Taylor Wimpey

Former Wisley Airfield

Community Liaison Group
Meeting 11

Topic: Planning Programme Update

17th June 2021

Agenda



Introductions























Parish Council





Cobham & Downside
Residents Association



SAFER GUILDFORD a partnership approach





East Horsley
Parish Council

Wisley Action Group



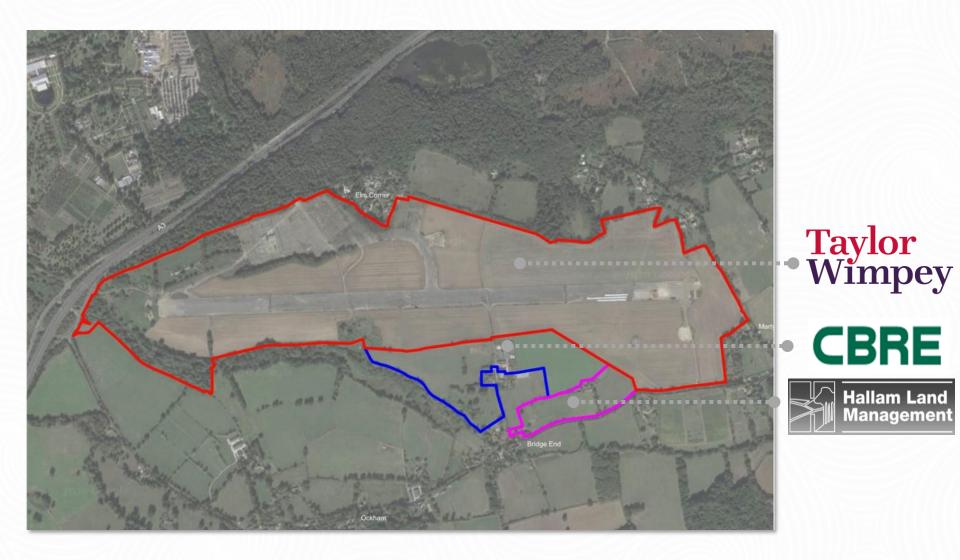


G-BUG Guildford Bike User Group



Planning Process

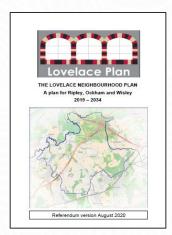
Masterplan Area



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 (referendum expected 2021).
- 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)





Wimpey





The SDF SPD Process

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

POLICY AND GUIDANCE	GUILDFORD BOROUGH LOCAL PLAN AND SDF SPD	
SITE PROMOTER MASTERPLAN	SUITE OF TECHNICAL EVIDENCE BASE STUDIES	
	SLYFIELD GOSDEN HILL FARM BLACKWELL FARM WISLEY AIRFIELD Masterplan Masterplan	
	Subject to assessment by a design review panel	
OUTLINE PLANNING PERMISSIONS*	OUTLINE PLANNING APPLICATIONS SUBMITTED* (to be consistent with the master plan)	
Design and Access Statements to demonstrate how design principles in the SPD will be met.	DOCUMENTS TO BE APPROVED Description of development, Application Plans SUPPORTING INFORMATION Design and Access Statement incorporating Development Framework Plans and Master Plans, Environmental Statement, Infrastructure Delivery Plans, Drainage Plans, Transport Assessment, Travel Plan and Planning Statement	
	OUTLINE PLANNING PERMISSION GRANTED WITH CONDITIONS & S106	
DESIGN CODE APPROVALS (sequential or parallel process) Design Codes to include detail on: development principles; sustainability; land uses; street design; local distinctiveness; access and landscaping.	SLYFIELD GOSDEN HILL FARM BLACKWELL FARM WISLEY AIRFIELD Design Code/s Design Code/s Design Code/s These documents approved as basis for development management	
RESERVED MATTERS	Reserved Matters Applications	
DEVELOPMENT AND CONSTRUCTION	CONSTRUCTION	
Fig 2: Anticipated planning and design process	*Recognised that may also be hybrid application	



Planning Update

Planning Update

- Highways England Development Consent Order decision delayed until November 2021
- Third public consultation held May 2021
- Third Design Review Panel held May 2021
- Consultation held on off-site cycle routes
- Lovelace Neighbourhood Plan has gone through referendum

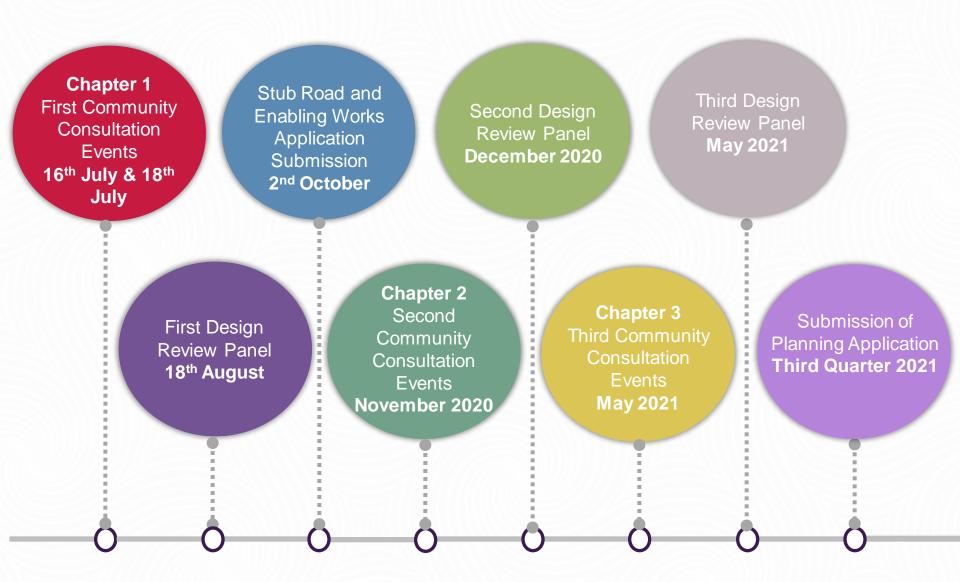
Planning Update

Application	Update
1. Stub Road Application	Recommended for approval at Planning Committee Deferred due to delay to DCO decision
2. Enabling Works Application	Determination period with GBC Working towards Planning Committee Q2/Q3 2021
3. Hybrid Planning Application	Submission of SANG in detail to ensure early delivery Submission Q3 as per latest consultation to take account of completion of transport model



Planning Timeline

Planning Timeline







Next Topic

Next Meeting Date & Topic to be proposed by group



Thank You

Iconography



Taylor Wimpey

Iconography



