



Former Wisley Airfield

OCKHAM



4. Vision Document

2022

Working together to deliver our sustainable community

**Taylor
Wimpey**

VIVID

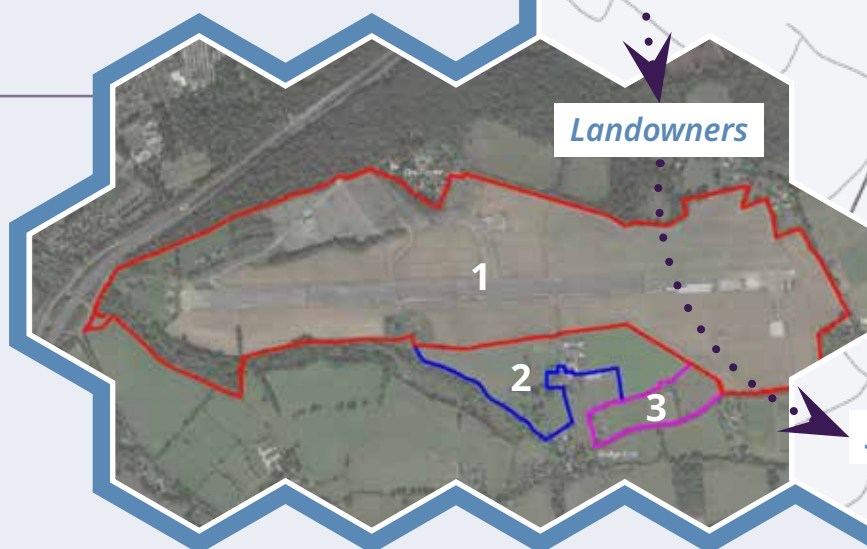


A Shared Vision

**One Settlement.
Three Neighbourhoods.
The Sustainable Heart of Ockham.**

Each of the three landowners have engaged and collaborated over a two year long pre-application process in the formation of this shared vision and a masterplan.

A set of Policy A35 parameter plans have been agreed by all three landowners making up the Wisley New Settlement in order to masterplan the allocation on an ownership blind basis. These plans are set out in overview below.



Country Park

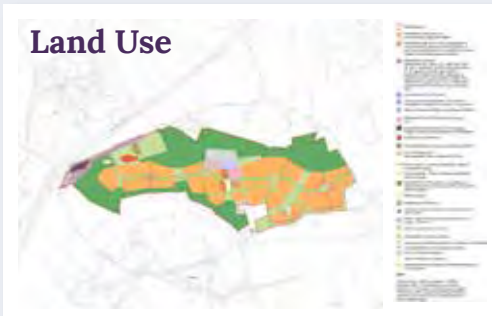
Elm Copse

Walkable

Shared Vision •••

The three Parties have either engaged separately, or together, with relevant community groups and stakeholders, and the appointed Design Review Panel in the formation of the Masterplan for the Policy A35 Allocation.

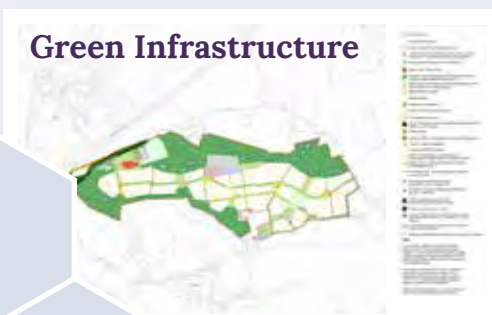
Land Use



Building Heights



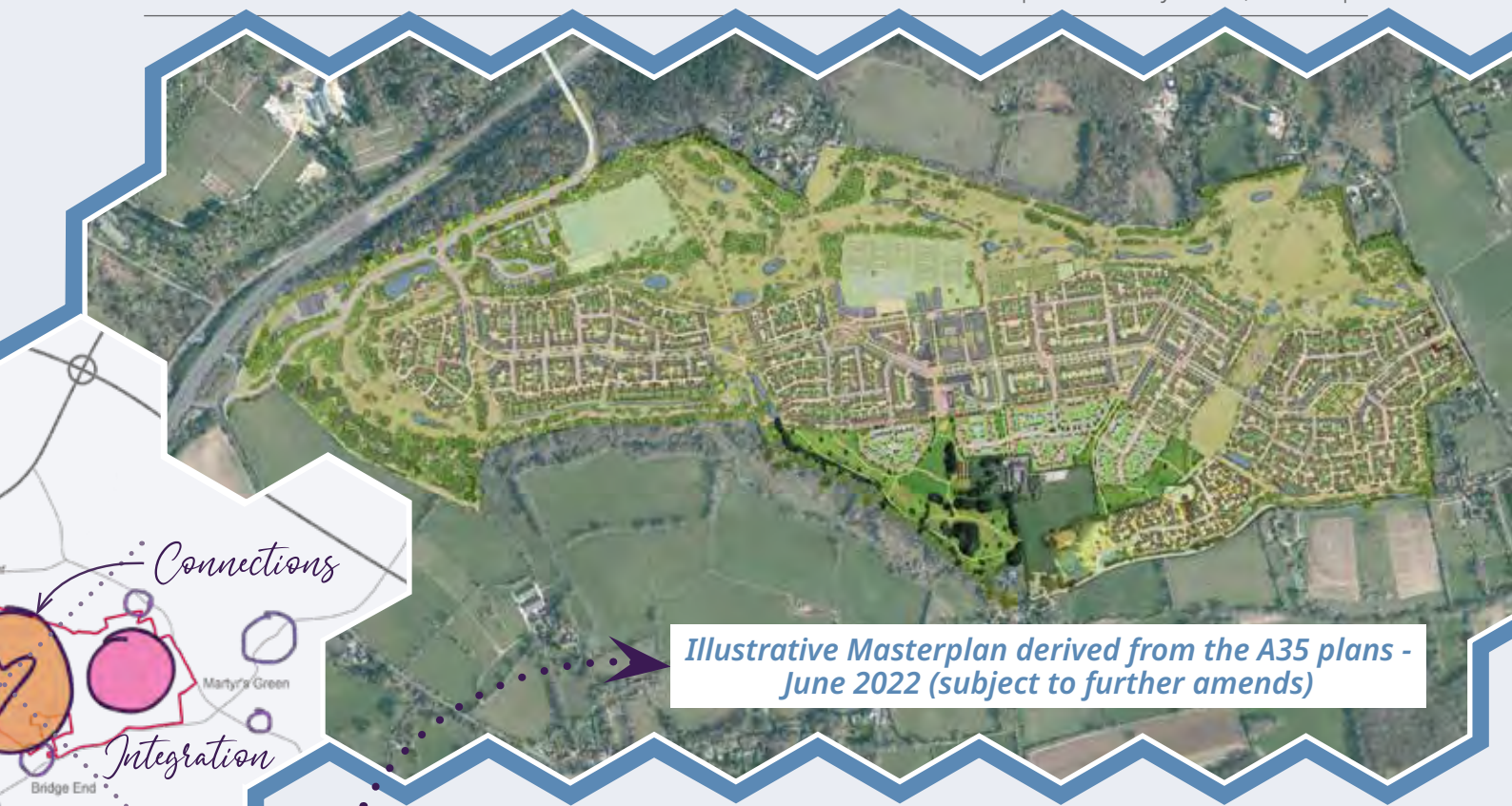
Green Infrastructure



Access & Movement



Each of the three principle parties with land interests at the Wisley New Settlement will come forward with their own applications derived from the A35 parameter plans and the shared vision, character and identity of the place



Looking at the character and identity of the neighbourhoods and parks

Stratford View is a neighbourhood bounded by the slopes of the Southern SANG to the west and south and by Northern SANG and existing tree belts to the north. The Sustainable Transport Corridor forms a central spine, following the path of the historic runway.

