

# Taylor Wimpey

Former Wisley Airfield

Cobham Stakeholder Meeting

20<sup>th</sup> October 2021

# Agenda

- — ● Introductions
- — ● Overview of development and scope
- — ● Planning Policy
- — ● Major/Minor highways works
- — ● Statutory Services
- — ● Public and private transport links
- — ● Education, Commercial and Health links to Cobham
- — ● Community Engagement
- — ● Q&A

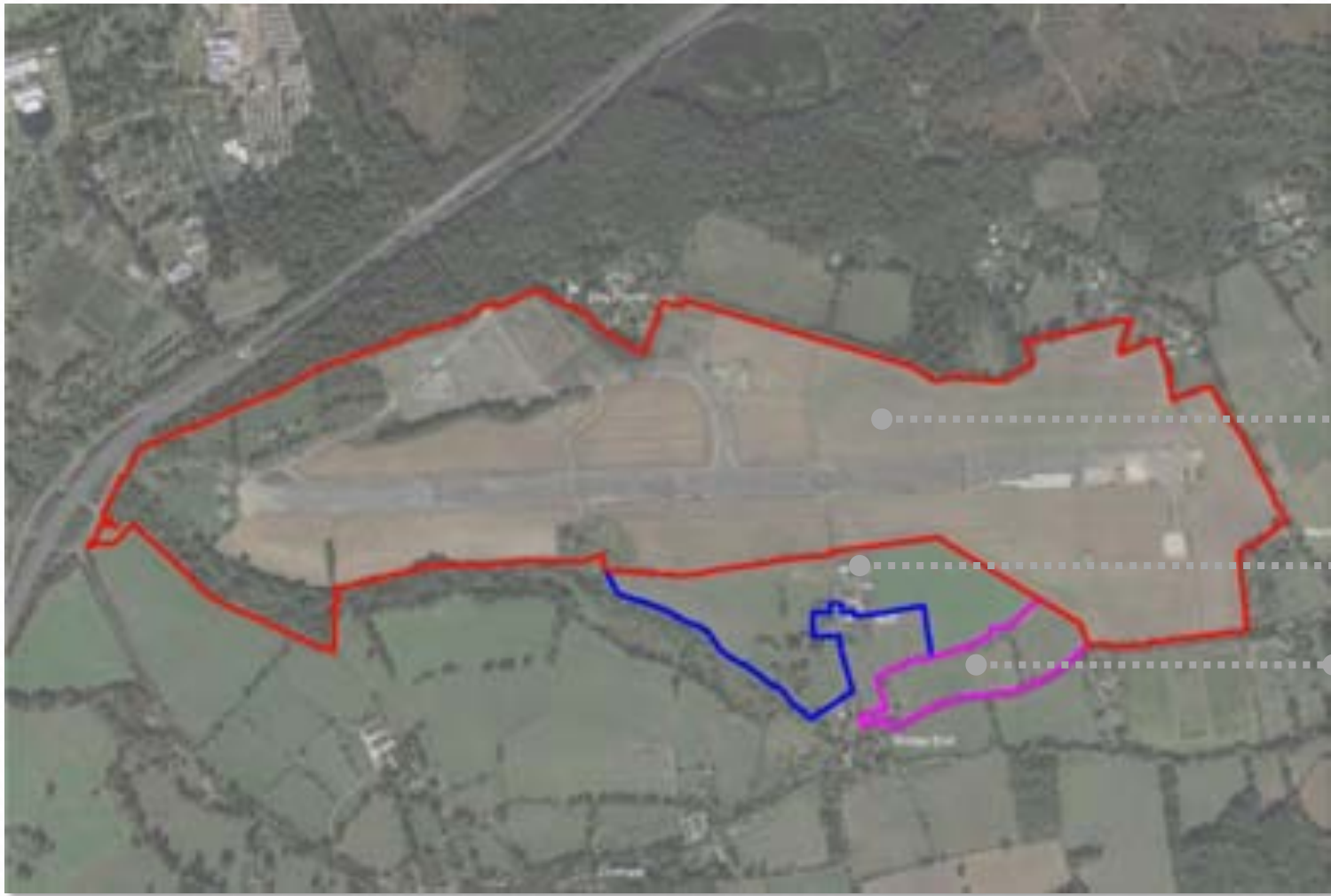
# Overview of development and scope

# The Masterplan Area

Former Wisley Airfield – A35...

