



Taylor Wimpey - Former Wisley Airfield

Community Liaison Group – Meeting Minutes – Thursday 24th September 2020

Date: Thursday 24th September 2020

Time: 5:30pm – 7:00pm

Venue: Zoom

Attendees:

Project Team:

- Antonis Pazourou (AP) – Taylor Wimpey
- Camille Soor (CS) – Taylor Wimpey
- David Parry (DP) – Cratus Communications
- Julian Seymour (JS) – Cratus Communications
- Graham Kime (GK) – GSA Studios

Group Members:

- DA - RHS Wisley
- MA - Ockham Parish Council
- NA - Guildford Society
- Alex Beames (AB) - Send Parish Council
- NB - Guildford Bike Users Group
- CD – West Clandon Parish Council
- HG - Ockham Parish Church
- Euan Harkness (EH) - Wisley Action Group
- MH - West Horsley Parish Council
- LP - Surrey Chamber of Commerce
- KT – Enterprise M3
- Robert Taylor (RT) - East Horsley Parish Council

1. Introductions

- AP introduced the topic for the meeting: Masterplan and Engagement Feedback Review.
- AP outlined that as per the request of members at the last meeting information had been sent through ahead of the meeting for members to review. MA stated that this was helpful.
- AP introduced two additional attendees from the Taylor Wimpey team:
 - Julian Seymour (Cratus Communications)
 - Graham Kime (GSA Studios)
- 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 took a roll call of attendees.
- NB asked how much of the meeting would relate to cycle infrastructure or cycle provision on site as G-BUG is less interested on what happens on the site but instead are more interested on what happens externally.

Response: AP outlined that this session would be to review the draft framework plan to date and it would be good to get G-BUG's feedback on the proposed entrance connections and potential sustainable transport corridor.

- EH reiterated the concerns highlighted in the first meeting of the CLG with the consultants appointed by Taylor Wimpey who were involved in the previous application for the site.

Response: AP stated that the purpose of this meeting is to discuss the draft framework plan and progress to date and that a separate meeting is being set up to discuss EH's concerns about the chosen consultant team. AP and CS outlined that the previous decisions made on the site are not influencing the decisions made by Taylor Wimpey and this will be proved through the CLG.

Post meeting note: A meeting between EH and RHS Wisley and Taylor Wimpey has been organised for Thursday 8th October 2020.

2. Updates on Taylor Wimpey progress

- AP outlined the masterplan area for the site including land represented by Hallam Land Management and CBRE. AP also outlined the collaborative relationship between Taylor Wimpey and the third party land owners and highlighted that representatives of each were also at the Design Review Panel (DRP).
- AP introduced Taylor Wimpey's vision for the site as seen in the first meeting of the CLG including the strapline "Working together to deliver our sustainable community".
- AP outlined a further consideration for the site, topography and hosted an image of the topography map shown during the community consultation events. Taylor Wimpey is reviewing the topography of the site which contains relatively flat areas and land which slopes down towards the A3.
- CS gave an overview of the planning context for the site. An image was hosted showing the allocation in the Guildford Borough Council adopted Local Plan (Policy A35). This showed the Wisley Lane Diversion being brought forward by Highways England, which runs through the western edge of the site to link RHS Wisley to the A3. CS outlined that Highways England Development Consent Order is due to be decided by the Secretary of State for Transport in January 2021.
- CS also outlined that the image showed three development parcels on the site with green links breaking up each of the parcels. CS also showed the approximate area of Suitable Alternative Natural Greenspace (SANG) on the map.

3. Consultation Feedback & Preferred Masterplan Options

- JS outlined that the purpose of this section was to run through with members some of the activity that Taylor Wimpey has undertaken as part of the ongoing community consultation process.
- AP introduced the timeline for consultation including the first community consultation events held in July 2020, publication the Q&A document, Design Review Panel meeting in August 2020 and Community Consultation Feedback Report. Both the Q&A document and Community Consultation Feedback Report are available for viewing on the dedicated site website – www.wisleyairfield.com/library
- AP outlined that 47 people responded through the feedback forms and the team received over 150 questions at the online community consultation events.