Upton End Transitioning to Ockham village, Martyrs Green, Hatchford End and the open countryside, this neighbourhood has a more rural character comprising of a central green, courtyards and landscape setbacks to the east and a small hamlet around Little Upton to the south. This area will be extensively connected to the surrounding area via existing and enhanced Public Right of Way networks, creating a permeable neighbourhood for both existing and future residents.

Stratford View: Garden Village and Squares

Stratford Park: Transition

Upton End: Rural Lanes and Farmsteads

Beacon Park: A Place to Pause

Upper Ockham: The Community Heart

Upper Ockham is the largest of the three neighbourhoods. It contains the Local Centre but also residential streets and squares, two village greens and the schools. The layout of the housing parcels are more formal than the other neighbourhoods, following a geometry suggested by the network of PROWs and the site topography.



**Former Wisley
Airfield**
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We are Sustainable Place Makers

**Taylor
Wimpey** **VIVID**

Sustainable Placemaking - the golden thread that runs throughout our approach to the former **Wisley Airfield** and encapsulates our drive and commitment to creating **sustainable communities** and **places for people**.

The former Wisley Airfield will be a place rooted in its past. Inspired by the agricultural and aviation heritage, we want to return a sense of purpose to the site and again make it **a place of innovation, excellence, nature and community** - a place to live well with the landscape and in close contact with nature.

The following vision document outlines Taylor Wimpey's commitments in respect of their planning application.





The Place

One Settlement. Three Neighbourhoods. The Sustainable Heart of Ockham.

Our vision creates a great place to live a healthy life in nature. It has developed through extensive engagement with the local community, stakeholders and the wider landowners of the allocation. We have sought to weave in forward-thinking and innovative concepts so that the place is truly progressive, like the people who were pioneers in and around the land before us.

This new place is one settlement divided into three neighbourhoods each with their own character and identity. This place will be part of a growing community set within a natural environment that is connected to the surrounding historic hamlets and villages respecting their character.

The three connected neighbourhoods have been designed to offer permeability to the surrounding area with a horticultural trail linking to RHS Wisley and to the necklace of hamlets and settlements around the new community.

The main artery road of movement connecting the three neighbourhoods together is essential to ensuring that all residents can move through this new place on dedicated cycle and pedestrian routes. This sustainable corridor will have access to bus stops, car club vehicles and EV charging points enabling cleaner modes of transport off and on site.

Taylor Wimpey delivering
1730
of the 2000 total new homes

40%
affordable homes
partnered with
VIVID

RHS GARDEN
WISLEY

OCKHAM
INTERCHANGE

A3



Healthcare
facilities

100
retirement/
care homes

Village Green West



New
c.50
hectare
Country Park
referred to as
a SANG

M25

Homes for **all stages of life**, able to be adapted over time to meet the changing needs of the occupants

Delivering a multi use village centre to be used and enjoyed by all

Former Wisley Airfield
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Gypsy and traveller pitches

MARTYR'S GREEN

New school

Helping to support Guildford Borough Council with their housing needs

BRIDGE END
OCKHAM

Fossil fuel free buildings

Entrance to former Wisley Airfield

Entrance to former Wisley Airfield



Pioneering Spirit of the Past

Rooted in local identity, the form and character of the new community – its homes, gardens, streets, and green spaces, will build on the layers of local history and the essential spirit of the place.

Photo copyright Antonis Pazourou

Philosopher William of Ockham - c. 1287–1347

It's claimed the philosopher William of Ockham was born in the village. Along with Thomas Aquinas and John Duns Scotus, among the most prominent figures in the history of philosophy during the High Middle Ages. His ideas on human freedom and the nature of reality influenced Thomas Hobbes and helped fuel the Reformation. He declared that the authority of rulers derives from the people they govern. 'Ockham's Razor' is the idea that philosophical arguments should be kept as simple as possible.

Photo copyright https://en.wikipedia.org/wiki/File:Ada_Lovelace_portrait.jpg

1845

Dr Stephen Lushington 1782-1873, brilliant lawyer, judge, MP & anti-slavery campaigner lived at Ockham Park 1845 to his death in 1873. Key in securing the 1833 Slavery Abolition Act & 1824 act abolishing the transfer of enslaved people between British colonies.

1815

Ada Lovelace lived at Ockham Park from 1815-52. Maths genius and computer pioneer working with Charles Babbage who devised a model for the 'first computer'. Ada established the pioneering vocational Ockham School in 1830 that closed in 1950. In 1953 Ada's notes on Babbage's Analytical Engine were republished and recognised as a model for an early computer.

William and Ellen Craft arrive to learn & teach at Ockham School after escaping & campaigning against slavery. Three of their children were baptised in Ockham. Their book Running a Thousand Miles for Freedom published 1860. A memorial sign was placed in Ockham Village in 2018.

1851

Photo copyright Unknown author - The Liberator newspaper (1831-1865) files (<http://www.theliberatorfiles.com/liberator-photo-gallery/>)





Photo copyright RHS

Viscountess Harberton, Florence Wallace Pomeroy, was a British campaigner for dress reform who was refused service at the Hautboy Hotel, Ockham due to her unusual cycling knickerbockers in 1899. As President of the Rational Dress Society she promoted more liberated women's clothing. She later supported women's suffrage. Her Times obituary called her **a pioneer women of the day** and Cycling UK, a milestone for female emancipation.

1899



Photo copyright Send and Ripley History Society

1878

George Fergusson Wilson, businessman, scientist, inventor, keen gardener, purchases land and **creates the experimental Oakwood Wild Garden** that precedes RHS Wisley



Photo copyright RHS

1903

Sir Thomas Hanbury presented the **Wisley estate in trust** to the RHS for its perpetual use for world-class horticulture. A small laboratory & School of Horticulture opened to train young people for professional garden careers. Plant trials resumed and expanded to show to the public the best kinds of plants to grow. This continues today.

Photo copyright BAE SYSTEMS via P. Robinson

1942

Vickers Chief Test Pilot Joseph 'Mutt' Summers made a forced landing at land in Ockham and assessed the site, formerly the Hyde, Stratford and Corsair farms. This became Wisley Airfield through to 1972.



1952

Wisley Airfield runway was converted to tarmac in 1952 and used to test aircraft built at Weybridge by Vickers.

