deliver something that everyone can be proud of.
- AP outlined a timeline of the consultation process which showed the following:
  - March 2020 – Taylor Wimpey purchases the former Wisley Airfield
  - July 2020 – First Community Consultation Events held
  - August 2020 – First Design Review Panel
  - September 2020 – First Community Liaison Group. Submission of Roundabout and Stub Road application and Enabling Works application.
  - Autumn 2020 - Second Community Consultation Events

### 3) Housekeeping

- AP introduced the housekeeping rules for all meetings of the Community Liaison Group. These included:
  - Asking representatives to turn off cameras and microphones when they are not speaking;
  - Outlining that there will be a Q&A session at the end of the presentation which would provide representatives with an opportunity to ask any questions;
  - AP stated that Taylor Wimpey will chair the Q&A session;
  - That any questions be kept specific to the topic that is being discussed at the meeting so that members of the wider design team can attend meetings to provide detailed information;
  - If a representative would like to speak to please raise their hand and the team will come to them.

## **4. Purpose**

- AP then went on to outline the purpose of the CLG. This included open and inclusive discussions with all representatives where feedback provided can help towards generating an emerging masterplan for the site.
- AP asked members if they were happy to not only have regular meetings of the CLG up until submission of the planning application but to extend the meetings so that they continue on after submission in 2021. This would allow the CLG to continue to discuss key issues such as construction phasing plans, works on site and the Community Trust.

## **5. Terms of reference**

### **a). Membership**

- AP discussed memberships terms for the CLG. The terms of the CLG were read out according to their appearance in the published Terms of Reference:
  - Membership of the CLG is limited to 20 people to allow for an effective discussion;
  - There is the opportunity for new members to join the CLG by invitation;
  - In the event of a member falling to attend two consecutive meetings their place will be offered to a person on the waiting list or advertised as appropriate;
  - Membership of the CLG in no way implies that a stakeholder personal support or objection to the proposals;
  - By accepting membership to the CLG stakeholders are accepting that their contributions will become part of the minutes that will be published online after the event finishes on the former Wisley airfield website [www.wisleyairfield.com](http://www.wisleyairfield.com).

### **b). Dates of future meetings**

- AP outlined that the next meeting of the CLG will take place on Thursday 24<sup>th</sup> September at 5:30.

### **c). Topics of discussion**

- At this point AP opened the discussion up to members of the CLG to get their feedback on the suggested future topics of the CLG and for members to suggest alternative topics if necessary.

- The suggested topics that were presented by Taylor Wimpey were;
  - Design;
  - Green Spaces & Biodiversity;
  - Sustainability;
  - Transport;
  - Retail & Employment;
  - Education & Sports;
  - Gypsies & Travellers;
  - Stewardship;
  - Construction.
- EH requested an assurance from Taylor Wimpey and Cratus Communications that consultants from the previous outline application for the site are not involved in the formation of the current proposals. These views were echoed by HG and MA.

**Response:** AP responded that some consultants from the previous application have been retained. This is due to their understanding of the history of the site and technical knowledge. AP reiterated that Taylor Wimpey is the driving force behind this new application and the team understands their vision that they want to deliver something that they can be proud of. He also stated that Taylor Wimpey is still at the beginning of the process and is taking time to understand the constraints and opportunities across the site to ensure the masterplan is planned correctly. CS outlined that members of the previous team are still involved on a consultancy basis but the assurance is that Taylor Wimpey is leading this scheme and will be delivering a unique development that is not derived from the previous application. AP stated that Taylor Wimpey is committed to actively engaging with the community and listening to their concerns and feedback whether positive or negative. AP and CS outlined that Taylor Wimpey would be happy to host a separate meeting with members who are concerned about this at a future date.

- EH accepted a separate meeting to discuss this further.

**Post meeting note:** This meeting was organised for Thursday 8<sup>th</sup> October 2020.

- HG asked that health provision be added as a topic for a future meeting.

**Response:** AP accepted this addition to the topics for future meetings.

- AS suggested that considerations on local infrastructure such as sewage, water etc is added to the potential topics as additional homes in the area could have a negative affect of these facilities.

**Response:** AP responded that this was a very valid point and accepted this addition to the future topics of the CLG.

- RT asked that the CLG discuss the impact on surrounding villages including the local infrastructure both physical and social. RT stated that for many that live around the site this is the primary concern.

**Response:** AP stated that Taylor Wimpey is happy for this to be a discussion topic at a future meeting.

- DA stated that he was happy with both the suggested topics put forward by Taylor Wimpey and the topics that have been brought forward by members of the CLG. He also asked if Taylor Wimpey is in the position to share the designs that were put in front of the DRP so that the suggested topics could be viewed in context.

