

# Taylor Wimpey

Former Wisley Airfield

Community Liaison Group  
Meeting 6

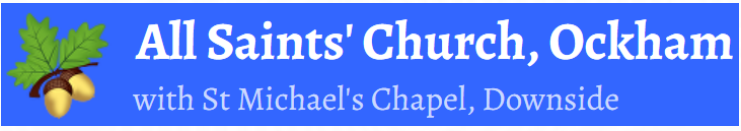
Topic: Introduction to Infrastructure and Utilities; Community  
Liaison Group Feedback

26<sup>th</sup> November 2020

# Agenda

- —● Introductions
- —● Infrastructure
- —● Site Utilities
- —● Stakeholder Feedback
- —● Community Liaison Group: Actions & Outcomes

# Introductions



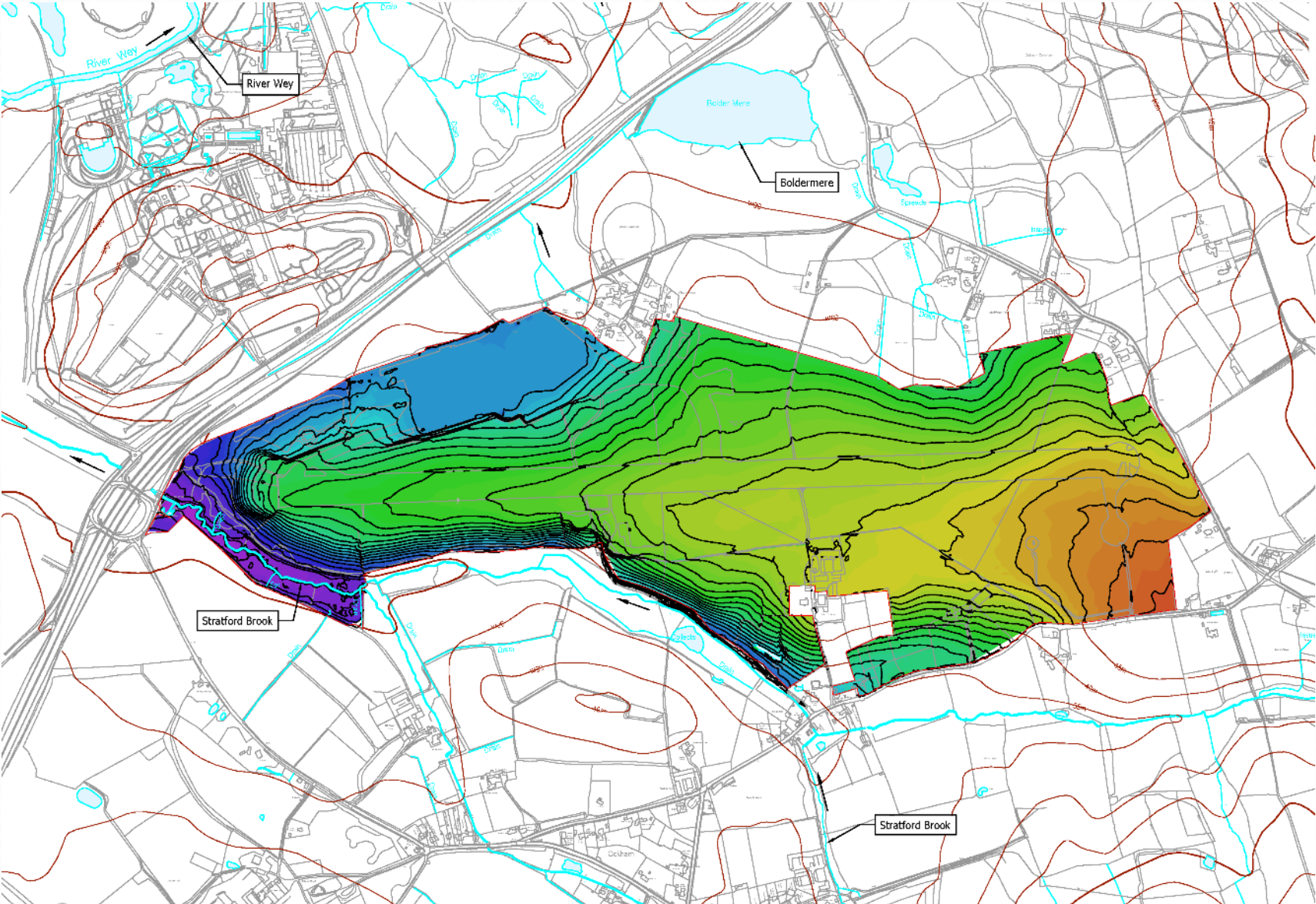
# Infrastructure

# Flooding & Drainage: Introduction

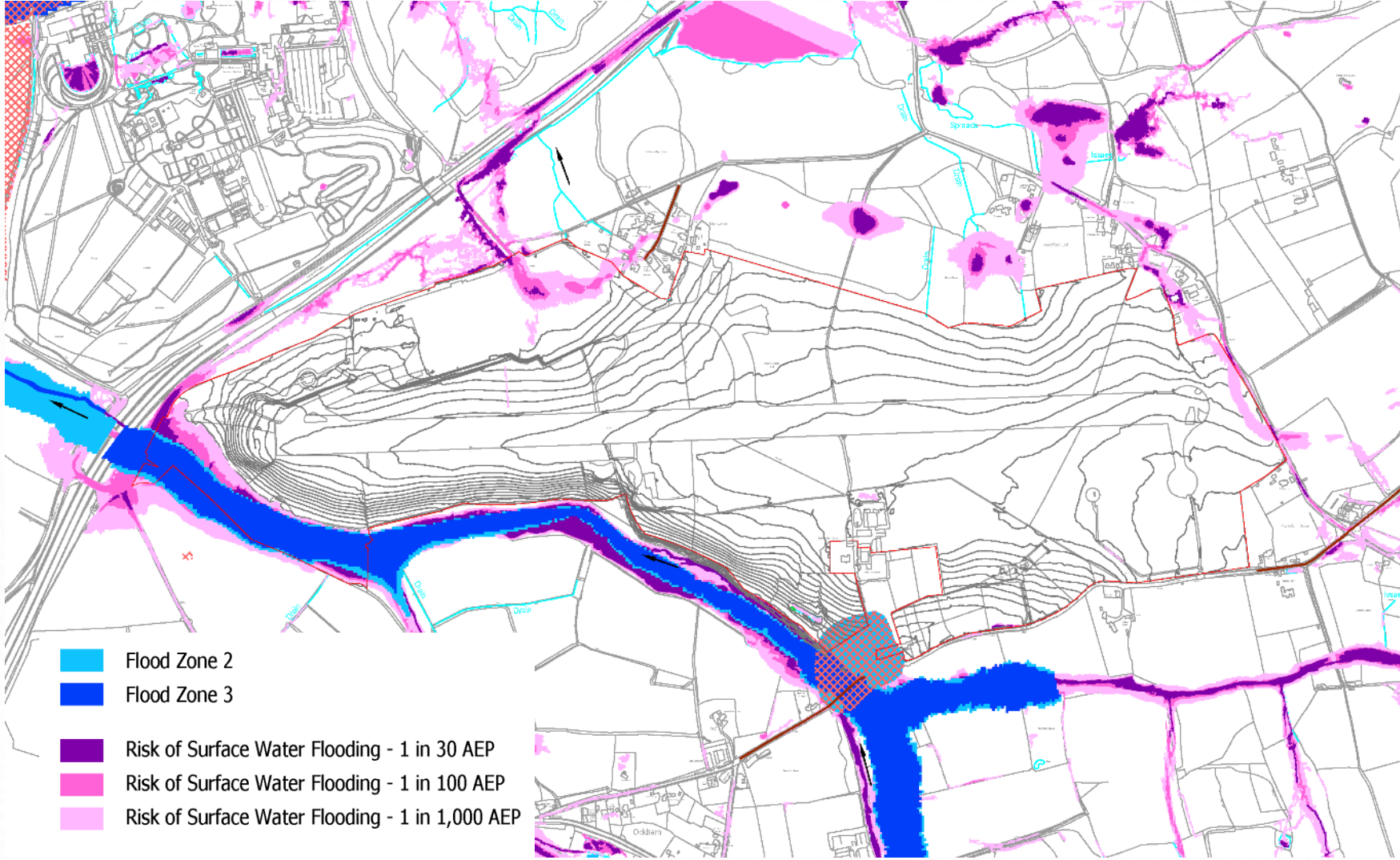
- Identifying the local flood risks
- Preparing the surface water strategy
- Dealing with wastewater