RHS Hilltop, Home of Gardening Science, opens at Wisley

1972

Airfield closes

2021



Photo copyright RHS / Joanna Kossak

Filming on site of John Boorman's Hope and Glory and Steven Spielberg's War Horse

1987 & 2010

Photo copyright BA Systems / Brooklands Museum Archives <http://www.VC10.net>

Wisley Airfield land was requisitioned during WW2

Purchased by Vickers from Ockham Estates. The 'Wisley Experimental Dept' linked to Brooklands tested prototype planes and satellites with many innovative skilled engineers and designers working on site including Sir Barnes Wallis. Maiden flights of classic British aircraft included many Vickers planes such as Viking and Valiant with the Vickers Viscount taking the aviation world by storm. Test pilots included famous names such as Mike Lithgow, who held the World Record in a Swift in 1955. Several elaborate British Aeronautical Society garden parties took place in the 1950s/60s with aircraft displays to large audiences. The airfield finally closed at 16.30 on the 14th April 1972 when the Piper PA-28-140 Cherokee G-AWPS flew out to nearby FAIROAKS.



Delivering the vision through Engagement

Working together to deliver our sustainable community was the vision from the outset. This has formed the basis of the extensive community and technical stakeholder engagement to deliver a vision which creates a place where people will want to live, work and play.

In person Community Presentation - Banner examples presented in 2022



The purpose of the four-chapter engagement process was to genuinely help to shape the plans for the place and create something that we and the community could be proud of for future generations.

Key feedback from the community includes the delivery of infrastructure such as school and healthcare provision and transport matters.

Feedback on the evolution of the matters featured in all four chapters of engagement.

Within each chapter it was important for the community to know they could share their views at every available opportunity to help shape the plans through a range of communication methods to reach the widest possible audience; while acknowledging that the site has had a significant history both for Ockham and its neighbouring communities.

Over
12,000
views of
project
website.

www.wisleyairfield.com

Dedicated website to our vision

Timeline - Chapters of engagement

Chapter 1

April – August 2020

Chapter 2

September 2020 – January 2021

Chapter 3

February 2021 – October 2021

Chapter 4

November 2021 – Submission of application



The Ideas Map

Presented at Chapter Two
engagement events in 2020.





Six principles for Making Sustainable Places

Our vision is to create a healthy thriving place that is good for people and nature. Building on the rich history of William of Ockham, Ada Lovelace and the many aviation innovators of the former airfield, we aspire to create a pioneering place for current and future generations.

We will promote innovative and sustainable ways of living. Connecting the community, both new and existing by delivering learning, working, playing and social opportunities to a community rooted in a place they call home.

Looking to the many parklands and commons across Surrey, and looking out across the Surrey Hills AONB, this place will respond to its surroundings and evolve a character

and identity of its own. This vision for a new strategic settlement of three connected neighbourhoods is shared with Guildford Borough Council as outlined in the adopted Local Plan dated 25 April 2019.

Working alongside Guildford Borough Council, the former Wisley Airfield, is founded upon GBC's six principles for Making Sustainable Places.

Sense of Place

Rooted in its Ockham past, inspired by the local landscape and pioneering heritage

Green

With over allocated for public rejuvenate, re site's ecology current and

Conn

Our ambitious transport net easier to get site for pedes with new gr establish





Framework

For 60% of the site
to green space
access, our plans
reinststate and enrich the
and biodiversity for
future generations.



Innovation

Inspired by local pioneers of
the past, our landscape will be
robust, adaptable and resilient
to the effects of climate change
- a 21st century community
ecosystem that reinstates lost
natural environment



Community

Enabling healthy living
that's good for people
and nature, connecting
with our local neighbours,
respecting our environment
and heritage.



Activity

As new sustainable
work will make it
about on and off
trians and cyclists,
green networks re-
ed for wildlife



Sustainability

A diverse plan for
sustainability that is
ambitious and committed
to creating a healthy
ecosystem for the future,
for people and planet

Sense of Place

The former Wisley Airfield is a rare opportunity to create a new settlement nestled within Surrey and the surrounding Ockham Parish hamlets. The character and identity of the new settlement is inspired by the pioneering spirit of the past and built upon layers of a rich local history.

It will be economically, socially and environmentally sustainable. It will be innovative. And it will be a place where people love to live.

The design of three new neighbourhoods is inspired by the form and settlement pattern of the surrounding area. Surrey's history of historic houses set in parkland and commons is in keeping with the new 50 hectare Country Park. It will be flourished in time for welcoming the first new residents to retain a 'Surrey feel' of being set and living within the natural landscape.

Positive feedback from the community was recieved in the Chapter Four engagement in regard to this being One Settlement divided into Three Nighbourhoods each with their own character and identity.

Promoting health and wellbeing through contact with nature

One Settlement, Three Neighbourhoods. In the Heart of Ockham.

Segregated pathways and cycling lanes

Stratford View: Garden Village and Squares

Upton End: Rural Lanes and Farmsteads

Upper Ockham: The Community Heart

Country Park

Walkable





Movement of 'people' and not cars

The Public Rights of Way across the former Wisley Airfield connecting the settlement to the local hierarchy of hamlets, villages and towns will all be retained.

Focal green spaces and greenways between each neighbourhood encapsulate and frame views to surrounding countryside including the Surrey Hills AONB and local areas of mature woodland.

In line with the form of the Surrey villages, each neighbourhood will be centred around new Village Greens. These will establish local identity, legibility and create a space where the community can meet, play and socialise.

Taylor Wimpey's fossil fuel free buildings will offer inclusive homes supporting Guildford Borough's Housing Need.

The homes will vary in sizes, catering for Guildford's growing families, its residents looking to downsize, up-size and for the future children of Guildford. We are working with our affordable housing delivery partner, VIVID, in making sure we deliver 40% affordable housing. There will also be pitches for the Gypsy and Traveller community and homes for those requiring care.

The homes will be places that are safe, inclusive and accessible, of quality and sustainable.

They will respond respectfully to the varying character surrounding the site aligned with the built environment and landscape. Within the development the built form will respond to the context of its setting. These homes will benefit from home working areas, high speed broadband and access to private and communal amenity spaces where all our residents can enjoy nature.

The heart of a community

Through engagement the community feedback was to create a Local Centre and square located in the middle of the settlement as opposed to a traditional high street. **Why?** This heart is walkable from all edges of the settlement to deliver the aspiration of walkable neighbourhoods along the movement corridor. This corridor promotes movement of 'people' not cars with segregated pathways and cycling lanes and access to bus stops 200m of each home, providing connections to further amenities and railway stations.

An accessible Local Centre for the use of both new and existing residents will include the school provision, nurseries, retail, healthcare, offices and community spaces set around a village square, where people can stop, shop and fulfill their 'day-to-day' needs.

In and around the homes, services and village greens, there will be incidental green spaces with community growing space, play, retained woodland, hedgerows and outdoor education opportunities promoting health and wellbeing through contact with nature. We will be bringing wildlife to people's doorsteps.

A study of the neighbouring communities underpins our proposals for services, amenities, urban design and architectural character. This will be an attractive, accessible, adaptable, safe and durable place, where people want to learn, live and work.

Attractive, accessible, adaptable, safe and durable place

Walkable neighbourhoods

Deliver housing for all in partnership with Vivid

Connections

Naming Strategy

Our plans have evolved over time by working with the community to gain an understanding of the local knowledge of the area, needs and wants of the community and the opportunity this new place can bring.

