



Taylor Wimpey - Former Wisley Airfield

Community Liaison Group –Meeting Minutes – Thursday 22nd October 2020

SANG, Landscaping and Biodiversity Net Gain

Date: Thursday 22nd October 2020

Time: 5:00pm – 6:30pm

Venue: Zoom

Project Team:

- Antonis Pazourou (AP) – Taylor Wimpey
- Camille Soor (CS) – Taylor Wimpey
- Molly Chadwick (MC) – Taylor Wimpey
- David Parry (DP) – Cratus Communications
- Julian Seymour (JS) – Cratus Communications
- Jenny Cooper (JC) – Cratus Communications
- Rebecca Brookbank (RB) – Ecological Planning and Research Limited
- Mike Davies (MD) – Davies Landscape Architects

Group Members:

- MA - Ockham Parish Council
- Richard Ayears (RA) – Ripley Parish Council
- Alex Beames (AB) - Send Parish Council
- CD – West Clandon Parish Council
- Clare Goodall (CG) – East Clandon Parish Council
- Euan Harkness (EH) - Wisley Action Group
- Basil Minor (BM) – Guildford Ramblers
- MO - West Horsley Parish Council
- LP – Surrey Chamber of Commerce
- AS - Guildford Society
- Robert Taylor (RT) - East Horsley Parish Council

1. Introductions

- AP introduced the topic for the meeting: SANG, Landscaping and Biodiversity Net Gain. AP apologised for the late presentation and will send out via email post meeting. AP asked MD and RB to introduce themselves.
- AP discussed the agenda for the meeting.
- DP took a roll call of attendees.

2. Our site

- AP introduced the site and outlined the masterplan area for the site. AP explained Taylor Wimpey's site and the third-party land towards the south of the development.
- MD explained the reason why Taylor Wimpey will be providing open spaces and how the open space is broken down into different types and typologies as explained in Policy R2 of the Guildford Local Plan. MD discussed the need for bespoke SANG spaces and the emerging ID6 policy, which includes spaces such as allotments, pitches, children's play areas and non-pitch sports. MD discussed how Taylor Wimpey is exploring ways to provide facilities that may have a shortfall in the area and how to integrate these spaces, so they link together.
- MD highlighted how the pandemic emphasised how important it is to have open space for both physical and mental health. The aim is to create an informal parkland landscape which will be a sustainable exemplar of landscape design and will be predominantly naturalised using a range of native plant species.
- MD explained what the character of the area is and what characteristics are present and key in the landscape. He then listed various landscape features which would be protected, such as TPO woodland, ancient woodland, the Stratford Brook, a veteran tree, and a small pond along with other areas.
- MD noted that Taylor Wimpey want to protect the features which are most sensitive such as the wet woodland which has developed over the past 100 years. Taylor Wimpey would like to manage this area to help form more connectivity to the TPO woodland in particular and to protect historic routes, such as that leading up to Bridge End Farm as pedestrian and cycle routes.
- EH asked if that would be a driving route?