# Flooding & Drainage – The lie of the land...and water

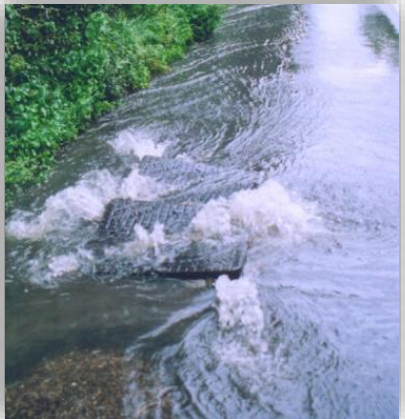
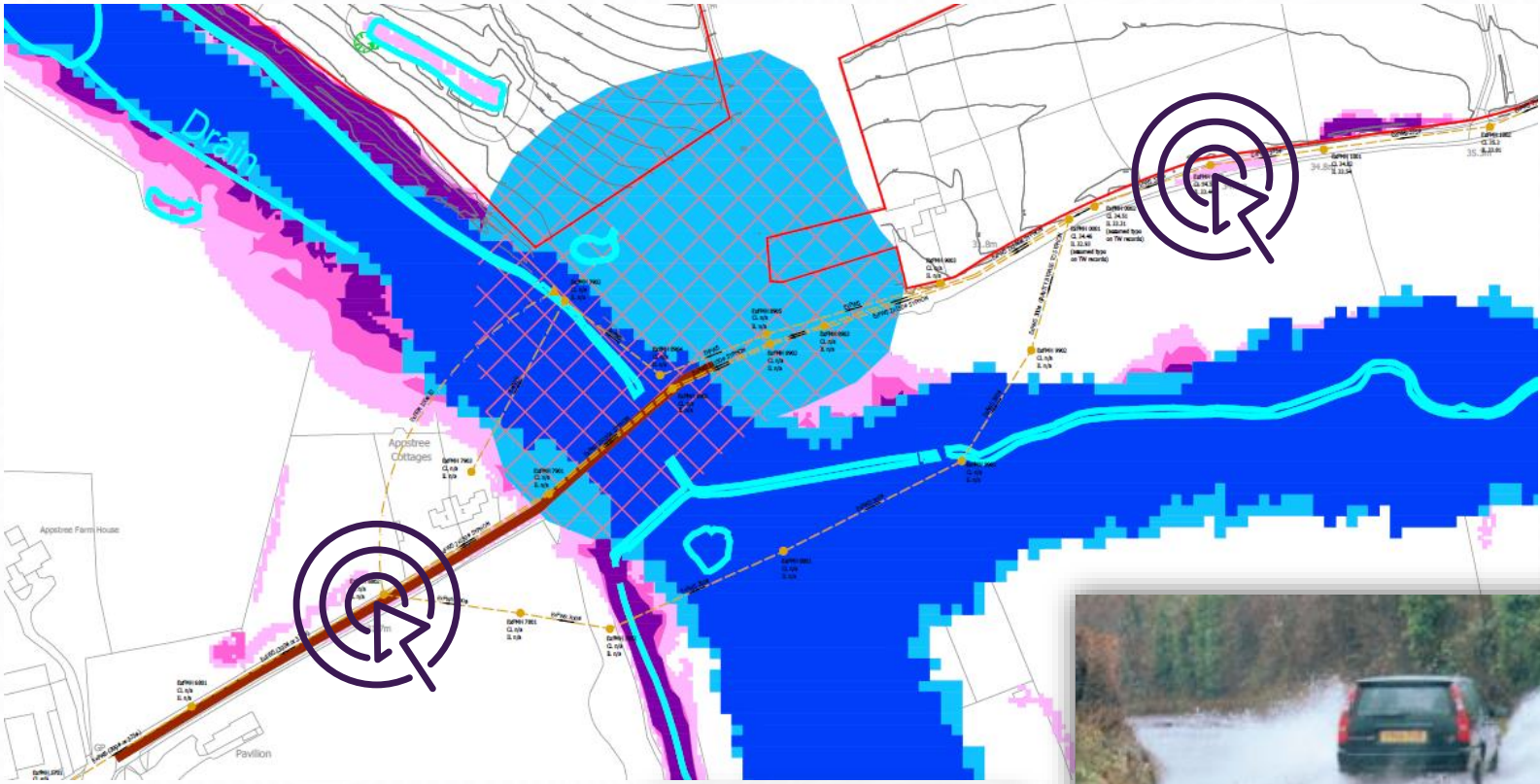