To capture this evolution of place, we are working with the local community through various workstreams to explore the heritage, landscape, local place hierarchies. Identifying the **right place-naming approach** for the FWA will help to respectfully establish the settlement within the local context. This will form part of a varied programme of public art projects within our **Cultural Strategy** supporting and enhancing the sense of place, forging identity and involving the community.

For the purpose of this application **Stratford View, Upper Ockham and Upton End** were chosen through the initial naming workshop have been used in this application to help build the character and identity of each of the three proposed neighbourhoods.

Integration

Sustainability

Delivery of inclusive, multi-functional spaces that encourage community integration

Our vision is to change the story of Wisley Airfield to one that is focused on sustainability, nature and wellbeing. Alongside the energy efficiency initiatives to design one of the first fossil fuel free developments, the net zero ready community will create a number of SANGS (Suitable Areas of Natural Greenspace) - these areas of protected woodland provide walks, habitat for wildlife and natural carbon sequestration.

The multifunctional Sustainability Strategy will deliver a Sustainable Community for the new residents and users committing to the following seven sustainable principles:

1. Future Proof Resource Use

- » Minimise energy consumption;
- » Taylor Wimpey's fossil fuel free buildings - by delivering a district heating network to provide low carbon, all-electric energy to the new village;
- » Reduce internal water consumption by using water efficient equipment to ensure residential units achieve 100l/p/d;
- » Provision for net zero carbon Ready Homes by use of Photo-Voltaic panels onsite where possible to generate renewable energy and reduce consumption, and by installing electric vehicle charging points at each home;
- » Eliminate use of potable water for irrigation by collecting and storing rainwater;
- » Following circular economy principles, reducing waste and using new materials efficiently by taking advantage of modern methods of construction where practical;
- » Measured and reduced the embodied carbon of the development;
- » Minimise the production of waste including the recycling and reuse of c.130,000m³ of concrete from the runway.

2. Sustainable Transport

- » The focus on 'people' and not cars;
- » Creating a sustainable village by creating walkable neighbourhoods;
- » Delivering a segregated walking and cycling route along the main movement corridor prioritising walking and cycling;
- » All homes are 200m from a bus stop to connect to offsite destinations;
- » New offsite infrastructure connections of cycleways and bus routes to local train stations;
- » Delivering an accessible and inclusive public realm to play, learn and grow;
- » Clear wayfinding will connect people and places;
- » A Mobility Hub will provide bus stops, bike sharing, leasing and servicing opportunities, last mile logistics services and ultra fast EV charging points.

3. Health and Well being

- » Multi-sensory planting considering factors such as colour and scent will encourage increased user experience, engagement and interaction;
- » Community gardens and allotments will enable food growing to support healthy living;
- » Multi-use and functional outdoor spaces will offer recreation, sport and play opportunities;
- » Building designed to maximise occupant wellbeing - capitalise on Daylight, Air Quality, Thermal Comfort, Acoustic performance, and flexible spaces.

4. Environmental Net Gain

- » Taylor Wimpey are committed to a minimum Biodiversity Net Gain of 20%;
- » Replacing areas of concrete hardstanding with species-rich woodland and grassland;
- » Planting will be specified in accordance with the RHS Good for Pollinators Guide;
- » Amenity grassland areas will include varieties of habitat structure and foraging opportunity by re-establishing hedgerow foraging routes for wildlife;
- » Multi-functional SuDS features blend into the landscape design to maximise amenity and biodiversity value;
- » Bird and bat boxes specified throughout the masterplan to provide nesting and roosting opportunities for BAP species.

Sustainable transport



The focus on 'people' and not cars

Minimum Biodiversity Net Gain of 20%

Create a wide range of job and volunteering opportunities

Community gardens and allotments will enable food growing to support healthy living

5. Climate Resilient and Adaptability

- » Maximised use of Sustainable drainage and water capture to reuse water effectively and deliver green field run-off rates;
- » Blue infrastructure will help create cooler outdoor environments;
- » Trees planting will be selected to assist with heat management, prevent overheating and support carbon capture;
- » Drought resistant planting will ensure their longevity in spells of warmer weather;
- » All homes designed to support evolving sustainable lifestyles, including healthy indoor environments, flexible working spaces and integrated stores;
- » Multifunctional outdoor spaces such as the village greens and villages squares offer a variety of uses for community function that can adapt to changes in demands;
- » Technology, integrated into the masterplan infrastructure, will ensure that the development can respond to technological changes in the future.

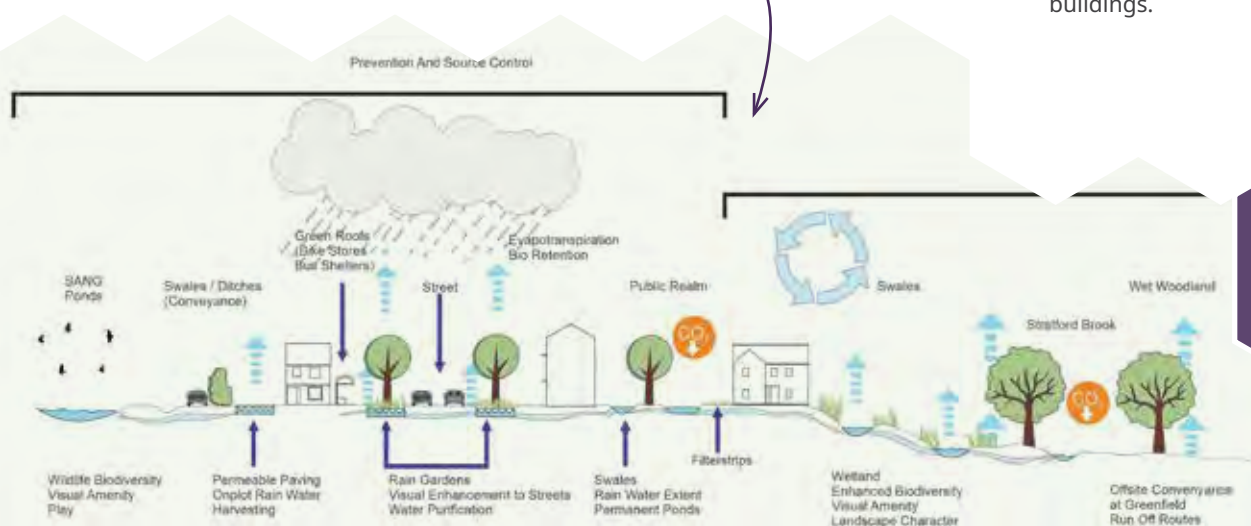
6. Community and Social Value

- » Delivery of inclusive, multi-functional spaces that encourage community integration, supported by the Community Trust;
- » Integrating and connecting with the existing hamlets making them sustainable places;
- » Providing a mix of uses including residential, education, retail, employment, culture and leisure, a thriving local community offer will be available;
- » The landscape will be enhanced through site specific public art which reflects local heritage and brings points of community interest and character;
- » A long-term community stewardship and empowerment will ensure our sustainable vision can be implemented with scope for adaptation in the future.

7. Economic Benefit

- » Creating a wide range of job and volunteering opportunities;
- » Community Trust will be developed to support services such as site maintenance and management, operation of sustainable transport schemes, education and conservation contributions, and events management;
- » Prioritising local procurement - we are an executive member of the Surrey Chamber of Commerce;
- » Offering a diverse commercial opportunity on site to complement the offerings of the surrounding settlements;
- » Supporting an increased demand to work remotely with office spaces and meeting rooms available within the community buildings.