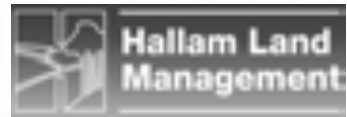


# Masterplan Area



**Taylor  
Wimpey**

**CBRE**



# Delivering the former Wisley Airfield A35 Allocation



Approximately  
**2,000** new homes



Approximately 100  
sheltered/extra Care  
Homes



**4,300 sqm** of  
employment floorspace



**1,100 sqm** of retail  
space



Bespoke **Suitable**  
**Alternative Natural**  
**Greenspace**



A new **primary/**  
**secondary school**

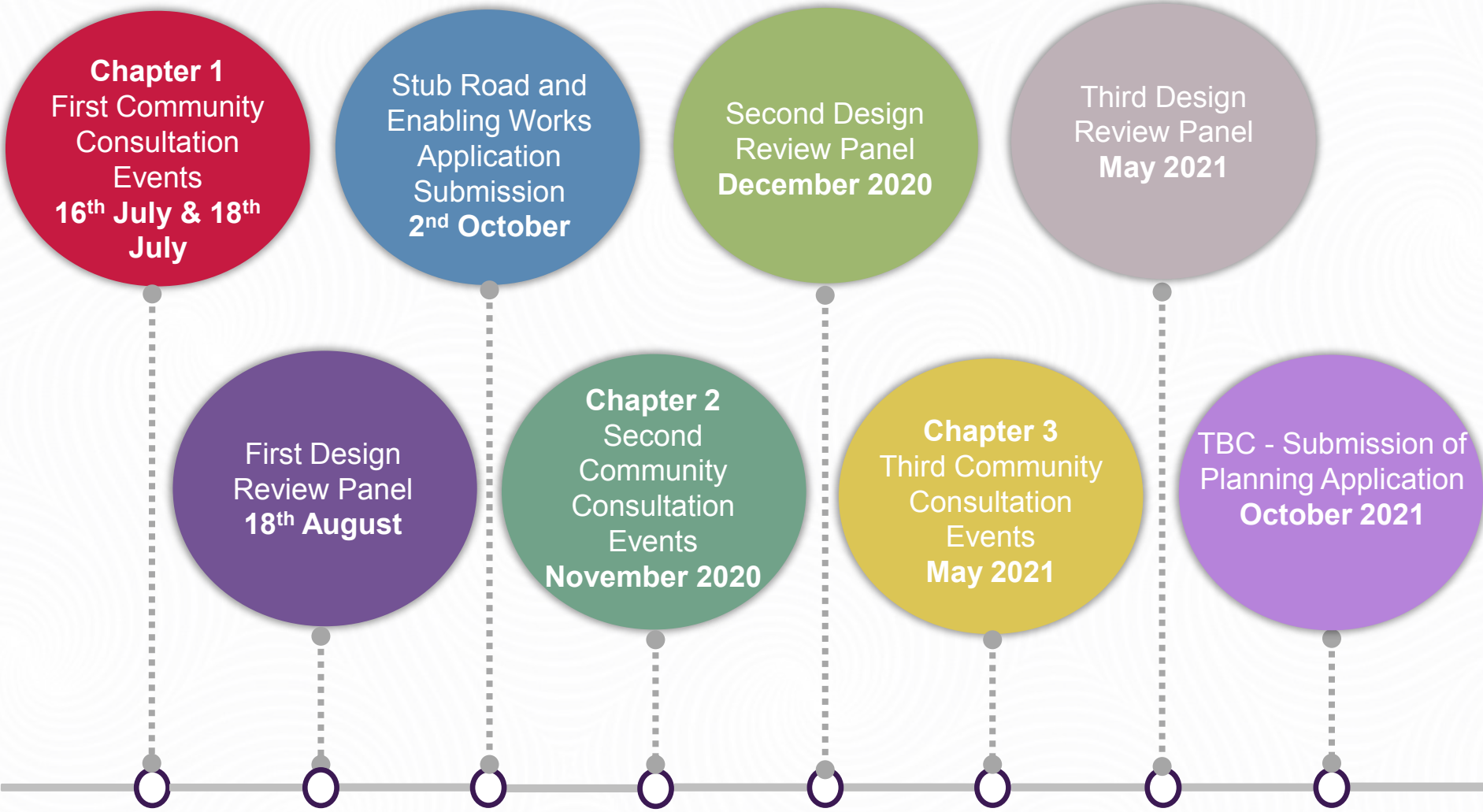


Space for **community**  
**facilities** and services



On and off site  
**sustainable transport**

# Planning Timeline



# Masterplan Framework

## Ideas Map





# Evolution Summary of the Masterplan

Through Community and stakeholder feedback



**Chapter 1**  
July 2020 – October 2020



**Chapter 2**  
November 2020 – April 2021



**Chapter 3**  
May 2021 – Ongoing

*Throughout and ongoing we are working with the Design Review Panel and officers to develop the masterplan*