- **Response:** MD said the routes would be for primarily cycle and pedestrian access in respect of new housing.
- MD said that the site boundaries needed reinforcing to create a defensible boundary, and Taylor Wimpey will protect and enhance existing features. Taylor Wimpey will create north/south corridors along existing rights of way to separate the development area to create three villages/neighbourhoods. The spaces in-between the north and south SANG will provide spaces for orchards, parks, raised plant beds for growing edible food, and other activities. The team would also look at how landscape will improve air quality and areas for biodiversity. In the future this may also help reduce noise pollution from the A3 to the west.
- MD explained that the site is elevated and after completing numerous tests to see where areas can be seen from, the strategy is to break up views of the development using greenspaces and green corridors. New planting will also reinforce the weaker boundaries. The team will look at scale and density, avoiding placing the tallest buildings in the highest part of the site and reducing the density on the southern margins of the development. Furthermore, the team will also seek to use materials which do not contrast with the landscape.
- MD noted the development will hold mainly naturalised landscapes, such as woodland, tree belts, wildflower and grassy meadows, marshy grasslands, swale areas, ditches and open ponds. All of this will help to create a distinctive setting and area people will want to go to. Global warming is extremely prominent now so the team are looking at species which will be strong and robust against climate change in the future.
- MD continued to say Taylor Wimpey will encourage walking and cycling across a range of different routes. There will be both short, medium, and long routes ranging from 1km to 9.5km through SANG routes and SANG areas. The team will also investigate trim trails and art installations to encourage people to engage with the landscape. Some of the routes could also provide links to off-site routes such as to Effingham junction, RHS Wisley, and Ripley.
- MO asks are you proposing people cycle through the green road (as per the map on the presentation) down to Effingham junction via Old Lane?
- **Response:** AP explained that Taylor Wimpey has concluded the topography survey along Old Lane to look at the baseline and verges. In the Local Plan, some of these routes are shown and these are being researched at the moment. Due to the importance of transport to the site, the next CLG will discuss transport in more detail. The team understand that transport is a key concern so will discuss options with residents as more information becomes available.
- EH asked if that includes routes going to Horsley as well?

- **Response:** CS explained that Taylor Wimpey is looking at routes outlined in the SPD at the moment. The team has completed the survey work now so the cycling specialist onboard is looking at survey data to progress potential routes.
- MO said is the next CLG not about sustainability?
- **Response:** AP responded that the meeting would include sustainability and transport. The team will also be discussing feedback and the process Taylor Wimpey follows.
- **Response:** CS added transport needs more than one CLG so the next CLG will set the scene and bring everyone up to speed with the requirements from Guildford, then a future, separate CLG will go into more detail.
- MD acknowledged that Taylor Wimpey must manage the surface water run-off at greenfield run-off rates, and would like to use water as a precious resource not to be wasted. Taylor Wimpey will seek to use water where it can provide enjoyment, promote biodiversity, and provide a visual attraction. Taylor Wimpey will use the natural slopes of the site to create ditches as part of a norther water shed which will produce a great attraction. A small amount of water in the south west will go into the Stratford Brook. Taylor Wimpey has completed surveys which show betterment once the ditches have been maintained properly. Taylor Wimpey can also use features such as biofiltration beds within the development areas taking water off roads and pavements to cleanse them through beds and planting.
- MA said we have a clay subsoil, with some sand on top, so the water does not go down. The site already floods regularly so where is the water going to go? The lakes will flood regularly.
- **Response:** MD explained the calculations have shown that Taylor Wimpey has created sufficient capacity to store the water. The drainage consultant has worked out how much water is created at the peak events, and that water is held back in our landscape and is slowly released at greenfield run off rates.
- EH said there will be lots of young children on site, so with all the ponds around, is that not a danger of drowning?
- **Response:** MD explained that lots of developments incorporate these features and these features will be safe with shallow sides and good visibility, located in highly populated areas. He highlighted that Taylor Wimpey is conscious of making sure health and safety requirements are met, and these areas have huge benefits for wildlife.
- MD explained that it is through play that children engage and interact with the surroundings. He explained that children should be able to play in a more natural setting where they can undertake a range of activities to help with cognitive, emotional, and physical strength. For example, this might be an area full of logs

where they can build their own play space. These areas will be much more imaginative than off-the-shelf play equipment and would benefit all age groups.

- MD continued to discuss amenity spaces which include local parks, pocket parks, areas of greenspace without a formal sports requirement or an area to undertake informal activity. It can also contain orchards, seating areas, and areas to encourage social interaction.
- MD discussed food production and edible landscapes. The pandemic has made people realise the importance of growing your own food, and there is also great enjoyment in understanding where your food is coming from. He explained that Taylor Wimpey will be providing some large allotment areas in the north west near the hangar area. There will also be another facility towards the east of the site in a green corridor. As well as these larger allotment spaces, Taylor Wimpey can create pocket parks with smaller raised beds, community orchards, herb gardens and roof gardens on apartments where people can grow food, and in the school where this can benefit children's learning. There is an opportunity to work closely with RHS to help on this project and benefit from their horticultural research.
- MD handed over to RB to discuss SANGs.

