



Former Wisley Airfield

Community Liaison Group
Meeting 9

Topic: Q&A

25th February 2021

Introductions



OCKHAM PARISH COUNCIL



Effingham
PARISH COUNCIL



RHS



Ripley Parish Council



West Horsley
Parish Council



East Horsley
Parish Council

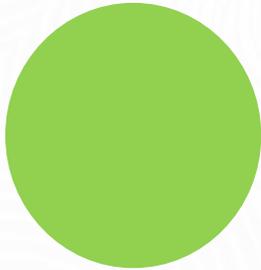
Wisley Action
Group



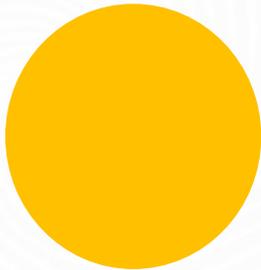
All Saints' Church, Ockham
with St Michael's Chapel, Downside

G-BUG Guildford Bike User Group

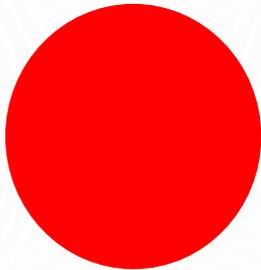
Colour Key



Action / question has been completed / responded to



Action has been answered since the meeting / a new update is available



Action is awaiting a response / follow up

Community Liaison Group: Action Record

Meeting 1 – Consultation Process, Housekeeping, Purpose of the CLG and Terms of Reference

Actions	Outcomes
Provide an update on a healthcare provision	The CCG is working on a demand capacity study to inform its view on whether an on-site facility is necessary. TW has spoken with the Horsley Medical Practice and the Send Medical Practice. Cobham Medical Practice is liaising directly with its LA.
Provide more information about infrastructure, including whether the bus route will use Ockham Lane and times of the bus service.	Dedicated CLGs have been held on infrastructure and utilities. Infrastructure for the site will be in line with the requirements set out in Policy A35 and TW is in discussion with stakeholders and the local authorities regarding education, healthcare and highways infrastructure. The Infrastructure Delivery Plan will set this out as part of the outline planning application, giving residents and stakeholders the opportunity to comment.
Discuss how TW will benefit local communities during and following construction	The third meeting discussed stewardship and community integration, and a future CLG will cover construction programming.
Meet RHS Wisley and WAG to discuss the Stub Road	This meeting was held, with another scheduled.
Find a way to measure the outcomes and success of the group	Key actions and outcomes will be presented after every three meetings.
Questions regarding car sharing not working and behavioural change is difficult and cannot be done.	TW will continue to consult and engage with all relevant stakeholders. Future mobility and trends are being explored.

Community Liaison Group: Action Record

Meeting 2 – Masterplan and Engagement Feedback Review

Actions	Outcomes
Share details on the pedestrian and cycle network	A future transport CLG will be dedicated to this once TW has the data ready, and a separate consultation for the cycle strategy will begin in March.
Publish the draft framework plan	This is now available on our website.
Explain more about where you are in the planning process	The second CLG was dedicated to this.
Share meeting topics in advance	This has been implemented and takes place at the end of each meeting.
Provide more detail about the green space and sustainable transport corridor	CLGs four and five covered green space and sustainability.
The buffer on the Ockham Lane should be deeper and tree planting onsite should include both mature and semi-mature trees instead of saplings	The emerging master plan reflects a deeper buffer on Ockham Lane. Details of the tree planting proposals will be reviewed in future detailed applications.
Query about how buses will go down Wisely Lane and get over Anchor Pub bridge	See page 19 FAQ published Dec 2020.
Explore whether green areas could be created across the linear areas of the site	TW has opened up the green links and corridors and the village greens – an example of this is the western settlement, where the village green now opens up to the Surrey hills.

Community Liaison Group: Action Record

Meeting 3 – Planning Process and Community Integration

Actions	Outcomes
Provide an update on how the site will be named	CLG members have been suggesting names, and the Liaison Team has been gathering suggestions from the community. A shortlist will be put to the CLG in due course.
Look into additional options for the commercial areas, such as hairdressers	This has been passed onto the relevant consultants for consideration in the planning application.
Think about a community land trust or similar model	TW to take away for review with Mark Patchett.
Consider upgrading the local broadband infrastructure	TW to review with infrastructure proposals.

Community Liaison Group: Action Record

Meeting 3 - Planning Process and Community Integration

Actions	Outcomes
Could TW consider things such as the Ripley Good Neighbour scheme to ensure everyone can benefit from the facilities onsite?	TW to take away for review with Mark Patchett.
Could TW consider working closely with RHS Wisley on shared community space?	TW will continue to work with RHS Wisley as the development progresses. Currently TW, Highways England and RHS Wisley are working on the proposed Wisley Lane diversion vision, subject to Sec of State decision.
How many responses to the Consultation have been received from Lovelace Ward?	Statistics from Community Consultation Feedback (July 2020) - 9 of 47 from the Lovelace Ward. Kindly note, no questions proposed to the community during or after the community events to comment on 'for' or 'against' GBC Local Plan for Development.
At what stage will the SANGS be set up and will this land be passed to the Council for longevity?	The SANG and utilities infrastructure will be managed by both authorities and the Community Trust, which will be answerable to a Board of Trustees.