Blue Infrastructure



All homes designed to support evolving sustainable lifestyles

Community

The real testament for a successful and sustainable mixed use settlement is achieving a strong sense of community and pride, through careful place-shaping; providing opportunities for the new and existing communities to come together, whilst supporting existing neighbouring communities and respecting the local environment and heritage.

Within a 1.6km radius of each home, a walkable community will be provided for new and existing residents. Community facilities and spaces such as shops, communal allotments, sports pitches, and community buildings will be arranged around the focal Local Centre and park to enjoy.

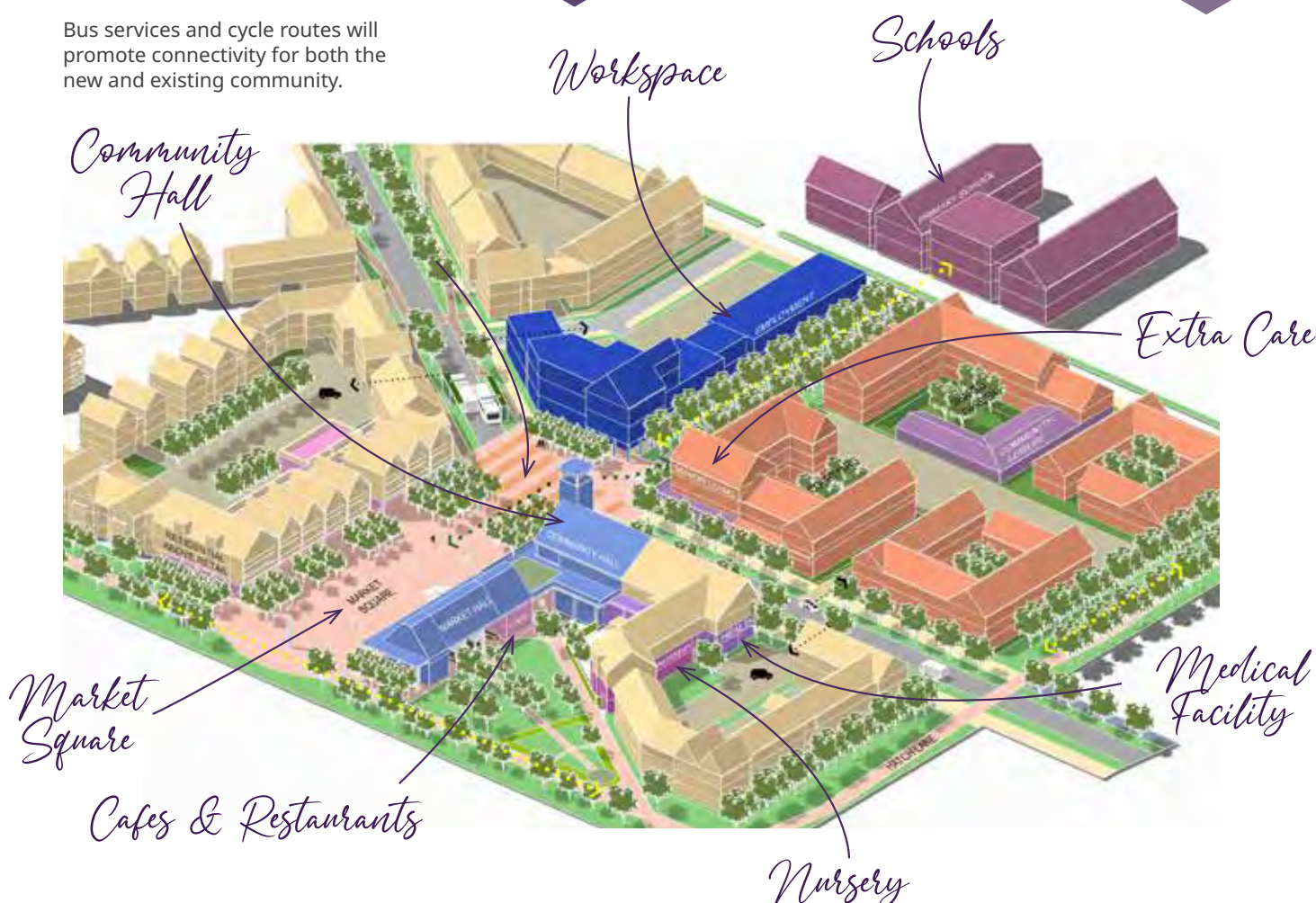
The community will be formed through a series of three connected neighbourhoods, each focused around a green, connected by the central movement corridor and surrounded by natural open space.

Bus services and cycle routes will promote connectivity for both the new and existing community.



A variety of homes satisfying local and future needs

Respecting the local environment and heritage



A walkable community will be provided for new and existing residents

Play

A hierarchy of community spaces have engrained into the vision. Doorstep access to nature with all homes lying within 200m of naturalised open space.

High-quality amenity space within easy walking distance will include formal pitch and non-pitch sports, a range of naturalised play spaces for all age groups and informal and formal recreation available to enjoy. These multifunctional green spaces will create opportunities for community events and more informal social interaction.

Grow

Surrey is a county of gardens and we are inspired by our innovative horticultural neighbour at RHS Wisley to want as many people as possible to enjoy gardening and growing food in private and community gardens and allotments.

Our new green infrastructure will incorporate wild-flower grassland, leisure walks, sports provision, play and outdoor education promoting health and wellbeing, largely within delivering a new Country Park and visitor centre.

Learn

The community will be focused around a school and nursery co-located next to the extra care home to support social integrations across all ages. Pupils will have the opportunity to connect and learn about nature being located adjacent to the new Country Park.

A Cultural Strategy is embedded in the development of the former Wisley Airfield. This will help to shape the identity of the place as it evolves and establish ways in which community cultural wellbeing can be supported including opportunities to learn, take part in cultural activities and the integration of public art throughout the development which will evolve with both the existing and new community.

A range of naturalised play spaces for all age groups

Live

The first residents will be welcomed by the Community Trust who will be responsible for ensuring that former Wisley Airfield is nurtured, monitored, managed and maintained, creating a strong lasting legacy. Members of the community will be able to get involved in the Trust's organisation including becoming members of the Community Trust, organising community events and activities such as a park runs along the 5.6km park run route.

A variety of homes satisfying local and future needs, ranging in sizes and typologies including 40% affordable homes.

Homes will be sustainable, safe, secure and of quality, where people can live and work, with many overlooking and accessing onto green space.

Visible and safe walking and cycling routes that are easy and appealing to use are designed within the central movement corridor and connecting residents, neighbourhoods and surrounding settlements to the Local Centre and to the surrounding Country Park.

The neighbourhoods, streets and spaces will be welcoming, and create a legible environment that is inclusive and easily accessible – this includes key focal buildings and spaces that give a sense of arrival throughout the site.

Green infrastructure incorporating wild-flower grassland, leisure walks, sports provision, play and outdoor education

Opportunity to connect and learn about nature

Connectivity

Our new settlement is built upon the idea of sustainable connectivity. Focussed on the movement of people not cars and the connection between people and places.

