

Former Wisley Airfield Planning Performance Agreement Summary Note

November 2020

The Former Wisley Airfield Planning Performance Agreement

A Planning Performance Agreement ('PPA') is a voluntary project management agreement between a Local Planning Authority ('LPA') and an applicant(s) which helps both parties to be clear on their roles and requirements throughout the various stages of the planning application process through to a planning decision. Although not a legal requirement, a PPA is made in accordance with the Localism Act 2011 and the Local Government Act 2003, the latter of which allows LPAs to charge for assigning resources to the PPA process. A PPA does not guarantee a planning permission, rather it relates solely to the process of considering various aspects of a Development Proposal in detail prior to the formal submission of a planning application.

In July 2020, a Planning Performance Agreement ('PPA') was formalised between Guildford Borough Council ('GBC') and Taylor Wimpey ('TW'), c/o Savills Planning, in respect of TW's forthcoming Development Proposals for the Former Wisley Airfield ('FWA') which is allocated for development under Policy A35 of the Guildford Local Plan (adopted April 2019).

The PPA was amended in November 2020 to reflect the forthcoming submission of an outline planning application by TW and the revised PPA is due to be signed by GBC and TW imminently.

The PPA between GBC and TW promotes efficient and effective on-going joint working throughout the planning application process, right up to the determination of a forthcoming outline planning application and its associated enabling works and engineering applications. The PPA seeks to improve and speed up the planning process by committing both parties to an agreed timetable containing "milestones" that make clear what level of resources and actions are required and ensure that all key planning issues are properly considered and resolved in a transparent and well documented forum.

The PPA is also underpinned by a number of key guiding principles which require both parties to work collaboratively as a team; exchange prompt information to support and manage the development control process; and provide effective involvement and consultation with the surrounding community and key stakeholders, or any individual or group with a legitimate interest, amongst other principles.

The Proposed Development

For the purposes of the PPA, the Proposed Development is summarised as follows:

- Application A – *"an outline planning application which is currently being prepared for a phased development of a mixed-use, residential-led, new settlement, incorporating Suitable Alternative Natural Greenspace ('SANG') on land at the FWA accessed from Wisley Lane, Old Lane and restricted access from Ockham Lane"*. This has not yet been submitted. Submission is expected in Q2 of 2021.
- Application B – *"a detailed planning application for enabling works (engineering operations in the form of landform alterations) to facilitate part phase 1 SANG works"* which was formally validated by GBC on 8th November 2020. The planning application (LPA ref: 20/P/01709) is currently pending consideration. It is noteworthy that no built development is proposed through this planning application.
- Application C – *"a detailed application for engineering operations to form a new roundabout and stub road"* which was formally validated by GBC on 21st October 2020 and is currently pending consideration (LPA ref: 20/P/01708).

Application Programme and Meetings

In order to ensure appropriate resources are in place and maintain project momentum, the PPA includes approximate dates for pre-application meetings between GBC Officers and key members of the applicant's project team. The exact date is then agreed closer to their appointment, having regard to team availability.

Since May 2020, a total of eight pre-application meetings have taken place every 2-4 weeks via video call, the most recent being on 5th November 2020. The next one is already scheduled for December 2020.

Given the mix and scale of the proposals, the pre-application meetings undertaken to date have covered a range of matters, including:

- The site context and an identification of key features and opportunities to inform layout and design;
- Member and community presentations and engagement;
- SANG Phase 1 enabling works (now the subject of a separate detailed planning application) and feedback from Natural England in addition to the overarching SANG proposal strategy;
- The requirement for a roundabout/ stub road application within the context of the Wisley Lane Diversion (now the subject of a separate detailed planning application);
- Environmental Statement scoping matters, having particular regard to highways, schools and sustainable transport;
- Draft Public Consultation material;
- Draft Design Review Panel material;
- Reactions to the Public Consultation and Design Review Panel;
- Energy/ Sustainability Strategy;
- Proposed Uses including the Open Space Strategy;
- The Quantum of Affordable Housing and Housing Mix/ Viability; and
- Feedback from the Clinical Commission Group ('CCG').

The upcoming pre-application meetings will take place on a month basis and are scheduled to cover the following range of matters. Many of the matters above will continue to be discussed or the next stage will be discussed, as the project evolves (these have not been repeated):

- Draft Infrastructure Delivery Plan (IDP);
- Draft Section 106 Heads of Terms; and
- Feedback on the Burnt Common Slips Options.

In addition to the aforementioned pre-application meetings, TW's project team have held Members Briefings prior to each Public Consultation event (15 July and 18 November 2020). In these meetings GBC Planning Officers have introduced the site and chaired Q&A. These consultation sessions have been followed by a presentation to Design South East (DSE) at the Design Review Panel (DRP) (18 August 2020). A follow up meeting and presentation to the DRP is scheduled for 18 December 2020 during which the draft Strategic Masterplan will be shared for comment.