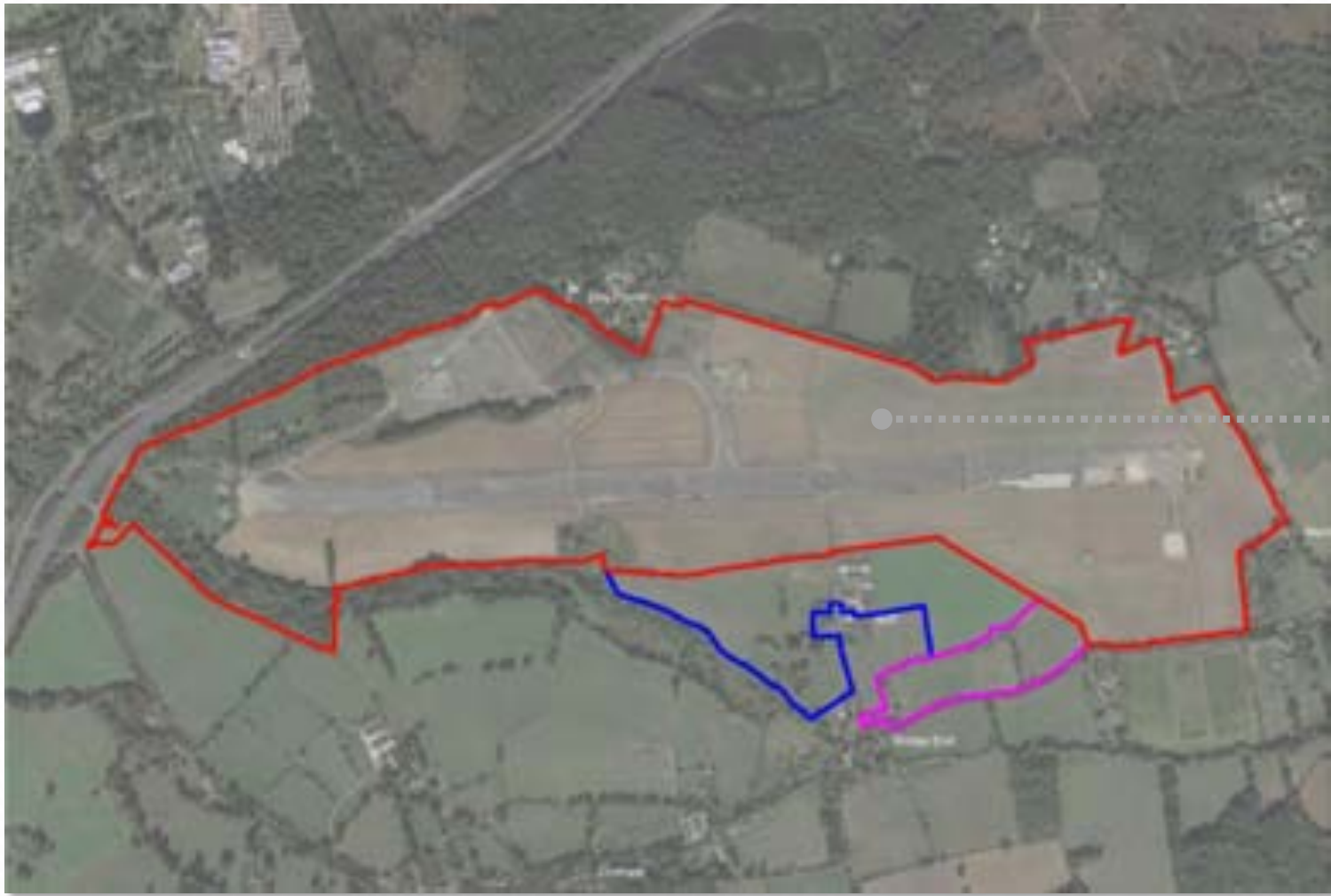
**Ongoing**

# Masterplan



Chapter 3 – TO BE REVISED FOR PLANNING SUBMISISON

# Masterplan Area

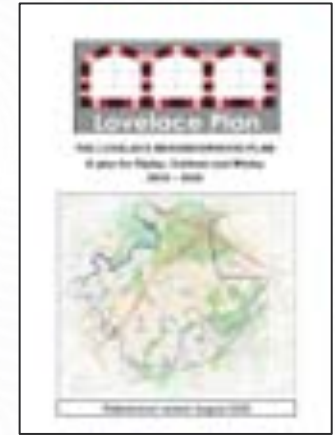


**Taylor**  
**Wimpey**

# Planning Policy

# The Development Plan

- Guides development in Guildford Borough Council:
  - The Adopted *Local Plan* (April 2019);
  - Saved Policies GBC *Local Plan* (2003); and
  - The *Lovelace Neighbourhood Plan*
- The Development Plan is supported by a suite of Supplementary Planning Guidance including:
  - The *Strategic Development Framework SPD* (July 2020);
  - The *Climate Change, Sustainable Design, Construction and Energy* (September 2020)
- Material Considerations:
  - *National Planning Policy Framework* (February 2019);
  - The emerging *Development Management Policies* document (due to be adopted September 2022)



# The SDF SPD Process

Guildford Borough Council guidance for strategic sites allocated in the Local Plan (2019)