**Response:** AP responded that Taylor Wimpey is happy to share the draft framework plan that was shown to Design South East. AP outlined that the plan has been created as a result of the feedback received so far from the community and stakeholders. AP suggested that the first topic of the CLG be a review of the community consultation feedback, how this has led to the creation of a draft framework plan and comments received from the Design Review Panel.

- It was agreed that the first meeting of the Community Liaison Group on Thursday 24<sup>th</sup> September is for Taylor Wimpey to explain the community consultation feedback and how this led to the creation of the draft framework plan and the comments received from Design South East on the plan.

- HG asked that an additional topic relating to security on site during construction be added as this is a real concern to those who live close to the site.

**Response:** AP agreed and stated that this is why the CLG is important as it allows Taylor Wimpey to update local stakeholders on the key concerns that they have on the day to day operation of the site.

- MA outlined that security is also an issue on site at the moment and the security guard appointed by Taylor Wimpey is having issues with motorbikes still entering the site.

**Response:** AP responded that Taylor Wimpey is aware of the recent issues with trespassers on site. AP stated that a meeting has been arranged with Surrey Police on site to discuss these issues and that a fabricator is coming to look at the A3 entrance to put the entry barrier back as it has been removed.

- RA asked that the CLG discuss the legacy and benefit that Taylor Wimpey will bring to local communities during and following the construction of the site.

**Response:** AP agreed that this was a good topic for the CLG to discuss and updated members that Taylor Wimpey is looking to appoint a Cultural Strategist which will look at these aspects throughout the duration of the project.

- The CLG agreed the following topics will be discussed throughout the duration of the CLG's meetings:
  - Design;
  - Green Spaces & Biodiversity;
  - Sustainability;
  - Transport;
  - Retail & Employment;
  - Education & Sports;
  - Gypsies & Travellers;
  - Stewardship;
  - Construction;
  - Health Provision (suggested by HG);
  - Impact on Surrounding Villages (suggested by RT);
  - Legacy (suggested by RA);
  - Site Security (suggested by MA);
  - Community Consultation and Design Review Panel Feedback (suggested by DA).
- DA asked that members received information ahead of time on what would be discussed at each meeting so that they are able to prepare questions ahead of time.

**Response:** AP and DP confirmed that information would be sent ahead of future meetings if possible.

## 6. Consultation process

- AP outlined that the team had spoken about the community consultation process earlier in the meeting.

## 7. Q&As

- AP thanked all members for attending and opened up the meeting for any further questions about the CLG.
- DA asked about Taylor Wimpey's plan to submit the Stub Road Roundabout Application in September. DA also asked how Taylor Wimpey can apply for planning consent on a road that has not been built or completed.

**Response:** CS confirmed that the intention was to submit this application in September. CS also confirmed that the application be consented after the Highways England's works on the A3/M25 are approved. AP outlined that Highways England's works would include a Wisley Lane Diversion coming from the A3 across the Taylor Wimpey owned land to connect with RHS Wisley. The purpose of the Stub Road Application would be to avoid further physical works to

the proposed Wisley Lane Diversion road works following those proposed by Highways England.

- DA asked if this application would sit on top of the Highways England Junction 10 work. He also asked if this application includes traffic flows and car movements that take into account elements of the whole scheme for the former Wisley Airfield. EH asked that a separate meeting between RHS Wisley and Wisley Action Group to discuss this further.

**Response:** CS responded that Taylor Wimpey's allocation in the Guildford Borough Council Local Plan allows for an access onto the site from the Wisley Lane Diversion if it is built. CS and AP agreed that a separate meeting should be set up between RHS Wisley, Wisley Action Group, Taylor Wimpey and the appointed transport consultant WSP to discuss the matter in more detail.

**Post meeting note:** This meeting was held on Monday 21<sup>st</sup> September 2020.

- LP asked when Taylor Wimpey planned on informing local businesses of the services that might be required for the site, so that businesses know what they can pitch for.

**Response:** AP suggested that this topic be included as part of a future CLG meeting where the construction process would be discussed in full.

- CG asked what measurements would be put in place to judge the success of the CLG in making changes or recommendations for the scheme.

**Response:** CS and AP noted that this was a very good question and that all suggestions would be relayed to the Taylor Wimpey board of directors and that a review would be put in place every three months at a CLG meeting to highlight what had been changed.

- DA asked when Taylor Wimpey is planning to submit an application for the site and how many CLG meetings would be held prior to submission.

**Response:** DP confirmed that the original plan was to host one meeting a month but that this would be extended to two where necessary to cover selected topics. CS stated that the application will be submitted first or second quarter 2021 but no date had been finalised.

- MH asked if Taylor Wimpey would be letting stakeholders view the plans before they are submitted.

**Response:** AP outlined that Taylor Wimpey would be asking the CLG to review the progress made on the plans as they evolve to provide feedback.

- **AP closed the meeting at 6:50pm.**