- JS highlighted that the consultation was restricted by Covid-19 but this allowed the team to be innovative and undertake a thorough online consultation which allowed the team to provide far more information than would be available in face-to-face sessions.
- JS outlined how many people had engaged with the process so far including:
 - Nearly 3,000 people visiting the project website;
 - 228 members of the community attending the online community consultation events;
 - 47 people completing the online feedback form;
 - Over 600 members of the community viewing the published consultation events on YouTube as of this date;
 - A Q&A document that addressed questions that the team were not able to answer during the online consultation events.
- JS encouraged all stakeholder group representatives to inform their members of the next round of community consultation events in order to maximise the number of people who attend these and provide the team with feedback.
- AP introduced the headline figures that can be seen in the Community Consultation Feedback Report showing the preferred options for each of the questions that were asked. These included:
 - Density;
 - Shopping;
 - Employment;
 - Education;
 - Sports Facilities;
 - Gypsy and Travellers;
 - Environment;
 - Transport;
 - Community Facilities;
 - Sports;
 - Stewardship and Legacy;
 - Home Working.

4. Stakeholder feedback

- AP opened up the meeting for any feedback from members about the community consultation or preferred options.

- HG asked if there is a specified size for each gypsy and traveller pitch and is there a mechanism for consultation with the gypsy and traveller community.

Response: AP explained that Taylor Wimpey is consulting with the Gypsy and Travellers Officer at Guildford Borough Council. GK added that each of the eight pitches is for one caravan, hard-standing areas for cars and a utility block. This will mean that the eight pitches will accommodate eight caravans in total.

- LP asked if there was a map or drawing where all preferred options were shown. LP also asked if parking had been considered throughout the site for these facilities.

Response: AP showed a map of the preferred options from the community consultation. GK explained that the map also shows the walking times from each of the facilities shown on the work in progress masterplan to demonstrate that they will all be within sensible walking distance for those living on site. As an example, GK outlined that all residents would be living within a 15 minute walk of the school. GK also explained that there would be a central retail space at the heart of the development as well as smaller local shops in each of the three neighbourhoods. This also meant that there is an area at the centre of the site that hosts many of the key local facilities including shops, schools, some employment areas and a care home which would help develop a sense of community at Wisley Airfield. This would also mean that it would be easier to encourage sustainable transport trips (walking and cycling to the centre and in and out of the site) and those driving would only need to park once and then walk instead of taking various car journeys throughout the site.

- HG asked whether the homes on site would be subject to restrictive covenants which would limit the future use of the dwellings that prevent people from working/retail from home in the future.

Response: AP stated that this was a really interesting point and not something that Taylor Wimpey had considered at this stage. CS stated that it is something that the team will look further into with the focus on maintaining as much flexibility as possible.

- DA asked whether there was a policy for visual screening of the development predominantly relating to tree screening. DA also asked how tall the buildings will be as the previous application contained buildings up to five storeys.

Response: CS explained that as part of the landscape strategy there will be tree planting. However, feedback received from the DRP suggested that Taylor Wimpey should not try and hide the development but instead create organic, attractive views of the new homes from the existing landscape and view point. GK added that Visual Impact Assessment would be conducted. The team will also be working with RHS Wisley on the views into the site from its property. GK also confirmed that the development will not include any buildings that are five storeys. Generally, Taylor Wimpey will be looking to provide buildings of two and three

storeys with occasional four storey buildings. Taylor Wimpey will also be looking at planting regimes that screen or focus views. GK also added that while the SANG is mainly to the north and south of the development it does stretch to the west of the site to screen some of the views of the site from RHS Wisley.

- MA pointed out that the site is visible from the North Downs and any houses there will be clearly visible.

Response: GK responded that the views from the North Downs Area of Outstanding Natural Beauty (AONB) will be taken into account.

- DA asked how many consultation responses had been received from the Lovelace Ward and what weight had been attached to the views of these residents. He also asked what Parish the new houses would be within or whether they would be spread across parishes.

Response: JS explained that an analysis of where the feedback from responses had come from had not been undertaken but this is a good idea. CS added that it may be worthwhile to conduct a targeted consultation with Lovelace residents. HG stated that he believed the homes would all be within Ockham Parish.