3. SANG and Landscaping

- RB explained the definition of SANG as Suitable Alternative Natural Greenspace and gave a background about SANG as a concept. The Thames Basin Heaths (TBH) Special Protection Area (SPA) is a large area of lowland heathland which supports three species of rare ground nesting bird. Evidence has shown that these bird species would be disturbed by public access, especially walking dogs off the lead. Natural England were concerned about possible increases in recreational pressure arising from growth in the TBH region, and so worked with the local authorities in and around the SPA to devise a strategy to mitigate effects on the heathland. The Joint Strategic Partnership Board (JSPB) was formed, and produced the TBH SPA 'Delivery Framework'. The strategy set out within the Delivery Framework is that if a new development is within the 'zone of influence' of 400m – 5km (or very large schemes up to 7km), the developments must deliver SANG. The purpose of SANG is to provide an attractive alternative location for recreation so residents are drawn to the SANG rather than the heathlands. This is targeted towards not only those who will occupy the new housing but also a proportion of existing residents. The end result is intended to be a 'no net gain' in pressure on the heathlands.
- EH said residents are seriously concerned that adding 4,000 people is way out of proportion. Taylor Wimpey cannot balance it out, and the only conclusion is to have a fence along the SSSI to protect it. Residents have experts onside that they are consulting. The only thing which will do what you are talking about is to have a fence along the area.

- **Response:** RB said that Natural England's policy is to promote access to the countryside, and to work with bodies such as Surrey Wildlife Trust to ensure these sites are looked after. If sites are fenced off future generations will not be able to see or appreciate them, with negative effects on future stewardship.
- EH said residents are not wanting to stop people going into the area but to put in a border with a gate to prevent dogs off-lead and cats. Residents would not want to stop people going into the area, but are in favour of installing gates to control the area so there is not a complete open border for any animals to go in. There has been a loss of over 50% of birds over the last 10 years as they are becoming extinct. Residents have serious concerns over these fragile environments.
- **Response:** RB explained that one of the measures that Taylor Wimpey will be delivering is SAMM, which is Strategic Access Management and Monitoring. Under the JSPB's TBH SPA Delivery Framework, developments are required to make contributions to the Thames Basin Heaths-wide SAMM project which is led by the Thames Basin Heaths Partnership. The SAMM Project funds warden-ing which looks at managing visitor access and promoting dog-on-lead access.
- **Response:** AP added that Taylor Wimpey is proposing SANG walks to redirect some visitors away from the SPA area altogether.
- **Response:** RB said she thinks the gentleman was concerned about visitor access management in general terms rather than the success of the SANG. In addition to the standard SAMM contribution, additional bespoke warden-ing will take place both within the adjacent parts of the SPA and in the SANG to draw together positive behavioural change.
- RB explained that SANGs are designed to provide an attractive alternative location to the SPA. Natural England has done a lot of research and has listed 'must-have' and desirable features for inclusion is SANGs within their 'SANG quality guidelines'. SANGs are supposed to be natural locations, providing different habitats and routes. One of the key features required is a circular walk of at least 2.3 - 2.5km, which would be far exceeded in the former Wisley Airfield SANG. To encourage usage, perception of safety is key, along with educational signage and walking directions. SANGs need to be accessible on foot and sufficiently close to housing. Large SANGs (more than 2 hectares in size – *post-meeting correction: 4 hectares*) need to have their own bespoke car park, provided at a rate of roughly one space per hectare of SANG. Key criteria for SANGs is off-the-lead access for dogs, as the biggest user is people exercising their dogs.
- RB continued by adding so far there are at least 56 SANGs across the SPA which has opened nearly 1500 ha of greenspace. The Thames Basin Heaths Partnership operate the SAMM Project, with SANGs visible via the website 'Greenspace On Your Doorstep'. EPR led the last SPA visitor monitoring survey on behalf of Natural England and found that the SANG catchments capture nearly 100% of all of the dwellings across the 5km SPA zone of influence indicating the likely success of