In addition, separate sub-meetings have taken place. This includes separate design specific meetings with Paul Fineberg on 10th September, and a follow up meeting on 27th October. In addition, separate highways conversations have commenced with Surrey County Council and Martin Knowles (GBC).

Consultation and Public Engagement

The PPA identifies a list of possible stakeholders who TW commit to engaging with prior to the submission of an outline planning application. A number of these stakeholders are related to technical aspects of TW's forthcoming Development Proposals and where this is the case, TW's respective technical advisors are leading on pre-application discussions and a number of meetings within this forum have taken place outside of the formal pre-application process with GBC.

Cratus Communications, on behalf of TW, have prepared a Consultation and Public Engagement Strategy which forms part of the PPA. The strategy is bespoke to the Development Proposals for the



FWA and explains that TW will pursue an iterative approach to engagement, providing Members, the community and stakeholders across the Borough with multiple opportunities to listen, engage and input to the proposals.

The Strategy proposed includes Members Briefings (mentioned above), followed by two rounds of formal public consultation, the first of which took place in July 2020 and the second of which will take place on 19 and 21 November 2020. Similar to the first round of consultation, the forthcoming public exhibition will take place virtually (via Zoom), owing to prevailing Covid-19 restrictions. In between the two rounds of public consultation have been a series of engagement processes with Parishes, Neighbourhood Plan groups and key stakeholders. It is also noteworthy that TW set up a Community Liaison Group in July 2020 in order to discuss different aspects of the proposals which can then be reported back to the community. Several CLG meetings have taken place to date, the details of which have been publicly shared via TW’s Wisley Airfield website.

Details of past and upcoming public consultation events, in addition to minutes of the CLG meetings and the latest position with regards to survey work on-site are publicly available on the dedicated Wisley Airfield website, launched by TW in June 2020. The website is also home to an extensive document library and is regularly updated with feedback from various parties, including the DRP with DSE.

All feedback received throughout the pre-application process will be summarised within a Statement of Community Involvement (SCI) which will be submitted to GBC as part of the outline planning application.

Planning Application Milestones

The PPA explains that the project team will use best endeavours to ensure a number of key milestones are met which include:

Milestone	Date(s)		
Members Briefing	15 July 2020	18 November 2020	
Public consultation	16 and 18 July 2020	19 and 21 November 2020	
Design Review Panel	18 August	18 December	February / March 2021
Enabling works and stub road planning applications	Submission 2 October 2020	Determination circa Q1 2021	
Outline planning application (Q2/2021) and the likely timescales for its associated stakeholder and public engagement, allowing also for several post-submission meetings with Officers.	Submission Q2 2021	Determination Q4 2021	

The Outline Planning Application Submission

The Draft PPA includes the following schedule of drawings and documentation that will be submitted to GBC as part of the outline planning application for the Development Proposals:

Drawings:

- Site Location Plan
- Parameter Plans (covering Land Use, Building Heights, Density, Green Infrastructure, Access & Movement)
- Detailed Junction Plans (relating to Wisley Lane Access, Old Lane Access and Ockham Lane Restricted Access)
- Illustrative & Indicative Masterplan (submitted for illustrative purposes only)

- Strategic Phasing Plan
- Site levels/ sections/ topographical survey
- Landscape and Ecological Mitigation Masterplan
- NATS Beacon safeguarding plan(s)
- SANG General Arrangement and Landscape Plan

Documentation:

- Application Form and Certificated
- Planning Statement (incorporating Infrastructure Delivery Plan (IDP), Outline of Potential Phasing, Affordable Housing Statement, Outline



- Planning Obligations and Community Management Organisation Statement)
- Design and Access Statement
- Design Principles Document ('Design Code')
- Economic Benefits Infographic
- Environmental Statement*
- Environmental Statement Non-Technical Summary
- Transport Assessment incorporating Parking Strategy
- Non-technical Transport Strategy & Vision
- Travel Plan
- Construction Environment Management Plan (CEMP)
- Utilities Statement
- Lighting Assessment / Daylight / Sunlight Assessment
- Site Waste Management Plan (SWMP)

- Community Stewardship / Future Management Strategy
- Information for HRA
- Site Wide SANG Management Strategy

*It is proposed that the ES will include technical chapters, supporting figures and appendices related to:

- Population & Human Health (including Socio-economics)
- Landscape and Views
- Biodiversity
- Water Resources & Flood Risk
- Cultural Heritage
- Transport and Access
- Air Quality
- Noise and Vibration
- Ground Conditions
- Agricultural Land
- Climate Change

- Statement of Community Involvement
- Site Wide Landscape and Ecology Management Plan