Community Liaison Group: Action Record

Meeting 4 – SANG, Landscaping and Biodiversity Net Gain

Actions	Outcomes
There is clay subsoil on site, with some sand on top, so water does not drain. Where will the run-off water go? The existing lakes and ponds will flood.	CLG 06 was held - Please see Meeting 6 slide
Establish how cats and dogs from new residents could impact the SPA. Is a fence an option to protect the heathland?	The Strategic Access Management and Monitoring approach promotes dog-on-lead access and wardens to manage the SANG, which is designed to vary the use for walkers so not everyone uses the SPA. The development is also outside the SPA exclusion zone. The agreed approach does not require a fence around the perimeter of the SPA and meets with all current frameworks.
How will skylarks be protected?	An Ecological Impact Assessment will be submitted with the application as part of the masterplanning process.
Will TW consider a yoga studio, open water swimming, skateboarding facilities and spaces for cross-country biking?	All of these suggestions are under review.
This a natural dark sky area, how can that be protected?	TW will take away and provide an update as plans progress, but this will be taken into account in our outline lighting strategy.

Community Liaison Group: Action Record

Meeting 4 – SANG, Landscaping and Biodiversity Net Gain

Actions	Outcomes
Will residents be expected to cycle to Effingham Junction via Old Lane?	This will be covered during March's cycle strategy consultation.
Concern whether another cricket pitch is needed in Ockham	The CLG confirmed cricket pitches are not required on site. TW to consider opportunities to support Ockham Cricket Club.
What will happen to air pollution levels?	Assessment of air pollution levels will follow once the transport model is complete. Air pollution will be assessed within the Environmental Statement and any required mitigation will be included.
Will there be pavements and street lights installed along Old Lane and Ockham Lane?	This will be discussed at the consultation event for the cycling proposals.

Community Liaison Group: Action Record

Meeting 5 - Sustainability, Introduction to Transport, Community Liaison Group Actions and Outcomes

Actions	Outcomes
Will TW discuss heat pumps with OPC having discussed sustainability with GBC?	GBC has now appointed a sustainability consultant and the strategy will be discussed with GBC. TW has met with Guildford Environmental Forum, and will hold a future CLG on sustainability.
Share the outline of the Infrastructure Delivery Plan (IDP) with the group	This will be part of the planning submission and will be available on GBC website when submitted. Elements of the IDP have and will continue to be discussed with the CLG and community in the consultation events.
Neighbours are not convinced GBC will hold TW to account.	TW suggested that neighbours discuss this directly with GBC.
How will TW future-proof the development? Will battery storage feature?	Battery storage is not yet developed enough to include in the plans specifically, but TW will be building in flexibility to ensure the scheme can keep up with the advances in sustainable technology.
Share sustainability strategy with the group for feedback	GBC has now appointed a sustainability consultant and prepared a draft strategy for GBC review. This will be reviewed with the CLG in a future meeting.

Community Liaison Group: Action Record

Meeting 5 - Sustainability, Introduction to Transport, Community Liaison Group Actions and Outcomes

Actions	Outcomes
Where should the extra residents park at Effingham Junction and Horsley stations?	TW is not providing parking at these locations. Use of alternative modes of transport including buses and bikes will be promoted.
Meet with RHS Wisley and the transport consultant to review the stub road application	This meeting has been held.
Provide more information about safe and accessible cycle routes	Consultation planned for March.
Hold a meeting with Guildford Bike Users Group to discuss the cycle routes	G-Bug will be consulted as part of the consultation in March.
Concerns regarding Old Lane/A3 junction	A3/Old Lane will be improved by DCO. Highways England's proposal for the Elm Corner/A3 junction is for it to be stopped up.
What has changed since permission was refused on grounds that the site was wholly unsuitable for the development?	The planning context of the site has changed. The site is now allocated as a strategic site in the adopted Guildford Local Plan. This is for residential-led development of approximately 2000 homes. Therefore, the site is deemed suitable for development and it is in this context that we are preparing a masterplan and outline planning application.