SANGs in intercepting people who would otherwise visit the SPA. Analysis of the 2018 survey results against the baseline survey in 2005 showed an overall drop-in visitor numbers despite a 13% increase in housing, demonstrating how new green spaces are helping to ease pressure on the SPA.

- RB hands over to MD to discuss the specific design elements of the SANGs at the former Wisley Airfield.
- MD explained Taylor Wimpey is developing two areas of SANGs, the northern SANG and southern SANG. The northern SANG will include a circular walk which will be 2.5 km. This extends to another walk in the east, expanding the walk up to 4.8km. Then there are connecting walks totalling over 9.5km without having to go through developments. The land gently falls from the runway to the north and Taylor Wimpey is proposing to put some linear features such as swales, ponds and ditches across the northern SANG area, and this will be shrouded by new landforms which will be 2-3m high. As visitors start to head towards the SPA, the circular route takes them away from the SPA and the swales and ditches provide another obstacle to discourage SPA access. They also provide separation between circular walks.
- MD continued to discuss the southern SANG which capitalises on the Stratford Brook corridor. The SANG will also create a circular walk from the SANG car park and extends into the Bridge End farmland utilising the SANG link. There will be a variety of walks which have a different character to the northern SANG. It will be an enclosed walk, and taking the opportunity to take in the southern edge slopes as meadows and grasslands with hedgerows.
- MD explained the northern SANG characteristics. The area will be a naturalised area, where landforms will create visual separation and give an opportunity to create a sheltered microclimate habitat. There will be marshy grassland, meadows, ponds ditches and swales that will draw people to visit.
- In the southern SANG area there is a range of habitats. Near the Stratford Brook there is an opportunity to create a boardwalk which will be raised to avoid flooding and will provide an attractive walk throughout the seasons. Further east the views are more arcadian looking out into the landscape. The landscape is attractive, and we would like to retain those views.
- MD then asked for stakeholder feedback.

4. Stakeholder Feedback

- AP asked if anyone had any questions.
- CG asked what the accessibility of the trails will be, and will they be accessible for the elderly and off-road wheelchairs?

- **Response:** MD said absolutely, accessibility means for all. The trails are mostly using the topography of the site and will be using gentle gradients, and furthermore Taylor Wimpey will also provide opportunities to come off the routes onto grass paths, but the majority will be DDA-compliant (Disability Discrimination Act 2005).
- EH asked is a fence an option to protect the heathland?
- **Response:** RB explained a fence would not be suitable as a lot of the SPA is common land and open access land, and Natural England do not want to restrict access to the countryside. The SANG and SAMM strategy are designed to protect the SPA whilst allowing ongoing access. People want a variety of places to visit for recreation, so creating new green spaces means people will visit them. By maintaining no net increase in visits to the SPA and looking at promoting responsible recreation the populations of birds will be protected. Ongoing monitoring of the SPA bird populations has shown that numbers are higher than when the SPA was first designated. The Wildlife Trust has successfully restored heathland there, and Natural England are of the opinion that SANGs are working.
- *Post-meeting note: Gates/fencing around the SPA
The agreed approach to managing potential increases in public access to the SPA as a result of proposed housing is set out within the JSPB's TBH SPA Delivery Framework (2009) and GBC's TBH SPA Avoidance Strategy SPD (2017). Broadly, the approach is to deliver an appropriate quantum of SANG meeting the relevant design standards and located close to new housing, so that visits that would otherwise be made to the SPA can be diverted. As mentioned above, the objective is to achieve no net increase in visitation to the SPA, and then to monitor and manage ongoing visitor access by way of Strategic Access Management and Monitoring (SAMM) measures. The agreed approach does therefore not include installing fencing and gates around the perimeter of the SPA.*
- MA said surveys have shown 80 species of birds over this land. Would we be likely to lose the skylarks, bats and badgers? With 80 species of birds at risk, how are you going to protect them? With people walking across the land, for example, the nightjars nests will be destroyed.
- **Response:** CS responded to say that RB will address FWA biodiversity during the latter part of the presentation. RB replied to say that, regarding the SPA birds, the bird monitoring surveys have shown that the nightjar population has increased since the SPA was designated, and the purpose of SANG is to prevent a net increase in SPA visitation. The survey data so far, from 2018, shows there has not been an increase to visitor numbers to the SPA, so it should not be the case that there are extra people walking across the SPA trampling nightjar nests.
- *Post-meeting note: Skylarks
Skylark are one of a number of breeding bird species using the FWA site, whose conservation will be considered as part of the ongoing masterplanning process. An Ecological Impact Assessment will be submitted with the forthcoming application,*