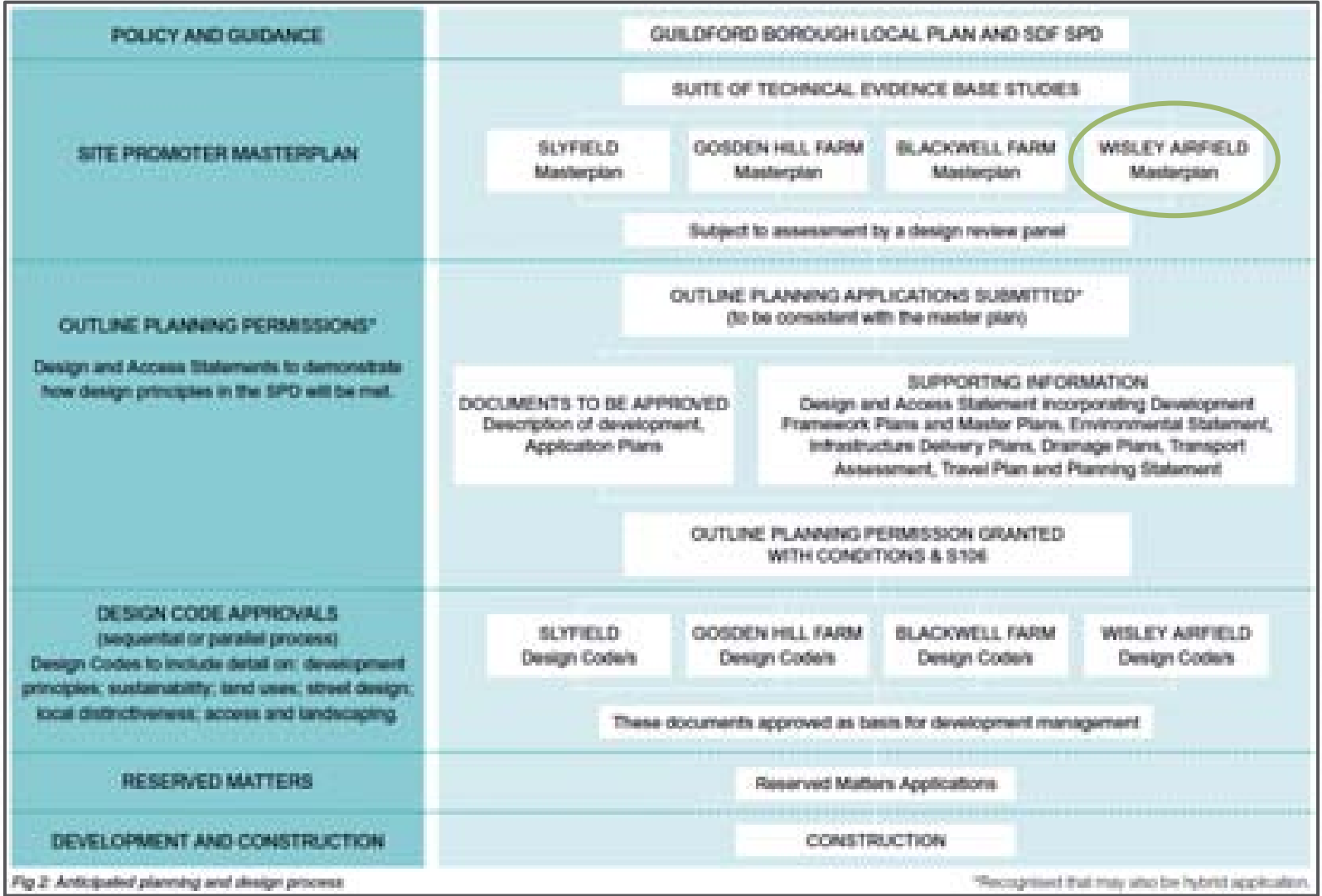


Fig 2: Anticipated planning and design process

# Planning update

Application	Update
1. Stub Road Application <i>(Appealed 27/07/21)</i>	Recommended for approval at Planning Committee  Deferred due to delay to DCO decision
2. Stub Road Application (New)	Validated – Committee December 2021
3. Enabling Works Application	Withdrawn
4. Hybrid Planning Application	Submission of SANG in detail to ensure early delivery  TBC - Submission due end of October 2021

# Major/minor highways works



# Major Highways Works

- The **DCO main works will mitigate the impact of FWA** on the Strategic Road Network, and also **improve the Local Road Network** supporting local plan development such as FWA
- The DCO will include Wisley Lane Diversion through the FWA, and our application will be to take access from this road – as envisaged in the SDF SPD
- WSP have been advancing the **Ripley South Study as a separate exercise** to the planning application. Working with National Highways (previously Highways England) Burntcommon Slips (and other options as appropriate) will be reviewed. Taylor Wimpey are committed to **contributing to the costs of such a suitable scheme** (which would need to be delivered by NH/SCC) which would **improve traffic conditions in Ripley High Street** and more widely in the local road network for the benefit of all. The RIS 2 announcement document sets out how such collaboration is envisaged by DfT

# Minor Highways Works

- TW envisage improvements to the Forest Road/Old Lane junction – works here are already proposed by the Berkeley Homes housing scheme at Howard of Effingham, so this junction will be improved by either TW or Berkeley
- The FWA scheme will enable the delivery of a network of cycle routes from the site – delivered by TW/SCC and funded by TW. These cycle route improvements will involve the carrying out of minor works to improve safety and reduce speeds on the local road and PRow network.

# Statutory Services

# Statutory Services

## Electrification of Heat

- NO Gas
- District heating (using heat pump technologies – ASHP, possibly GSHP also)
- NO primary substation planned.

## Electrical

- All power requirements from off-site points of connections as identified and proposed by UKPN.
- HV cables to be brought into site route options under review.