Day to day needs are provided for on-site such as convenience shops, community, sports and recreation facilities, homeworking support and schools will be walkable for the average person on safe routes from all homes.

The homes within this application will be 200m from a bus stop, and integrated transport hubs will be arranged close to homes. Safe cycling routes will provide connections within the site both for access to amenities and for safe family recreation within the Country Park.

The community will benefit from sustainable transport options as a first choice at their front door. Secure bicycle storage, with integrated charging for e-bikes will be conveniently located for every home, and affordable access to e-bikes will be enabled by the Community Trust. This will make cycling a more attractive option for a wider range of users.

New cycle routes to key local preferred destinations offering a range of local amenities, including employment and rail stations will be provided for, including improvements to station cycle facilities. The routes will provide connections to all these locations with a journey time of 20 mins or less for e-bike/commuter users from the centre of the community.

A sustainable bus service facilitated by the Community Trust, including electric buses for immediately local routes, will provide a frequent service to the railway stations such as Horsley and Effingham Junction and offer regular rail connections to London, Guildford and wider destinations. Appropriate services to Cobham and Guildford/Woking will also be provided in conjunction with existing provision.

High speed broadband provision for home working and supporting facilities in the village centre will encourage a reduction in work commuting journeys. The provision of electric charging points for electric vehicles for every home will further encourage users towards lower emission travel.





Sustainable transport options as a first choice

Public Rights of Ways are maintained

200m






Shops, sports and recreation facilities, homeworking support and schools will be walkable for the average person

400m

The Local Centre is supported by a network of pedestrian connections

Cycle training and education

Key

	Proposed Bus stop		200m Ped shed
	Proposed 'Super' Bus stop		400m Ped shed
	Proposed Mobility Hub		

High speed broadband provision for home working in every home

The Community Trust will lead on cycle training and education (including bike maintenance and e-bike hire/loan for example), and enable access to wider sustainable transport opportunities such as car club, bike hire, transport connectivity and availability information (for example by means of a mobile phone app) promoting sustainable transport behaviours and options for the new community from the occupation of the first home.

The existing Public Rights of Way are maintained across the site. Walking routes within the Country Park ranging from 2.5km to 10km routes, connect residents and the existing communities with nature and each other.

The Local Centre within the heart of this new settlement is supported by a network of pedestrian connections and smaller green spaces in each neighbourhood which provide residents with the opportunity to connect and socialise with their neighbours and spend quality time in the play areas and incidental open space.

Bus and Cycle Strategy

Connecting the former Wisley Airfield to key surrounding destination.

Public Rights of Way

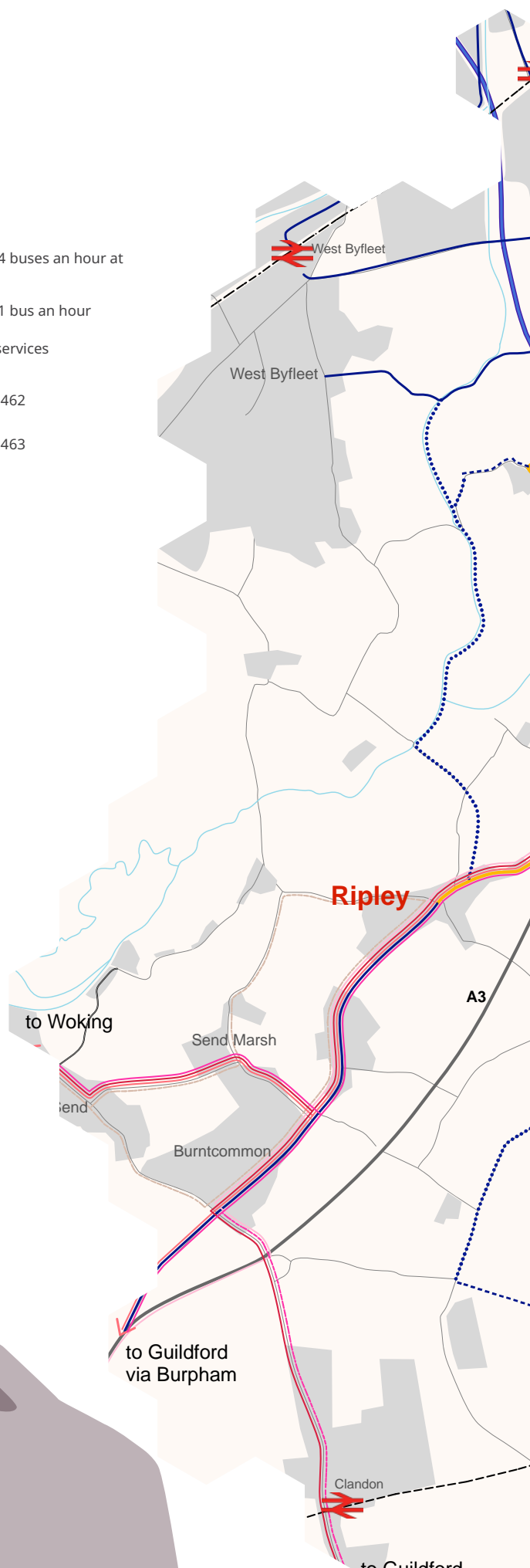
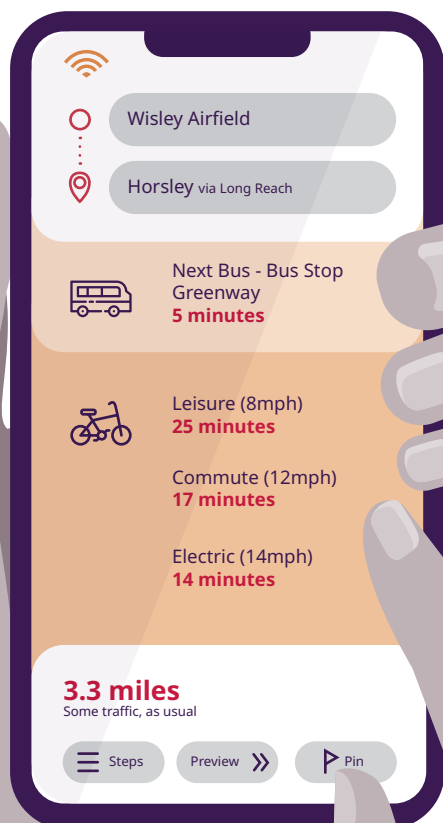
- Existing Bridleways Retained
- Existing By Ways Retained

Cycling infrastructure

- Sustainable Transport Corridor - with segregated cycle routes on both side
- Mobility Hub
- Key internal cycling routes - in addition to bridleways and by-ways
- Proposed off site cycling routes - for the average cyclist
- Proposed off site cycling routes - for the confident cyclist
- SCC existing cycling infrastructure
- SCC aspirations
- Other ideas for routes

Bus infrastructure

- Proposed new bus routes - 4 buses an hour at peak times
- Proposed new bus routes - 1 bus an hour
- Woking and Guildford SCC services augmented.
- Augmented Service - Route 462
- Augmented Service - Route 463
- Existing Service - Route 513
- Existing Service - Route 715
- Existing Service - Route 478
- Existing Service - Route 479
- Existing Service - Route 40





Innovation

We are paying respect to the local innovative and pioneering spirit in numerous ways. At this key time for change, our ambitious plans for innovation are at the forefront of the evolution of our vision, responding to the climate emergency influencing the living and working environment.