forming part of the Environmental Statement, and this will assess potential impacts arising as a result of the proposals on important ecological features present on site or within a wider zone of influence. Conservation of the breeding bird assemblage will be a key objective.

- MA said there is no guarantee. People do walk over there, and it is a good place to walk the dogs.
- **Response:** RB explained there will never be 100% certainty. But Natural England has completed extensive research since 2008/9 so if SANGs and SAMM did not help address visitor effects on the birds, they would be objecting to development in the region.
- MA said we have been through this five years ago. The RSPB has a negative attitude towards the risk on birds, but Natural England has ignored the advice. The local people find it odd that Natural England can ignore the advice of the RSPB.
- **Response:** RB explained that Natural England is an evidence-based organisation and their opinions are based on the analysis of data. They analyse the visitor survey data, the data on the condition of the SSSI (designation which underpins the SPA designation) and monitor the bird populations.
- EH asked if RB is saying the RSPB can be ignored as they do not do proper surveys?
- **Response:** RB said Natural England is the appointed statutory advisor under the Habitat Regulations. The RSPB should not be ignored but Natural England's view should carry the greatest weight.
- EH said the reason why people walk their dogs is because of the common, the sandtracks going up to the tower on the common land. If you think people will walk around the SANG and decide they do not want to go onto the SPA, it is ludicrous.
- **Response:** RB explained that SANGs are not designed to prevent every visit to the SPA, but a proportion of visits to avoid no increase overall. It will provide variety for people and the evidence shows that they will be used. Natural England is monitoring use of SANGs across the region and if they did not work, they would modify their strategy. A lot of science and evidence underpins the strategy.
- MA said diverting a proportion is all very well but there will be a large number of new residents, and it is an attractive walk to go to the tower so there must be more people who will be going to the Semaphore tower than going to the SANGs.
- **Response:** CS said we could take that question back and look at it further within our SANG design.

