

## Taylor Wimpey - Former Wisley Airfield

### Community Liaison Group – Meeting Minutes – Thursday 30<sup>th</sup> September 2021

#### Planning and Transport Update

Date: 30<sup>th</sup> September 2021

Time: 5pm

Venue: Zoom

Project Team:

- Antonis Pazourou (AP) – Taylor Wimpey
- Katy Bennett (KB) – Cratus Communications

Group Members:

- Richard Ayears (RA) – Ripley Parish Council
- MA – Ockham Parish Council
- GG – East Clandon Parish Council
- MO – West Horsley Parish Council
- FP – Elm Corner Residents
- AS – Guildford Society
- IS - Effingham Residents Association
- Robert Taylor (RT) – East Horsley Parish Council

Apologies:

- DA– RHS Wisley
- DT – Cobham Heritage
- LP – Surrey Chamber of Commerce
- Steven Wood (SW) – Cobham and Downside Residents Association
- Alex Beames (AB) – Send Parish Council
- NB– Guildford Bike Users Group
- Colin Cross (CC) – Guildford Borough Councillor, Lovelace Ward, Surrey County Councillor and Ripley Parish Council
- Doug Clare (DC) – Guildford Bike Users Group
- CD– West Clandon Parish Council
- Clare Goodall (CG) – East Clandon Parish Council
- HG – Ockham Parish Church
- Basil Minor (BM) – Guildford Ramblers
- KT– Enterprise M3
- Euan Harkness (EH) – Wisley Action Group

## **1. Introductions**

- AP introduced the topic for the meeting as an update on planning and transport, ahead of CLG 14 where transport will be discussed in more detail.

## **2. Planning update**

- AP provided an overview of progress.
- AP noted that the stub road application, which has been appealed due to non-determination, was validated with the Planning Inspectorate in August, and the new stub road application, with a new entrance for maintenance and access at the north, has a proposed committee date in December. AP thanked those who have given comments so far.
- The Enabling Works application was withdrawn as the Development Consent Order was deferred.
- The Hybrid Planning application is due to be submitted soon – KB will confirm the target submission month to the Group via email.

### **3. Next steps prior to submission**

- AP provided an overview on next steps.
- From the week commencing 11<sup>th</sup> October, Taylor Wimpey would like to offer stakeholder meetings for any interested parties. Discussions are already underway to organise meetings with the Horsleys, RHS Wisley, Ripley Parish Council and Cobham and Downside Residents Association. AP asked that those who would like a meeting with the Taylor Wimpey team contact KB.
- The next Community Liaison Group meeting will be held on 14<sup>th</sup> October and will involve an in-depth discussion about the transport proposals.  
*Post-meeting note: Community Liaison Group 14 will be held on 21<sup>st</sup> October.*

### **4. Overview of transport proposals**

- AP explained that the base transport model has been validated, including agreed trip rates so now the team can start producing forecast scenarios such as cycle routes.
- The consultant team has been asked to produce a typology map for off-site cycle routes and Taylor Wimpey will give descriptions of the interventions at the next Community Liaison Group.
- The team has started to look at detailed design and timing of engineering works.
- Taylor Wimpey is liaising with police about the routes, and with Surrey County Council and Guildford Borough Council about developer contributions and which direct works Taylor Wimpey will do.
- Taylor Wimpey is also speaking with National Rail and South Western Railway about potential upgrades to cycle storage at stations.
- AP noted that there have been discussions with Surrey County Council about bus services, regarding frequency of the service to the local stations and about the delivery timetable. The bus specification will be included in the transport assessment.
- In terms of local road interventions, model outputs will be released and used to confirm the decisions. AP added that Taylor Wimpey is committed to funding works to mitigate the impact of the development in the surrounding area, and is discussing this detail with Surrey County Council and National Highways.

### **5. AOB**

- AP informed the group that the Clinical Commissioning Group has accepted the need for a medical provision such as a GP practice to exist on the site – this could be a branch of another local GP surgery.
- MO asked for an update about Surrey County Council and the secondary school provision for the area, saying that it is important to ensure that sure residents do

not have to travel outside the area for schools.

- **Response:** AP said Taylor Wimpey will be policy compliant and allow for secondary school provision. It is up to the council to decide whether the development has a four-form entry secondary school, for example, or whether Taylor Wimpey should provide a section 106 contribution instead. AP confirmed that the Group will be kept up to date, and as it stands, the secondary school is provided for on the masterplan.
- East and West Horsley Parish Councils mentioned they had information to share with Taylor Wimpey – AP to contact MO.
- FP asked whether there will be many secondary school aged children moving into new homes, so is there a chance of children outside the development travelling in for school?
- **Response:** AP explained that the policy is reliant on children coming from other areas for two of the four forms of entry, which is why the council is still looking into it. Taylor Wimpey's transport consultant is taking this into account, and Surrey County Council would be responsible for ensuring bus provision for students to help traffic.
- MO asked if the transport information would be shared ahead of the next Community Liaison Group so they could view the car movements.
- **Response:** AP said that the full model and assessment will be available with the planning application but are unlikely to be shared in full before submission. AP explained that Taylor Wimpey will continue to engage with stakeholders and the community following submission, as there will likely be a determination process of several months, with potential amendments and changes to the masterplan. The public will have full sight of all documents, and Taylor Wimpey hopes that the Community Liaison Group will continue either together or as individuals to keep commenting on proposals.
- AS said he assumes Taylor Wimpey is working to the view that the DCO decision will be announced in November.
- **Response:** AP said they can only go on what they have been told, which as it stands means there will be a decision in November, but of course that could change.
- AS said that South Western Railway is consulting about reducing train timetables from December 2022, and though there might be some short-term justification, they must not be lost on a permanent basis, especially given the numbers of new residents. AS added that South Western Railway had consulted with local authorities and transport user groups on usage – AS to send AP the consultation information.
- **Response:** AP said that is very helpful, Taylor Wimpey had not heard about it, and this knowledge will be useful working around the planning of timetables.
- MA said that Hallam Land have put in a scoping request for the southern boundary, and asked if Taylor Wimpey is working with them on this?

- **Response:** AP said that Taylor Wimpey is consulting with both CBRE and Hallam Land, and will follow it up.

**6. Next meeting**

- 14<sup>th</sup> October  
*Post-meeting note: 21<sup>st</sup> October*

**AP closed the meeting.**