Post meeting note: A regular meeting is being sought with the sites closest neighbours to take all views into account in forming a draft masterplan.

- MA asked if the CLG could view plans for the coherent cycle and pedestrian network being proposed by Taylor Wimpey.

Response: GK and AP said they would be happy to share these plans once available for review by the CLG in a future meeting.

- HG asked for more information on vehicle links to Ockham Lane and Ockham Road North, specifically whether or not Taylor Wimpey can reassure residents that Ockham Lane will not be overwhelmed with traffic.

Response: CS explained that the main access will be from the Ockham Interchange and Wisley Line Diversion. The site will then contain a sustainable transport corridor to Old Lane. There will also be a no through access to the small number of homes (max 100) linked to Ockham Lane from the southern part of the development. AP also added that Taylor Wimpey is not currently looking to buy additional land to create an access to the site that is not outlined in the Guildford Borough Council Supplementary Planning Documents. CS added that all Public Rights of Way will be retained.

- NA asked how soon the CLG would be able to see indications of the design and architecture of the scheme, especially given the timetable of submitting a planning application in March.

Response: GK outlined that most of the work undertaken at this stage is at a strategic level trying to understand where the facilities should be located and how the site should be laid out. GK added that the team are intending to show indicative drawings of the streetscape and design at the next round of community consultation in Autumn 2020.

Post meeting note: A separate meeting on design and architecture is being sought with Guildford Society.

- CD reiterated the importance of design and architecture as other developments in Guildford had faced hurdles due to the poor design. CD also asked what the position is in terms of the slip road from the A3.

Response: CS responded the site has its allocation in the Local Plan and access from the A3 is something that Taylor Wimpey is liaising with the Council with regard to feasibility and all alternative options.

- DA added that anyone wanting to go south on the A3 will have to go through Ripley or towards Clandon and that RHS Wisley put forward an alternative scheme five years ago for south facing slip roads on the Ockham Gyratory.
- AB asked whether there are any plans to improve the junction at the Old Lane connection on the east of the site.

Response: DA added that he believes this junction will be blocked up. AP noted that there will be a specific meeting of the CLG on transport where Taylor Wimpey will be joined by the transport consultant for the scheme WSP.

5. Draft Framework Plan

- AP shared the draft framework plan and asked members of the CLG if there were any comments on the position of the facilities shown on the map.
- AB stated that it was nice to see that there were green spaces in between the neighbourhoods. Would it be possible to create a green bridge across the linear areas of the site to improve biodiversity.

Response: AP stated that Taylor Wimpey is looking at opening up the site so that the existing community can benefit from the public open space areas on site. GK added that the green spaces on site will be cycle and pedestrian friendly where they will have priority. These areas will also encourage slow traffic speeds to promote sustainable transport. GK stated that it would not be appropriate to create a green bridge across the spine road as it would need to be large enough to allow for buses to pass underneath and a bridge would dominate the landscape. CS added that Taylor Wimpey is looking to create an increase in biodiversity.

- DA asked whether the draft framework plan is available online anywhere. MA asked if this would be published on the site website.

Response: AP confirmed that the plan had been circulated to all members ahead of the meeting. AP also confirmed that the plan would be uploaded to the website.

Post meeting note: The draft framework plan has been uploaded to the site website and can be viewed here - <https://www.wisleyairfield.com/wisley-airfield-august-2020-design-review-panel-feedback>