Community Liaison Group: Action Record

Meeting 6 - Infrastructure and Utilities, Community Liaison Group Actions and Outcomes

Actions	Outcomes
Concern about flood water being directed into Stratford Brook which is at capacity.	Surface water run off will be managed on site then discharged off site accordingly. Off-site flooding issues in Ockham – TW will assist the community by raising this concern with relevant authorities' in site-specific meetings.
Expand the flood risk map to include Church End to see if the historical flooding is recorded	The team has a note to include this on the plans within the planning documents. Additionally, the EA national-scale surface water flood risk map is available. Note that the historical flood data we have from the EA and from Surrey CC do not show any records for Church End, albeit the team recognises the information provided by residents.
The flood risk map produced by the Environment Agency – what depth of water is significant?	The Environment Agency (EA) do not specify the depth of water that is 'significant'. The EA will be able to assist on this query.
Ripley sewage treatment works are inadequate to support the proposed development and 400 extra homes at Horsley	TW is in discussion with GBC and Thames Water about the utilities required to support the site.
Was Ockham and Hatchford Residents' Association refused permission to join the group?	TW acknowledge that the Ockham and Hatchford Residents' Association felt that they were not represented. TW has since offered them a place on the group – awaiting response.

Community Liaison Group: Action Record

Meeting 7- Masterplan and Consultation Update, Community Infrastructure, and Site Naming Strategy

Actions	Outcomes
Request to date the masterplans	TW will date the masterplans and refer to them more clearly.
Concern about the visual impact the four-storey buildings will have on Ockham	TW explained the topography of the site has been considered and lower density buildings will be on the periphery and higher density in the centre. The maximum storey on site will be 4 with most being 2-3.
Will the Hatch Lane bridleway be preserved?	TW will preserve the bridleway along with public rights of way across the site. If appropriate and providing permission is granted, TW could upgrade some of the existing access points as well.
Concern over flooding by Hyde Lane/Ockham Lane	TW is looking at onsite drainage, swales and SuDS to achieve a 'betterment' for site run-off rates.
Bridleways from Elm Corner gates and Snakes Fields are mapped to go past the sports pitches and school fields which is a lot of potential noise for horses.	TW has met with the British Horse Society and will have a follow up meeting in due course.
Include Effingham in the analysis of existing community infrastructure	Effingham and Bookham have been added to the analysis as requested – the maps are being updated and then this will be issued to the CLG.

Community Liaison Group: Action Record

Meeting 7- Masterplan and Consultation Update, Community Infrastructure, and Site Naming Strategy

Actions	Outcomes
Concern about the safety of cycle routes if they are proposed along Ockham Lane and Old Lane	TW will share the cycle proposals in the consultation next month (March).
Traffic surveys during COVID will be incorrect	TW is looking at past and present data, and the transport model must be validated by SCC.
Will Hatch Lane be the main access for pedestrians, cyclists and all other traffic except cars?	The site will be well served by pedestrian/cycle-friendly accesses, including all the current public rights of way and bridleways, (inc. Hatch Lane and Hyde Lane); the new access point on Old Lane; a new pedestrian/cycle access from Ockham Lane (near the current site access); and the new connections towards Ripley and RHS Wisley which would be delivered as part of the new Wisley Lane diversion. Many of these routes will link to improved offsite cycle connections to key destinations in the wider area. Together with the extensive footway, cycleway network proposed within the site, these will ensure that there are excellent dedicated pedestrian/cycle connections for existing residents to all the proposed site facilities. Hatch Lane leads from Ockham directly to the Village Park, the Neighbourhood Centre and the proposed schools and would therefore provide a key route for Ockham residents to access these facilities. Hatch Lane from Ockham Lane to Bridge End Farm is outside of our development boundary, but we are not proposing a vehicular access into the site north of Bridge End Farm.

Community Liaison Group: Action Record

Meeting 8 - Design

Actions	Outcomes
Concern about the Hatch Lane bridleway going through a potentially busy neighbourhood centre	TW is working with the team to see how it might work in that location and as a shared surface.
Will horse riders have any rights of ways through the site in the same way that cyclists will have priorities at certain junctions?	TW has met with the British Horse Society and is planning a follow up – the proposals can then be discussed in a future CLG.
Concern that 4-storey development is being proposed for the ridges in the centre of the site	TW explained that massing and density do not always correspond entirely, but in the centre of the site they will be comparable. The highest part of the site is to the east and with that ridge, the site will be modelled in 3D to see what is visible from different directions. These proposals will be shared as they become available. TW also explained although the plans will allow for some 4-storey development, it will be limited.
What car parking ratio are you working to?	TW is awaiting guidance from GBC on whether the site should abide by the policies in the Local Plan, Lovelace Plan or Emerging Development Plan.
Outline plans for flexible office hubs and working space within homes	TW is considering how home offices can be included in the homes, along with how flexible offices or meeting rooms, or perhaps printing facilities, can be included in the neighbourhood centre.
If there are tall buildings in the centre of the site, does that mean you will be creating wind tunnels when using the centre on a windy day?	TW is looking into whether trees provide some shelter, and noted that when it comes to tall buildings, it is often where the building height change is very dramatic that wind causes the most problems. The site plans to use gradual changes in building heights.
Will there be a Design Code for the site?	The current proposal is to have a Design Framework, followed by a Design Code, but this is currently being considered and will be presented to GBC at the next application meeting.



Next Topic

Next Meeting Date – Thursday 18th March*

Topic: Transport Update, date TBC

Thank You