# Flooding & Drainage – Existing risk areas and ‘wetspots’



-  Flood Zone 2
-  Flood Zone 3
-  Risk of Surface Water Flooding - 1 in 30 AEP
-  Risk of Surface Water Flooding - 1 in 100 AEP
-  Risk of Surface Water Flooding - 1 in 1,000 AEP
-  Historic Flood Outline
-  SCC Wetspots / Highway Flooding

# Flooding & Drainage – Ockham Lane





# Flooding & Drainage – A3 and Ockham Interchange



- No records of flooding from the Environmental Agency and Surrey County Council
- Anecdotal reports of flooding from residents
- Applying pressure on asset owners

# Flooding & Drainage – Surface water strategy

## ■ SuDS:

Sustainable drainage systems designed to:

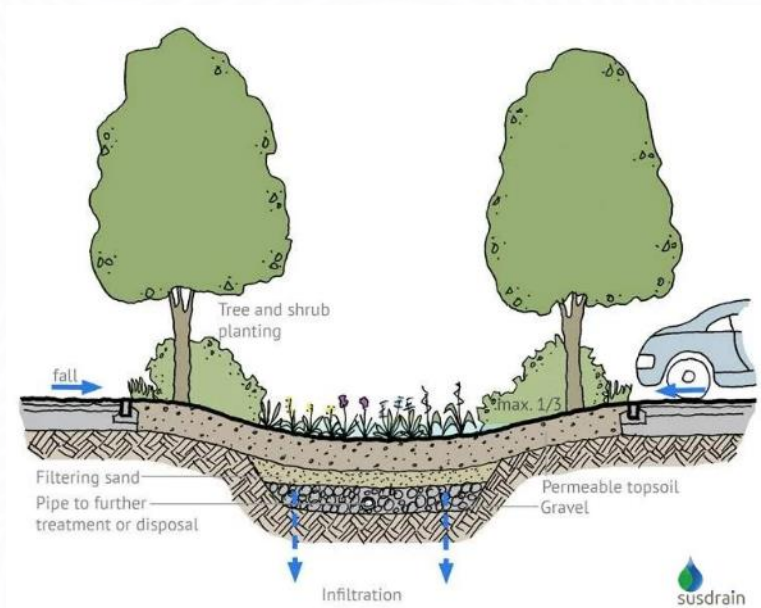
- Capture runoff
- Slow it down
- Clean it up