Engineering fossil fuel free buildings

A step change is needed in the housing industry to reduce carbon emissions. The regulations only go so far, and we are challenging this at the former Wisley Airfield.

We have designed a decentralised energy system to provide all-electric energy to the homes and other community buildings. This system uses a bank of ASHPs (Air Source Heat Pumps) at an energy centre taking the heat from the air, condenses it to provide the energy needed for heating homes and providing hot water. This is an innovative approach as typically, where used, ASHPs are installed at individual homes.

The system includes a large thermal store to diversify and flatten the energy load across the site so that energy is only released and used when it is needed. This reduces unnecessary energy consumption by individual households.

We are maximising the use of Photo-Voltaic panels onsite to generate renewable energy and reduce consumption, and putting electric vehicle charging points at each home to future-proof the development.

The homes will be built with a significant improvement on current building regulations, in a way we hope will become standard for UK homes in the future.

Reinstating the Environment

We will reinstate lost natural environments and are inspired by our neighbours at RHS Wisley to ensure our landscapes and green spaces will be adaptable, robust and resilient to the effects of climate change.

Our planting will maximise carbon capture and we will retain and reuse water on site as a value resource by introducing rain gardens and sustainable multi-functional drainage features.

Our Country Park, community gardens and allotments will encourage more people to be more sustainable through food growing and gardening and the horticultural trail will benefit the natural ecology as well as people.

Creating multifunctional spaces for organised and non-organised events promoted by the community trust will help to provide a sense of belonging and building on the importance of being part of a community.

Buildings and spaces will be designed with flexibility, multifunctional and have quality in mind

We will reinstate lost natural environments

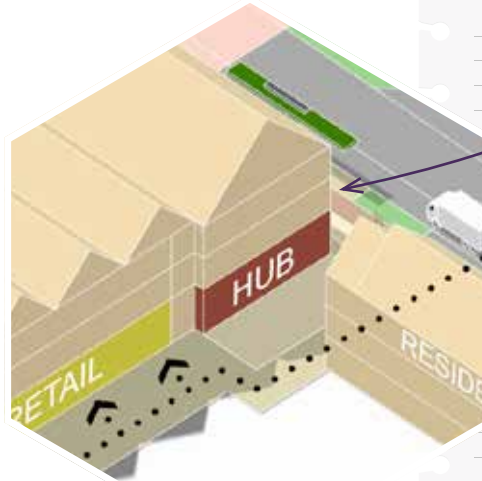
We have designed a decentralised energy system to provide all-electric energy to the homes and other community buildings.

Our planting will maximise carbon capture





Photo-Voltaic panels



Mobility Hub

Bike hire

Loan Schemes

Car club memberships

Repair Centre

Electric bus

Innovation Centre

Event space

High speed internet

Bookable rooms

Flexible working

Business lounge



Home Working

Sustainable Transport as Second Nature

We are making it as easy as we can to choose sustainable modes of transport. Designing walkable neighbourhood with a network of new cycle routes, conveniently located bus stops. Access to electric bike hire, car club memberships and bike loan schemes at our Transport Hub will all be available for community use. With easy routes and links to local Mobility Hub and facilities, getting around sustainably will be second nature.

Streets and spaces will be designed to be flexible and adaptable to changing needs – particularly looking at the opportunities that a reduction in individual car ownership can bring to the community.

Maximising Flexibility in a Changing World

Buildings and spaces will be designed with flexibility, multifunctionality and quality in mind, so that they stand the test of time and can be adapted as needs change. This is supported by best practice principles including Building-for Healthy-Life and Secured-by Design principles.

Flexible working provision with varying rental terms, bookable community working spaces, access to outside shared and private spaces including spaces for home working with super-fast broadband.

Adapting the Development Process

Taylor Wimpey have taken an innovative approach to managing construction access, including segregated access roads to keep traffic away from new residents. This will support sustainable construction techniques and the commitment to minimise on site waste.

The master planning process itself has been undertaken through an unprecedented time and has required adaptability to respond to the planning process reaching out to a wider audience in an open and transparent manner.

Green Framework

Our mission is to create a natural landscape that is 'bigger, better and more joined-up' in line with the Government's 25 Year Environment Plan in 2020, which champions the creation of 'Nature Recovery Networks' to help reserve biodiversity loss.

The majority of the existing fields are arable land under modern agricultural regimes that utilise fertilisers and pesticides at the expense of wildlife and thriving natural ecosystems. The history of the farmland in recent decades reflects the wider national pattern of biodiversity decline.

Protecting, connecting, restoring and enhancing biodiversity

The former Wisley Airfield presents a unique opportunity to deliver significant net gains for biodiversity and we are aiming for a minimum of 20% biodiversity net gain on site. In addition to retaining and protecting existing features such as veteran trees, old hedgerows and wet woodland, the proposals will restore over 44ha of arable monoculture and concrete to a diverse mosaic of species-rich grassland, scrub, woodland, swales and ponds that is managed for nature in perpetuity and connected to the wider landscape.

Such varied habitats create the right conditions to support key life cycle requirements of many species such as nesting, roosting, breeding, basking, commuting, foraging and hibernating as well as providing places for refuge. This will benefit species that are already in the area, such as Badgers, reptiles, newts, bats and birds, and encourage new species to colonise.

Our Sustainable Urban Drainage system will also support habitat creation of a network of rain gardens, swales and ponds. The addition of this network of wetland features provides vital 'stepping-stones' to other waterbodies surrounding the site, and will significantly increase the ability of the site to support wildlife, from invertebrates and amphibians to birds, bats, reptiles and larger mammals such as Badgers.

The Country Park will be particularly attractive to insects, which in turn provide food for other species. It also sits directly within a 'B-line' – a priority area for the creation of flower-rich habitats as identified by the conservation charity Buglife, to connect existing wildlife hotspots and help reverse the dramatic decline of wildflower and pollinating insects. We will deliver the single largest B-line project to date, providing a vital stepping-stone for pollinators such as bees, butterflies, beetles and hoverflies.

Minimum of 20% biodiversity net gain on site

Why stop there?

Habitat creation will not stop at the Country Park. Green space will be woven through the built development, bringing nature to peoples' doorsteps and allowing wildlife to move freely around the landscape. We will integrate nesting and roosting features for birds and bats into buildings and make clever use of overlooked spaces such as cycle shelters and bus stops with a network of green roofs.

The soft landscaping scheme will include a variety of plants to encourage pollinators and 'bug hotels' will be scattered throughout the green space.

We are also working with the 'Hedgehog Street' campaign to ensure that the built environment remains accessible to wildlife by including 'hedgehog portals' in fences, tunnels under the spine road, and specially designed gully pots to prevent small animals from becoming trapped in drains.