- **Response:** RB said the success of the SANG will be closely monitored. But also, it is not the case that every visit to the SPA will result in harm to the bird population.
- EH asked with the development size of 4,000 people, what would you think the numbers of cats and dogs would be associated with that?
- **Response:** RB explained that the pet food manufacturers' websites present the rough pet ownership figures in different areas of the country. She said that is something we will look at in relation to this scheme. Cat roaming distance is one of the factors that influenced the 400m exclusion zone around the SPA, so the proposed housing is beyond the exclusion zone and cat predation is not predicted to have an impact on the SPA bird populations. Furthermore, the key areas of heathland on the adjacent SPA at Ockham Common are not the closest areas to this scheme. Dog ownership and managing dog access to the SPA is why SANGs and SAMM are designed.
- *Post-meeting note: Assumptions regarding cats and dogs
It is understood that this query relates to potential effects on the nearby Thames Basin Heaths (TBH) SPA. A Q&A response was provided in relation to effects on the FWA site specifically following the previous public consultation.
As mentioned during the CLG meeting, cat predation and public access (including dog walking) has been considered, in consultation with Natural England (the statutory advisor under the Habitats Regulations), as part of the work to inform Habitats Regulations Assessment of the proposals. Given the distance of the site from the SPA, and evidence regarding cat roaming distances (which has partly informed the 400m distance set for the SPA exclusion zone), significant effects on the SPA as a result of cat predation are considered unlikely. Access to the SPA by dogs (and dog walkers) has been considered and addressed by way of the design of Suitable Alternative Natural Greenspace (SANG). SANGs are designed as attractive alternative semi-natural greenspaces to the SPA, intended to target the key SPA dog walking user group. The purpose of SANGs is to achieve no net increase in recreational pressure on (visits to) the SPA, meaning that potential effects arising from dog access (bird disturbance, nutrient enrichment) are unlikely. Further, contributions to Strategic Access Management and Monitoring (SAMM), including bespoke SAMM measures, are also proposed, which will monitor future public access and further address ongoing public access and any undesirable behaviour such as dog fouling and dog off lead access during the bird nesting season. The approach to managing the effects of cats and dogs on the SPA is therefore in line with adopted policy (the JSPB TBH SPA Delivery Framework (2009) and GBC's TBH SPA Avoidance Strategy SPD (2017)).*
- AP agreed with RB, and asked MD to discuss formal play and youth facilities as another element of greenspace.
- **Response:** MD explained that one of the largest elements of formal play is sports pitches. Traditionally that has been football or rugby, so we need some feedback from the community as we know we can accommodate three full-sized pitches, for instance, and we will look at a year-round facility. But we need feedback from the

community as to what they would like to see in terms of formal facilities and informal areas.

- MA said we already have a cricket pitch in Ockham so why would we need another?
- **Response:** MD said agreed and asked do we need one, and what do the community want to see?
- CS said there is a question from AB on the biodiversity measurement and was it with the Defra 2.0 metric?
- **Response:** AP said we will pick that up in the next section. He asked that the group please feed this section about formal and informal areas back to the community so we can get some feedback on what the community want to see in terms of play facilities before the next CLG. He emphasised that Taylor Wimpey want to enhance the facilities of the local community.
- **Response:** CS added that there could also be a partnership with Ockham Cricket in case they ever needed an extra pitch.
- LC asked would a yoga studio for residents and businesses be something you would consider? Bearing in mind businesses need relaxation spaces during the day as well as something for the residents consider.
- **Response:** CS added that outdoor yoga is becoming more popular too, so we could plan to do something with an indoor/outdoor yoga space.
- CG asked if we had considered anything related to open water swimming. There are many clubs which have not been operating much this year but are very popular.
- **Response:** MD said that is a very interesting point and something Taylor Wimpey will investigate.
- CD asked if the team have considered skateboard facilities and spaces for riding cross-country bikes?
- **Response:** MD said there is a good location where the ground levels change which is in an area where noise and sight is protected so it could work well to install something like that there. It could also give ownership to young people.
- AP asked RB to go over Biodiversity Net Gain.