## Water Supplies

- Two points of connection, off Portsmouth Rd (junction 3) and Old Lane.
- Off-site reinforcement works required by Affinity Water following first occupations. This will be outlined in the IDP prior to determination.

# Statutory Services

## Surface Water Drainage

- Full sustainable urban drainage (SUDs) system with all outfalls connected to the wider existing stream and ditch network (which takes current surface run off).
- To be adopted and managed by specialist company

## Foul Drainage

- Single pumping station at western end of site, with rising main being installed in new Wisley Lane diversion towards Junction 3.
- Connection to the existing main sewer system off site in Ockham Lane (A3 end).
- Thames Water will monitor cumulative occupations of the FWA and others proposed developments and upgrade as necessary.

# Public and private transport links to Cobham and Stoke D'Abernon

# Local Plan Policy Overview

## GBC Policy A35 key messages on buses and cycling

“A significant **bus network** to serve the site and which will also serve Effingham Junction railway station and/or Horsley railway station, Guildford and Cobham. This will to be provided and secured in perpetuity to ensure that residents and visitors have a sustainable transport option for access to the site.”

“An off site **cycle network** to key destinations including Effingham Junction railway station, Horsley railway station / Station Parade, Ripley and Byfleet to be provided with improvements to a level that would be attractive and safe for the average cyclist”.

However the **Policy also provides flexibility for alternatives** to these provisions:

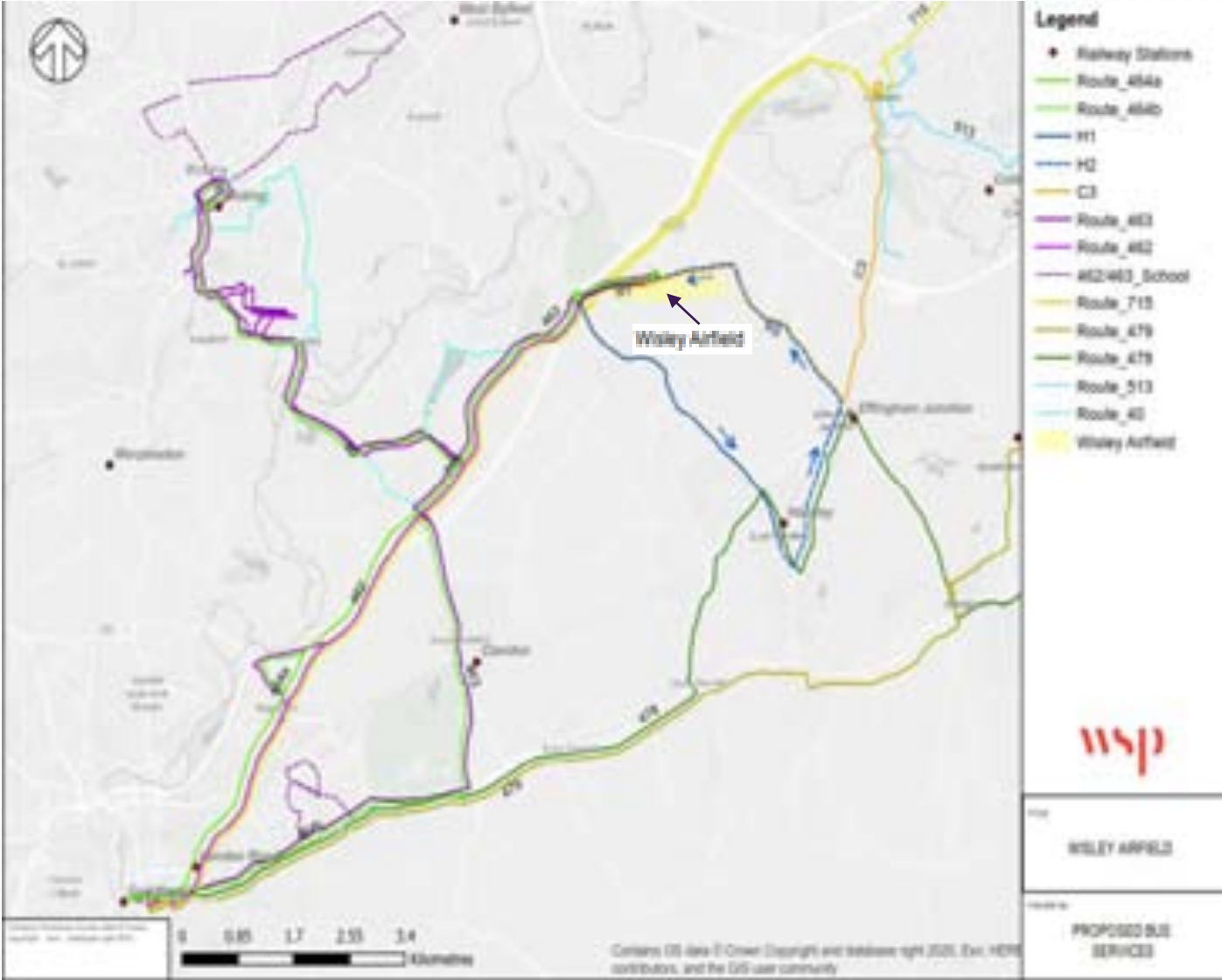
“When determining planning application(s), and attaching appropriate conditions and obligations to planning permission(s), regard will be had to the delivery and timing of delivery for the key infrastructure requirements on which the delivery plan depends, set out in the Infrastructure Schedule in the latest Infrastructure Delivery Plan, or otherwise alternative interventions which provide comparable mitigation.”