### Techniques

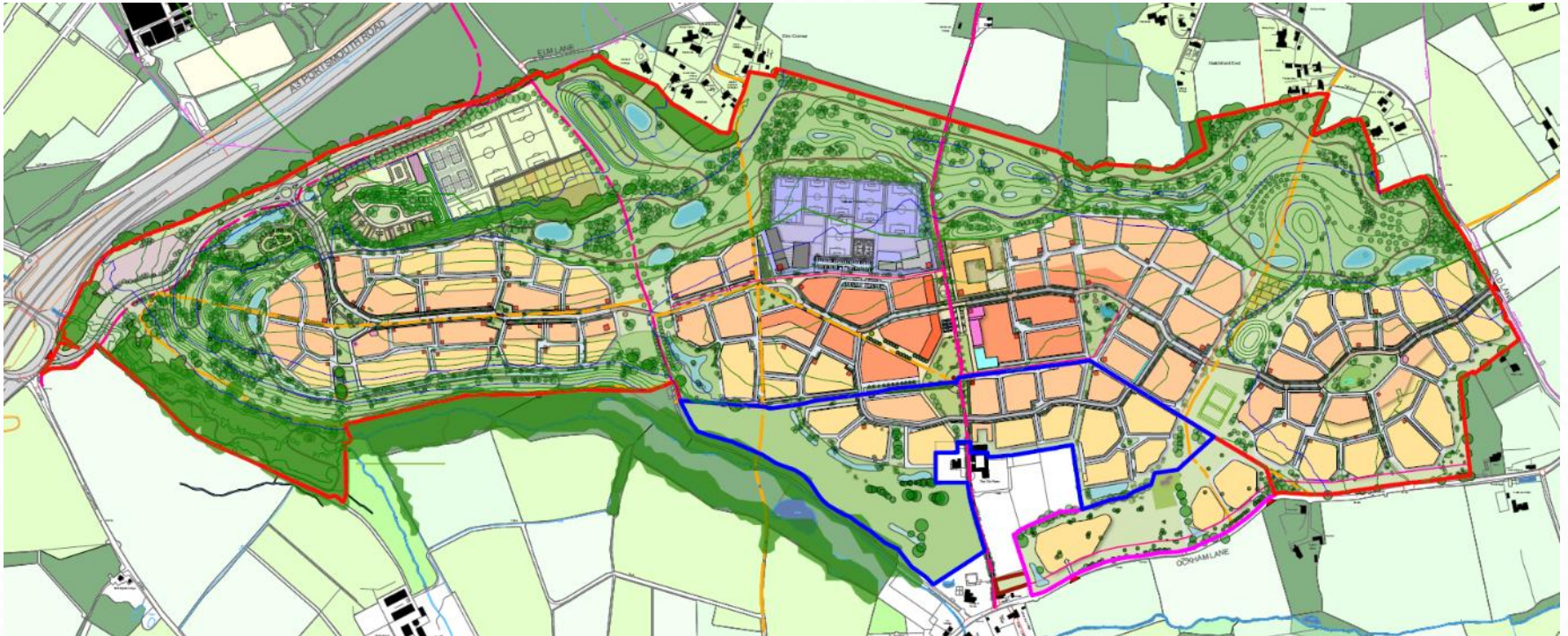
- Green roofs
- Rainwater harvesting for irrigation
- Permeable paving
- Swales
- Ponds

### Benefits

- Runoff attenuation
- Water quality
- Amenity
- Biodiversity



# Flooding & Drainage – Surface water strategy (work in progress)



- Attenuation control to greenfield rates = “betterment”
- Design standard: 1 in 100 annual probability  
+ 40% for climate change

# Flooding & Drainage – Wastewater in the Local Plan

- Guildford Borough Local Plan:

Policy A35:

“Ensure that sufficient capacity is available within Ripley wastewater treatment works to accept wastewater from this development within its permitted limits.”

