

# Taylor Wimpey - Former Wisley Airfield

## Community Liaison Group 18 – Meeting Minutes – Wednesday 25<sup>th</sup> February 2026

### Primary School Reserved Matters Application and Update

Date: 25<sup>th</sup> February 2026

Time: 6pm

Venue: Talbot Inn, Ripley

#### Project Team:

- Antonis Pazourou (AP) – Taylor Wimpey
- Simon Holmes (SH) – Taylor Wimpey
- James Newton (JN) – Taylor Wimpey
- Julian Seymour (JS) – Cratus Group
- Imogen Spencer-Dale (ISD) - Cratus Group
- Simon Whitley (SW) – Pollard Thomas Edwards
- Sarah MacAllan (SA) – Pollard Thomas Edwards

#### Group Members:

- David Alexander, RHS Wisley
- Frances Porter, Elm Corner Residents
- Cllr Tony Rogers, West Horsley Parish Council
- Cllr Caroline Bimson, Ripley Parish Council
- Cllr Imogen Jamieson, Ockham Parish Council
- Cllr Malcolm Aish, Ockham Parish Council
- Cllr Jan Hickson, Ockham Parish Council
- Cllr Juliet Robinson, East Horsley Parish Council
- Cllr Pat Oven, Guildford Borough Council

#### Apologies:

- Cllr Richard Ayears – Ripley Parish Council
- Cllr Catherine Young – Guildford Borough Council
- Euan Harkness – Wisley Action Group

## Introductions

- JS welcomed attendees and opened the meeting with introductions.

## Primary School – Reserved Matters Application

- SW introduced himself and explained that Pollard Thomas Edwards are the architects for this application.
- SW presented an overview of the proposed primary school site located north of the local centre, adjacent to the bridleway and SANG boundary.
- The scheme includes a nursery provision for 52 children aged 2-4 and primary school capacity for up to 420 pupils (two form entry).
- The design aims to create a community asset, with opportunities for community use outside school hours. **Action:** group to think about what sort of out-of-hours use the school could provide.
- The school is triggered at the 600th occupation with handover at the 650th occupation. This is likely to be four to five years after the first homes are occupied, timed to open at the start of a school year.

## Capacity and Education Provision

- FP asked whether the school would open all years at once or start solely with reception. **Response:** This is up to Surrey County Council to confirm: there could be the possibility for all years to open at once, however it is likely to start with just one year and grow each year, which is the normal approach.
- JR asked where pupils would attend school before the facility opens. **Response:** Surrey County Council maintains a list of potential schools that could be shared. **Action:** AP to share list – *see post-meeting note*.
- FP noted the need to make sure marketing materials do not imply the school will open earlier than planned.
- TR asked if the primary school will be large enough for the population. **Response:** There is provision for the school to increase to a 3FE school if required. This would be delivered by the Local Planning Authority.
- The group asked about on-site secondary school provision. **Response:** Surrey County Council requested developer funding for secondary provision across the area during the planning Inquiry rather than building an on-site secondary school. *Please see post-meeting notes for local schools.*
- The group asked if there was special educational needs provision. **Response:** This would be decided by Surrey County Council and the educational provider (who is not yet known). The scheme provides suitable rooms and lifts for accessibility.

### Design and sustainability

- SW ran through the brief and design ideas, which will be displayed on the consultation website, and detailed images which will be available on the planning portal.
- PTE drew inspiration from local architectural character and the area's aviation history. Materials include white brick, green facades and a champagne-coloured roof.
- There will be a large potted tree in the entrance hall.
- There is safe secure outdoor space for play, and a covered seating area. This area will be available for community hire out of school hours.
- FP asked if there would be green roofs and solar panels. **Response:** No, due to avoiding issues for the school regarding future maintenance and costs. The scheme will connect to the district heating network and incorporate energy efficient design principles.
- JH felt that the repeating design on the classroom block could have more variation and articulation. **Action:** ISD to note as part of consultation feedback.
- The question was raised whether there would be any benches or street furniture on the green street in front of the school. **Response:** Taylor Wimpey will consider this as part of the separate reserved matters application for this part of the masterplan.

### Drop off / pick-up provision

- The group asked where parents will drop off pupils to avoid causing traffic issues. **Response:** There is no space provided adjacent to the school in response to Surrey County Council policy. The requirement confirmed by Surrey County Council is to prioritise sustainable travel including walking, cycling and bus use. **Action:** The concern that parents will drive regardless to be mentioned to Surrey County Council and Guildford Borough Council and noted as part of the feedback for the consultation.
- The school will provide 20 staff parking spaces, with the car park available for community use outside school hours.
- Are there spaces for parents or children with disabilities. **Response:** This provision is an ongoing conversation with Surrey County Council.
- JR asked how many cycle spaces there will be to encourage cycle-use. **Action:** ISD to note as part of consultation feedback.
- Concerns were raised about parents having to wait outside with a potential wind tunnel and bad weather. **Action:** ISD to note as part of consultation feedback.

### **Project update**

- AP provided updates on the wider project including progress on SANG, the Community Trust, housing delivery and infrastructure works.
- Landscaping works on the SANG are expected to commence in April, the SANG will open in November.
- SANG building construction works likely to start end of May and likely to open in Spring / Summer 2027.
- Expressions of Interest for the running of the SANG building are available.
- Local councils are working together with Taylor Wimpey to set up the Community Trust before the first occupation.
- The Taylor Wimpey marketing suite will open in Summer 2026, with first occupations expected towards the end of 2026.
- Neighbourhood 2 has been renamed to Corsair Field, with the help of the community.
- Street names have been suggested by the community and councils are being consulted on these.
- Wisley Lane works are taking place until early May.
- Medical facilities – there are four occupational trigger points at which Taylor Wimpey must notify the local Integrated Care Board to allow them to decide if they would prefer on-site medical facilities, off-site financial contributions, or a combination. **Action:** Provide trigger points.
- Road safety audits are being undertaken by Surrey County Council to review off-site cycle provision proposals. **Action:** Share submitted plans.

### **Any Other Business**

- IJ asked for information to be shared with the community. **Response:** there are now regular newsletters to subscribers in the local area, with interim updates given when needed. **Action:** Include link to minutes in future newsletters.

### **Close**

- AP thanked everyone for attending and said meetings can be held when there are updates.

**Post-meeting notes**

Primary schools within a three-mile radius from the centre of the development are:

- Cobham Free School
- Pyrford Church of England Primary School
- St Mary's CofE Controlled Primary School, Byfleet
- St Matthew's CofE Aided Infant School, Cobham
- The Marist Catholic Primary School
- The Raleigh School
- West Byfleet Infant School
- West Byfleet Junior School

Secondary schools within a four-mile radius:

- Bishop David Brown School
- Cobham Free School
- Fullbrook School
- Howard of Effingham School