# Bus strategy

- An **electric powered shuttle bus service** (single decker, minibus for the early stages of FWA development) providing a frequent service to Horsley / EJ stations from early in the morning to late at night.
- **Extensions to the existing Woking and Guildford Bus service** to access the FWA site
- Further provision of bus service to enable a **half hourly service to Guildford**
- **A demand response bus, or an hourly bus service to Cobham**
- Working with SCC and the WACT (community) in the future to adjust bus services to match demand
- Benefiting the existing residents as well as the new community



# Bus routes



# Proposed bus services

Connectivity	Wisley – Horsley Station – Effingham Junction (H2)	Wisley – Guildford (W1)	Wisley – Woking (W2)	Wisley – Cobham (C3)	Bus Type
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<p><b>Fully Integrated Service with routes 462/3 – Woking and Guildford SCC services augmented</b></p>	<p><b>4 buses per hour (Monday to Friday peak periods, 05:30 to 09:30 and 16:00 to 23:59)</b></p> <p><b>2 buses per hour (Monday to Friday 09:30 to 16:00 and Saturday and Sunday 07:30 to 22:30)</b></p>	<p><b>2 buses per hour (Monday to Friday, 06:30 to 22:30), (Saturday, 07:00 to 19:00) (Sunday, 09:00 to 19:00)</b></p> <p><b>Note: 1 bus per hour via Burpham and alternating service every hour via either Burpham or Merrow</b></p>	<p><b>2 buses per hour (Monday to Friday, 06:30 to 20:00), (Saturday, 07:00 to 19:00) (Sunday, 09:00 to 19:00)</b></p>	<p><b>1 bus per hour (Monday to Friday, 07:00 to 20:30) (Saturday, 07:00 to 18:30) (Sunday, 09:00 to 18:30)</b></p> <p><b>or</b></p> <p><b>Demand Responsive Transport (DRT) available 7 days a week</b></p>	<p><b>Battery Electric Buses for services H2 and C3</b></p> <p><b>W1/W2 to match Surrey CC vehicles</b></p>
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# Cycle Strategy

## - Providing for cycling within the development

- Exemplar and pioneering development
- Neighbourhood size and amenities reducing need to travel to external destinations
- Best in class cycling provision within development
- Secure bike storage at every home
- Support services to help people take up cycling including supporting e-bikes
- Cycling and walking default modes of choice for local journeys



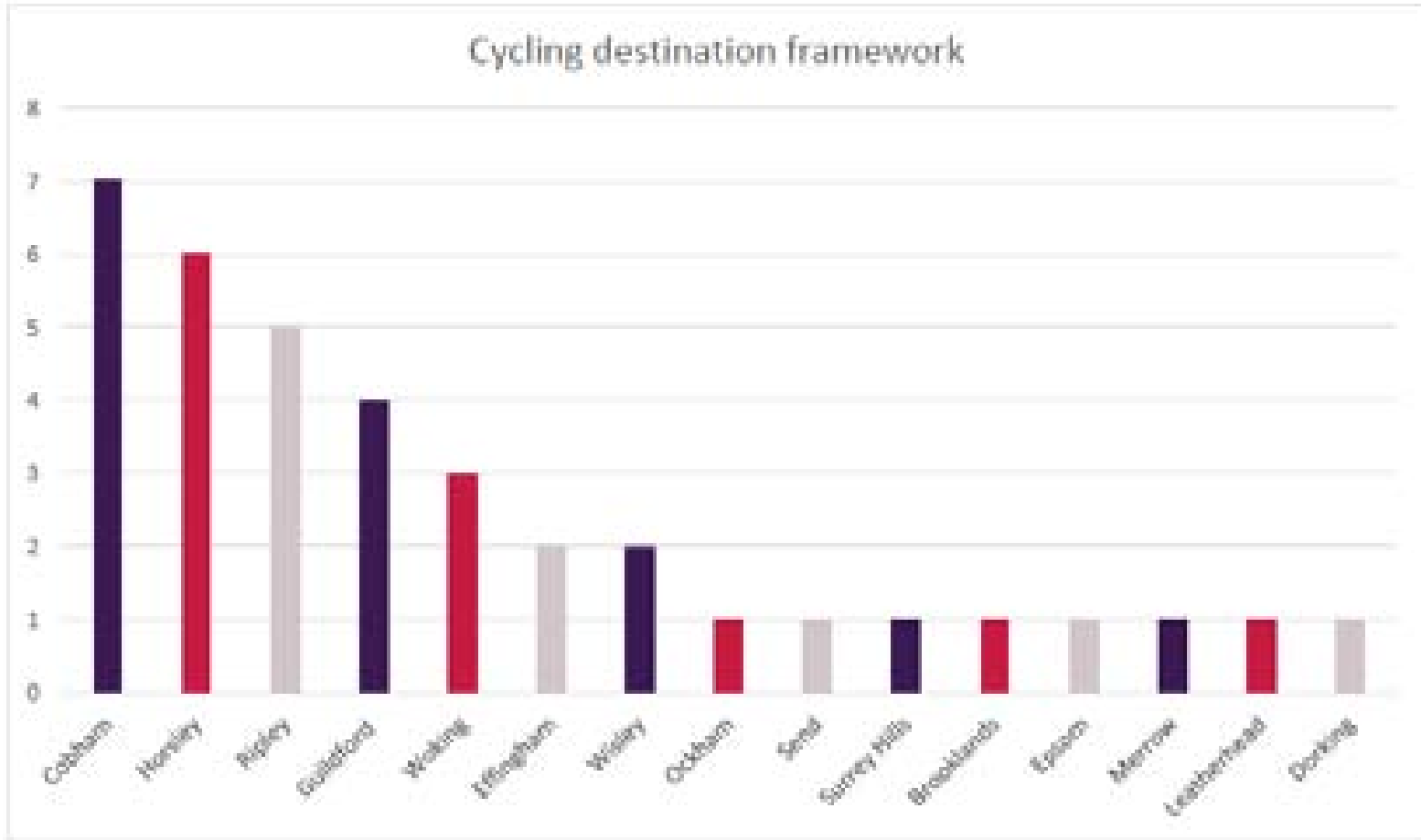
# Providing for cycling within the development