- Infrastructure Delivery Plan (IDP):

WCT	Wastewater connections and treatment			
WCT1	Upgrade to the foul water network connections to the former Wisley airfield site to provide sufficient capacity	Years 1-15 Local network upgrades take about 18 months to deliver	Thames Water	Developer and Thames Water funded
WCT2	Upgrade of capacity at Ripley wastewater treatment works to serve increased flows from Wisley former airfield strategic site	Years 1-15	Thames Water	Developer and Thames Water funded

# Flooding & Drainage – Wastewater in the Local Plan

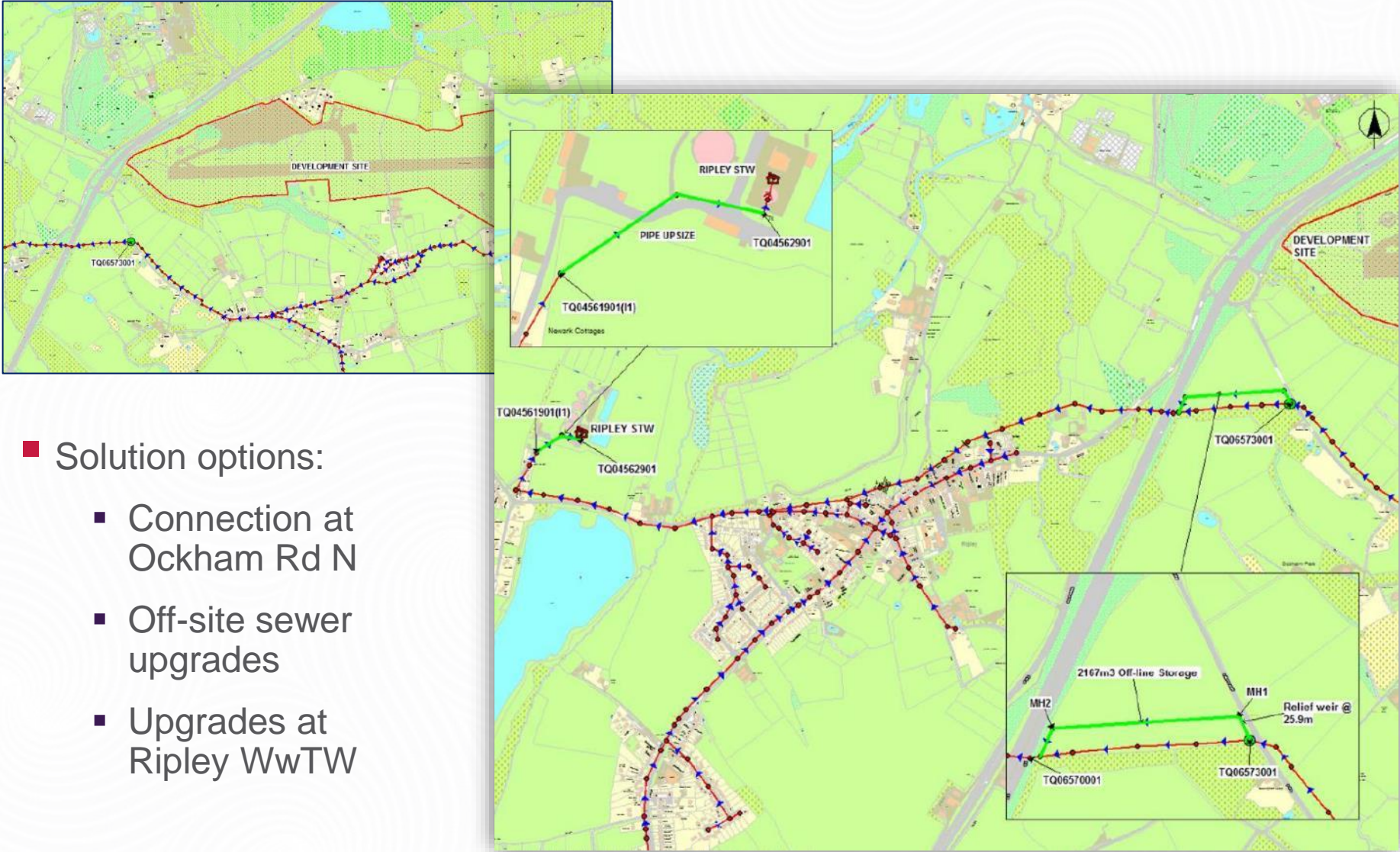
- Water Quality Assessment (WQA):