5. Biodiversity Net Gain

- RB discussed what is meant by biodiversity. Biodiversity is the variety and variability of life on earth. That is everything making up the habitats – the plants and animals which live in those habitats. National and local planning policies introduced requirements for Biodiversity Net Gain (BNG) which will soon be enshrined in law. She explained that is often measured using a metric which is a calculation tool which estimates a % gain or loss. Where a loss is predicted, it then sets out the compensation or offset that is needed. The use of biodiversity metrics enables us to quantify and demonstrate that biodiversity is being delivered on a scheme.
- RB then clarified how we secure BNG. She explained that the first step is looking at what is there onsite before work starts. EPR have been doing surveys on the site since 2014 for a variety of purposes. Surveys involved habitat and botanical surveys and species surveys including bird surveys, and the whole scope of surveys needed on a large scheme such as the former Wisley Airfield. The surveys have found that most of the site is intensive arable and hard-standing land associated with the former Wisley Airfield. These habitats are of limited ecological value which has been confirmed through the species surveys. The western part of the site and northern and southern boundaries are designated as a Site of Nature Conservation Importance (SNCI) and that SNCI includes areas of rough grassland, woodland and scrub which support populations of protected species.
- RB then discussed the second step for securing BNG – building biodiversity through design. Over 50 ha will be comprised of SANG and green corridors which will be managed for nature conservation in perpetuity. These habitats are designed to protect and enhance the features of value that are currently present and create new features of nature conservation value. These habitats which are proposed for creation will include tree planting, scrub planting, ponds, wetlands and many more. As well as the SANG and green corridors, Taylor Wimpey is also proposing to incorporate as many wildlife opportunities as possible such as bat roosting features, invertebrate boxes, bird nesting boxes, swift terraces and where feasible, green roofs – all of which will benefit the whole ecosystem.
- RB explained the third step for securing BNG is to quantify the gain. The Defra 2.0 metric will be used to measure the gain. Areas of different habitat types before a development are input into the spreadsheet. The information about the condition, distinctiveness and how connected that habitat is must also be inputted. The habitat condition is informed by a detailed survey which follows guidance given by Natural England. The metric output is the number of biodiversity units which exist before a development. Then you need to take the masterplan and detailed habitat creation plans and then input areas of the proposed habitats. Targets must also be set for the condition of the habitats which will be achieved over a target time period. Information about the ecological connectivity of those habitats, so whether the habitats you are creating are within a nature recovery or a biodiversity opportunity area for example, must also be inputted. This allows the user to calculate the biodiversity units which will be created through the habitat creation proposals, factoring in enhancement measures. An overall biodiversity gain is reported where the units which will exist post-creation are greater than the units

which were there before.

- MA asked if the surveys be made available to the public?
- **Response:** RB said yes, all detailed survey data will be included with the application.
- AB asked in terms of the biodiversity scoring, is there any penalty for you if you do not achieve the outcome you predicted?
- **Response:** RB explained that when an application is submitted, the council and Natural England will review your biodiversity analysis. If Taylor Wimpey is being too optimistic, it will be commented upon. The gains will also be monitored as the development progresses. So, if the habitats are not created there will be a recourse to correct that and to ensure the gains are delivered.
- MA asked if that meant Taylor Wimpey can create the habitats, but they may not be used? So, it becomes like a tick-box?
- **Response:** RB explained the metric is a habitat-based system, but biodiversity is based on the diversity of the habitats which make up the ecosystem. Natural England intend to extend the metric over time to factor in species more accurately. Species surveys to monitor the populations within the future scheme will be part of the proposal to test the success of the habitat creation proposals and other aspects of other mitigation which will be needed for this site.
- AP said RT asked a question about the planning application for the enabling works.
- **Response:** CS explained the application is going through the validation process at the moment. When it is validated, the council will go through their consultation process which will include a letter going to residents. The details will also be posted on our website to let everyone know it has been validated.
- EH said transport and drainage are huge concerns and will need a lot of attention.
- **Response:** AP said Taylor Wimpey would feed that back to the engineering team and asked DP to action this.
- CD said the slip roads to the A3 are essential, and intimately tied to the former Wisely Airfield development but there has been no comment on this so far. We have not heard anything, but it is crucial to discuss ahead of the planning application submission. It is critical for West Clandon, and subject to a huge amount of S.106 money.

- **Response:** CS explained that we can give the baseline of the task at hand to do with the slip road at the next CLG.
- AP thanked everyone for their time and the comments on the meeting minutes so far and confirmed they are on the website. AP asked DP to circulate the presentation. AP asked everyone to continue to provide feedback.
- Next meeting date – Thursday 5th November 2020
- Topic – Sustainability, Transport, and Community Liaison Group feedback review.

AP closed the meeting at 6:30pm.