- Segregated by highway
- Traffic free
- Recreational route
- Shared minor road

# Off-site cycle route proposal

## Ranking destinations - engagement feedback



# Amenities at destinations – relative scoring

Type of amenity	No. of categories	Cobham	West and East Horsley	Byfleet	Ripley	Wisley	Effingham Junction	Ockham
Play & sports facilities	4	4	4	3	3	1	1	1
Community facilities	3	3	3	3	2	1	1	0
Health	3	3	3	3	2	0	1	0
Education	3	3	2	3	1	0	0	0
Places of worship	1	1	1	1	1	1	1	1
Retail	8	7	7	5	5	1	1	0
Pubs and restaurants	2	2	2	2	2	2	0	1
<b>Rail station</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>
<b>Total categories</b>	<b>25</b>	<b>24</b>	<b>23</b>	<b>21</b>	<b>16</b>	<b>6</b>	<b>6</b>	<b>3</b>
<b>Total individual amenities</b>		<b>85</b>	<b>53</b>	<b>65</b>	<b>38</b>	<b>9</b>	<b>6</b>	<b>4</b>

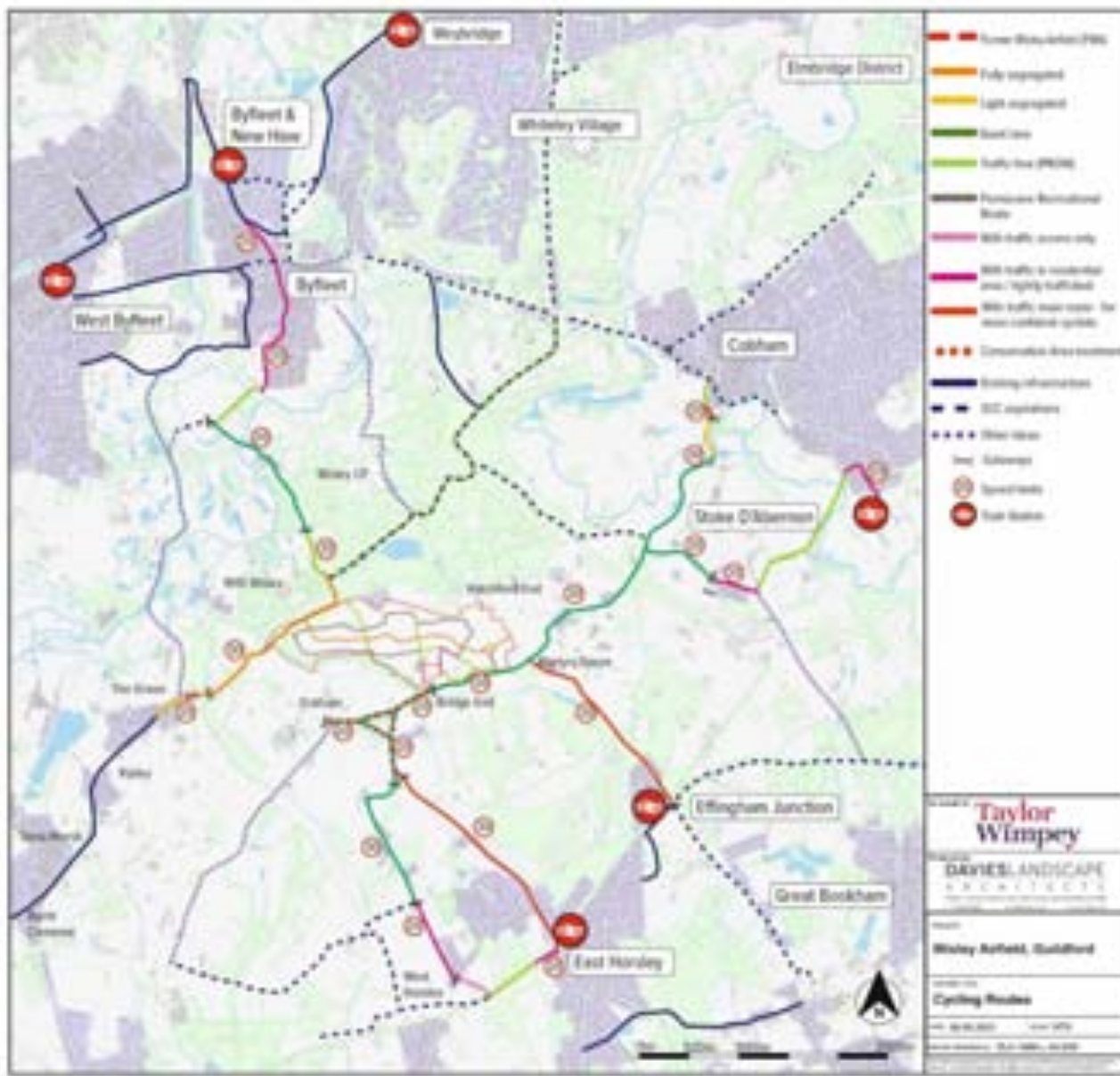
**Horsley and Cobham / Stoke D'Abernon rank significantly higher than Effingham Junction as a destination – Same trains serve Horsley and Effingham Junction**