Ripley

Flow capacity available for planned growth with some flow capacity available for growth beyond the plan period. Treatment process upgrades will be required using conventional treatment technologies to meet river quality targets.

“The detailed assessments have shown that improvements to Guildford and Ripley WwTWs (*Waste Water Treatment Works*) are possible using wastewater treatment technologies currently available (conventional) for each phase of growth which would ensure the water quality targets in the River Wey can be achieved. This therefore demonstrates that an engineering solution is feasible and hence treatment capacity should not be seen as a barrier to growth at these WwTWs.”

# Flooding & Drainage – Thames Water Sewer Impact Study (2014)



- Solution options:
  - Connection at Ockham Rd N
  - Off-site sewer upgrades
  - Upgrades at Ripley WwTW

# Flooding & Drainage – Current progress of Wastewater Strategy

- Thames Water are currently refreshing the Sewer Impact Study to identify the preferred solution and upgrade requirements
- Plans to make use of Wisley Lane Diversion to minimise impact
- On-site treatment options are also being explored
- Water conservation technologies to be included within the proposed development



# Energy

- Energy and sustainability will be at the core of the development's strategy. The development will be targeting compliance with the LETI CO2 emission benchmarks
- The development will follow a 'fabric first' approach, ensuring the specification of high-performance building fabrics
- Significant attention will be given to future-proofing the development: for example, means to ensure efficient supply of heat via low and zero-carbon technologies will be investigated with prioritisation of the district heat network, air source heat pumps, and waste heat recovery systems supporting the Government's plan to decarbonise the grid
- Demand will be managed through renewable sources such as PV arrays and battery storages





# Site Utilities

## Former Wisley Airfield: Site Utilities

- Community feedback has suggested poor mobile phone signal at the site
- Consultation so far has emphasised the need for high-speed and reliable broadband, possibly serving the existing homes in addition to the proposed new homes
- Is there anything else you would like us to be aware of?



# Stakeholder Feedback

# Community Liaison Group: Actions & Outcomes

# Community Liaison Group: Feedback Highlights

## Meeting 1

Actions	Outcomes
Provide an update on a healthcare provision	TW will hold a CLG on this, and have progressed conversations with the CCG and GBC
Provide more information about infrastructure	CLG 6 is focused on infrastructure and utilities
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 a further offered
Find a way to measure the outcomes and success of the group	Key actions and outcomes will be presented after every three meetings

# Community Liaison Group: Feedback Highlights

## Meeting 2

Actions	Outcomes
Share details on the pedestrian and cycle network	A future CLG will be dedicated to this as plans progress
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 buffer is not fixed so this comment will be taken on board, and TW will work with RHS on tree planting onsite
Explore whether green areas could be created across the linear areas of the site	TW will investigate opening the site so that the existing community can benefit from the public open space areas on site, and connecting the green spaces

# Community Liaison Group: Feedback Highlights

## Meeting 3

Actions	Outcomes
Provide an update on how the site will be named	CLG members are welcome to put forward ideas – two have already suggested names – and a full naming strategy will be announced soon
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	A separate meeting is being scheduled to discuss this
Consider upgrading the local broadband infrastructure	TW to review with infrastructure proposals

# Next Topic

**Next Meeting Date – Thursday 10<sup>th</sup> December 2020**

**Topic: Community Infrastructure & Consultation Feedback,  
Planning Update**



Thank You

# Iconography



# Iconography