Integrate nesting and roosting features for birds and bats

ARBOR WALK
Education/sustainability/
Sense of place/RHS arrival/
Seasonal colour and change

ARRIVAL VILLAGE GREEN & VISTA
Attractive Threshold/Water/Cafe/
Car Park/Dog Training

WET WOODLAND BOARDWALK
Seclusion/Wildlife/Habitat/Spring
gardens/Adventure/Veteran trees/
Journey/Sculpture trail

Wildlife-
watching,
conservation
volunteering,
and connection
to nature

FOOD
Foraging
Native

Connection to Nature

The Country Park will be managed by a community trust, encouraging new residents to develop a sense of pride and stewardship over their local green space. A central information hub/visitor centre, plus signage, nature trails and interpretation boards throughout the site will also raise awareness of conservation

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issues and invite people to explore the natural environment, and leaflets on wildlife-friendly gardening will be provided to all new residents. The benefits of having access to nature for mental and physical health and quality of life are well documented, and the Country Park will offer ample opportunities for quiet walks, wildlife-watching, conservation volunteering, and connection to nature. In so doing, our Village will help to turn the

clock back on the detachment that is growing between people and the natural world that surrounds them.

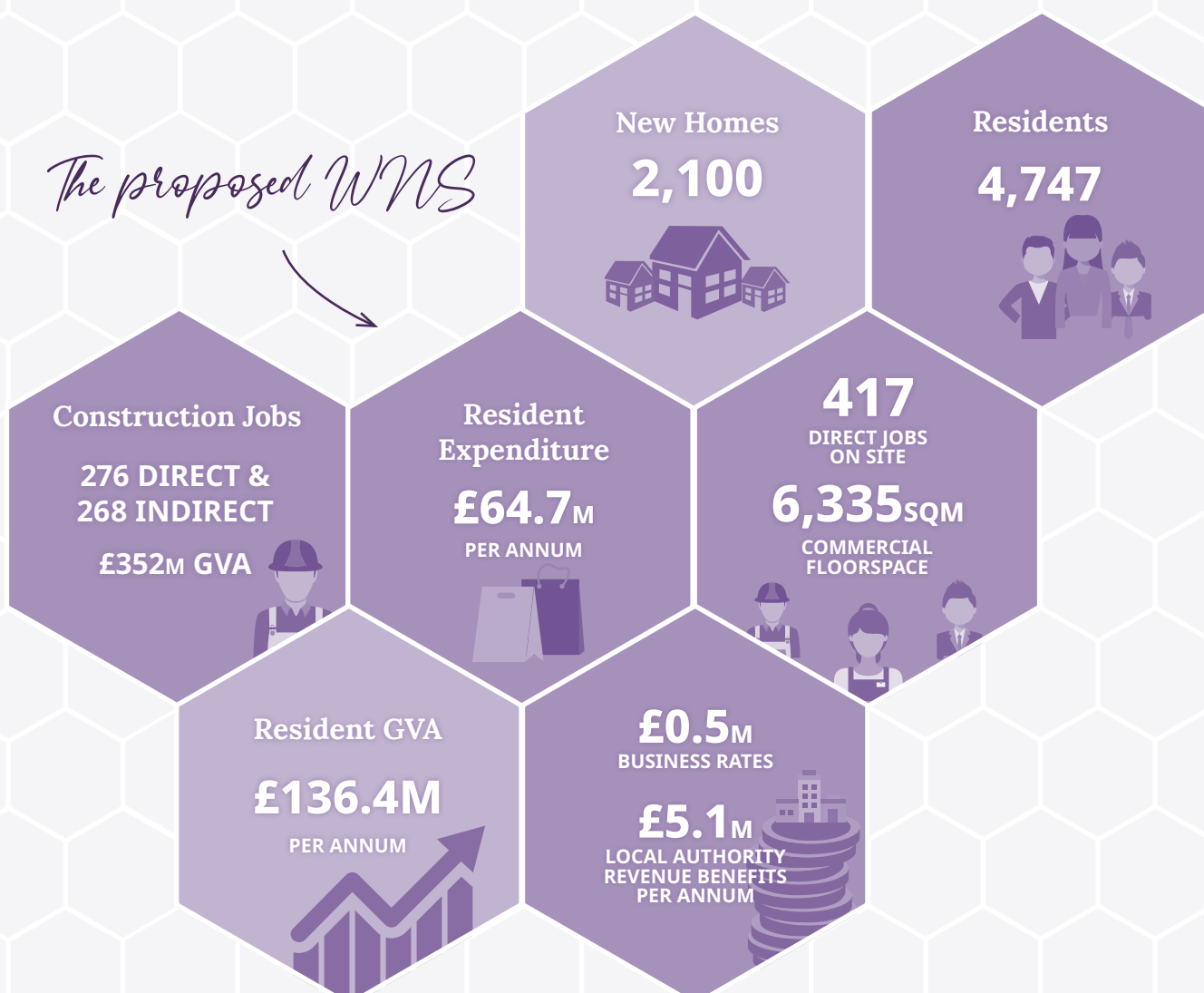
In being available for people to explore and enjoy, including visitors from elsewhere, the Country Park will ease pressure on sensitive nearby natural places such as Ockham and Wisley Commons, by providing an accessible, exciting alternative destination for both residents and visitors to the countryside.



Economics and Benefits

The Application Site comprises the Former Wisley Airfield (FWA). This will form part of the WNS as detailed by Policy A35 of the GBC Local Plan (2019). The WNS is a shared vision with Guildford Borough Council (GBC) to deliver a sustainable strategic settlement. As part of this, the WNS will deliver economic benefits throughout the local and wider economy.

The proposed WNS





Former Wisley Airfield Application Proposal



Residents

4,134

1,730

NEW HOMES
(40% AFFORDABLE)

£3.5M

NEW HOMES
BONUS

100

EXTRA CARE

8

GYPSY/TRAVELLER
PITCHES

Construction Phase Benefits

DIRECT JOBS:

247

SUPPLY
CHAIN JOBS:

239

GVA:

£314M

2,204

ECONOMICALLY
ACTIVE



Operational Employment Benefits

417

DIRECT JOBS
ON SITE

£16.3M

GVA

£500,000

ANNUAL BUSINESS RATES



RETAIL



COMMERCIAL



INDUSTRIAL



SCHOOL



NURSERY



COMMUNITY
BUILDING



CAFE



HEALTH
CENTRE

GVA = Gross Value Added

Resident Expenditure

£52.8M

PER ANNUM WITHIN
LOCAL SHOPS AND
SERVICES

Contribution to Economy

£113.3M

IN GVA PER ANNUM BY
ECONOMICALLY ACTIVE
POPULATION

Local Authority Revenue Benefits

£4.5M

PER ANNUM





Former Wisley Airfield

OCKHAM





Connecting the necklace of hamlets to a new village centre and village square

New public transport

Electric buses

Connection to existing villages and Hamlets by pedestrian and cycle links (retention of all PROWS)

Health

Fossil fuel free development

Community trust to empower existing and local residents

Allotments to promote community growing

Sports facilities and fields

Community facilities

Play areas for all ages

Dog washing facilities within the Country Park

Over 60 HA of open space provision including 50 Hectare Country Park

Working with and supporting local business during construction - Member of the Surrey Chamber of Commerce

Car club

Walkable neighbourhood promoting healthy living

Walking routes in and around the development - 2.5km - 10km within the development alone



Former Wisley Airfield

OCKHAM

*Creating a place where people
want to live*

Taylor
Wimpey

VIVID