# Proposals map

Referencing latest govt guidance - appropriate treatments for routes and reducing traffic speeds

Improving the local environment to make it safer and more pleasant for existing communities and all road users

Some routes already heavily used by confident cyclists



# Destinations – cycling route travel time and distance

Destination	Distance (miles)	Time (mins)		
		Leisure (8mph)	Commute (12mph)	Electric (14mph)
Cobham	3.4	26	17	15
Stoke D'Abernon Rail Station	4.0	30	20	17
Horsley: via Long Reach	3.3	25	17	14
Horsley: via Ockham Rd N	2.5	19	13	11
Ripley	1.9	14	10	8
Byfleet	3.4	26	17	15
Effingham Junction	2.1	16	11	9

- All destinations travel time from centre of the site
  - 30mins leisure cycle
  - 17mins e-bike cycle
- All destinations within 4 miles



# **Educational, Commercial and health links to Cobham**

# Educational, Commercial and Health links to Cobham

## Overview

### Education

- 2F Primary School - located within the Local Centre
- 4F Secondary School - illustrated on the masterplan, awaiting for GBC and SCC to confirm

### Health Care

- Liaised with the local GP Centres
- No response from Cobham Medical Centre to date
- GBC confirmed CCG accept Medical facility on site and likely to be a branch of an existing GP Centre

### Commercial

- Local Centre will consist of shops and other amenities on site
- TW undertook an amenities exercise to understand the local offering

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**Horsley and Cobham / Stoke D'Abernon rank significantly higher than Effingham Junction as a destination – Same trains serve Horsley and Effingham Junction**

# Local Centre

Community Consultation Extract



# **Community Engagement**

*Elmbridge Borough Council and Surrey County Council*

# Community Engagement

*What have been up to over the last 14 months?*

**2020**

**First Community Newsletters**

*July 2020 – circulated each month*

**First Community Consultation events**

*14<sup>th</sup>, 16<sup>th</sup> and 18<sup>th</sup> July 2020*

**First Design Review Panel**

*18<sup>th</sup> August 2020*

**First Community Liaison Group Meetings**

*10<sup>th</sup> September 2020*

**Second Community Consultation events**

*18<sup>th</sup> and 21<sup>st</sup> November 2020*

**Second Design Review Panel**

*18<sup>th</sup> December 2020*

**Third Community Consultation events**

*19<sup>th</sup> and 22<sup>nd</sup> May 2021*

**Third Design Review Panel**

*28<sup>th</sup> May 2021*

**Launched dedicated website**

*June 2020*

[www.wisleyairfield.com](http://www.wisleyairfield.com)



# Community Engagement

What have been up to over the last 16 months?



# Community Engagement

*With Elmbridge and Surrey County Council*

- **Elmbridge Borough Council** – Planning department
- **Elmbridge Borough Council** – Development Manager
  
- **Cobham and Downside Residents Association** – Community Liaison Group member
  
- **Cobham Heritage Association** – Community Liaison Group member and attended ‘Place and Naming’ targeted stakeholder event.
- **Cobham Heritage Association** – Invited to attend the Naming Strategy Workshop
  
- **Cobham Medical Centre** – Invited to join meeting with GBC
  
- **MP Mole Valley** - Attend Targeted Stakeholder Events
- **MP Mole Valley** - Offered a meeting with TW
  
- **Surrey County Council** – Engagement throughout the process to inform for example; Education, Transport, Drainage, Archaeology matters and proposals





Thank You