- GK reiterated that the plan shown is an emerging framework plan and has been put together as a result of the feedback that was received from the online community consultation events. It has now been presented to the DRP and will now evolve as a result of their comments and further engagement feedback from stakeholder meetings and workshops with the Community Liaison Group.
- GK gave an overview of the draft framework plan stating that Taylor Wimpey is looking at a number of parks and greens to create a sense of arrival for each of the villages and provide a focus for community life in each neighbourhood. GK described that the bridleways in the plan have been shown in pink to demonstrate how these are being integrated into the emerging plans. GK also stated that in the centre of the development there will be a sustainable transport corridor. This will be the main bus, cycle and pedestrian link through the development so that users can access the main facilities on site. The new pedestrian and cycle link will link with the existing Public Rights of Way and will connect to the wider network of pedestrian and cycle links. There may also be diversions on the main spine road for pedestrian and cycle only paths.
- GK then went on to explain the parks on site. GK stated that each of the parks will have a focus such as a village pond, play space or local shop to provide community focus. GK explained that the emerging framework plan shows a shared primary and secondary school site. The plan also shows the various community buildings at the centre of the development.
- GK then showed the SANG area at the north of the development.
- MH stated that he supports the parks on site and agreed with most of the comments from the DRP except the comment that the parks should be put on the edge of the development instead of within each neighbourhood.

Response: GK agreed with MH but would review this as an item to consider.

6. Q&A

- MH was concerned that the plans show 2,100 homes instead of 2,000 in line with the Local Plan allocation.

Response: CS provided an update on the housing numbers for the site. This includes 2,000 C3 homes and 100 C2 extra care homes totalling 2,100. GK added that the masterplan for the site includes the whole allocation for 2,000 homes and 100 extra care homes but the application that comes forward will only be for the land owned by Taylor Wimpey.

- MH was also concerned that the buffer on the Ockham Lane should be deeper and that the tree planting on site should include both mature and semi-mature trees instead of saplings.

Response: GK stated that the buffer is not fixed and this comment would be taken on board. AP added that Taylor Wimpey would like to work alongside RHS Wisley to ensure that the trees used on site are the best possible for the area.

- NA stated that it would be interesting to see the scale of green spaces on site in comparison with other green spaces in Guildford so that the CLG can understand the scale of these. NA also asked to understand more about the sustainable transport corridor.

Response: AP and GK agreed that more details on the corridor needs to be provided and this is something that will be revisited by the CLG.

- NA also asked if the draft framework plan follows the SPD direction of sports pitches and informal open space on the eastern SANG link.

Response: GK responded that the western SANG link in the SPD was completely sports fields, however, as Taylor Wimpey is looking to masterplan for the whole site the team is able to consider alternative options for the SANG links. The framework plan therefore shows the sports pitches at the western edge of the site so that both SANG links can be retained as open green spaces. GK also outlined that there will be small junior pitches and allotments in the eastern SANG link.

- MH asked if Taylor Wimpey could explain where the allotments would be.

Response: GK highlighted that there are two areas of allotments alongside areas within the development that people can use to grow food including raised beds. GK outlined that the main allotments would be at the north east of the development with about 1.8 hectares of allotment space alongside some in the eastern SANG link.

- CD questioned whether the school site would be multi-use or available for residents to use during school holidays or non-school times.

Response: GK stated that Taylor Wimpey do not have full control over this but would certainly like the site to be used by the wider community at appropriate times.

- MA asked whether the CLG would be seeing any details of the Stub Road Roundabout application before its submission in late September.

Response: AP outlined that following the last meeting Taylor Wimpey organised meetings with two stakeholder groups to discuss the application. Taylor Wimpey is now looking for feedback from these meetings and are still looking to submit as planned.

- AP outlined that the DRP meeting was positive and productive. RT agreed that the comments from the DRP were a lot more positive than other sites in Guildford and shows that this is positive progress.
- AP outlined the next steps of the consultation and second Design Review Panel. AP also asked members which topic they would like to discuss next.
- MA asked that the next meeting includes an overview of the planning timetable so that members can understand where Taylor Wimpey is in the process.

Response: AP and CS responded that a session at the start of the next CLG meeting would be set aside to discuss the planning process so that members can understand this further.

Post meeting note: The next meeting of the CLG will discuss Planning Process and Community Integration.

- MH requested that the topics of the meetings be pre-set so that he can consult with his Parish Council in advance. He also requested that the time of the meetings be changed to 5pm. This was agreed by all members.

Response: AP agreed that this was a good idea and that the next few meetings of the CLG would be scoped in advance so that members can consult with their stakeholder group. It was also agreed by the group that meetings would now start at 5pm.

- **Antonis closed the meeting at 7:15pm**