



**Former
Wisley Airfield**
OCKHAM

Wisley Airfield proposals set to deliver huge boost to Guildford's economy

Over **52ha** of open green space, including a 45ha country park



Artists impression of local centre

Fossil fuel free development

40% affordable homes

School and healthcare provision

New facilities including mobility hub and innovation centre with business facilities and café

Guildford and the surrounding area will receive a long-term economic boost worth hundreds of millions of pounds should Taylor Wimpey's proposed redevelopment of the former Wisley Airfield site in Ockham Parish come forward.

The site is allocated for large-scale residential-led development and was removed from the Green Belt in the Guildford Borough Council Local Plan in April 2019.

Last summer the housebuilder submitted a hybrid planning application (22/P/01175) to Guildford Borough Council for a sustainable, diverse and inclusive community of up to 1,730 homes, of which 40% will be classed as affordable housing. The proposals, which were drawn up following one of the largest public consultations that Taylor Wimpey has ever carried out, are designed to meet the need for new homes and infrastructure in the local area.

The development will bring new facilities to the area including new schools, healthcare, shops, sports facilities and play areas.

Sustainable transport modes including a new bus service to surrounding railway stations will help connect the new residents to employment opportunities both within the development and around the region. A new innovation centre will act as a work from home hub, with meeting rooms, business equipment such as printers, scanners and an onsite café for more informal collaboration.

Once complete the development will be home to an estimated 4,100 residents, of whom over half will be economically active. Taylor Wimpey calculates that these residents will provide an annual contribution to the local economy of £113.3m GVA (Gross Value Added), along with £52.8m annual expenditure on local shops and services, and a further £4.5m boost to local authority revenues.

During the construction phase up to 247 direct jobs and 239 supply chain jobs will be created per year. As the community develops, over 400 permanent jobs will be created on site to support the wide range of new facilities - generating an annual business rate increase of £500,000.

The proposals have yet to be considered by Guildford's planning committee and Taylor Wimpey continues to engage with local stakeholders such as Surrey Chamber of Commerce to seek support for the development.

The proposed development at Wisley Airfield would breathe new life into a site that currently contains around 70 acres of disused concrete runway and hardstanding. The site is allocated for large-scale residential-led development and was removed from the Green Belt in the Guildford Borough Council Local Plan in April 2019.



Turning around 70 acres of concrete runway and hardstanding into a vibrant community

Allocated site for approximately 2,000 homes, removed from the Green Belt



Adding community value

"We're delighted to be supporting Guildford Borough Council by delivering much-needed housing and infrastructure as part of a new sustainable community.

Our proposals will be of huge benefit to both new and existing residents. As well as providing modern, energy efficient new homes, we're also delivering community facilities that the local area is in great need of, including schools, healthcare and transport options.

We'll be creating new biodiverse green spaces, and making significant improvements to the local road network.

We're extremely grateful to those who have supported us so far, and we'd encourage local business people to visit our website and find out more about our plans for a vibrant community."

Antonis Pazourou, Community and Green Infrastructure Project Manager, Taylor Wimpey