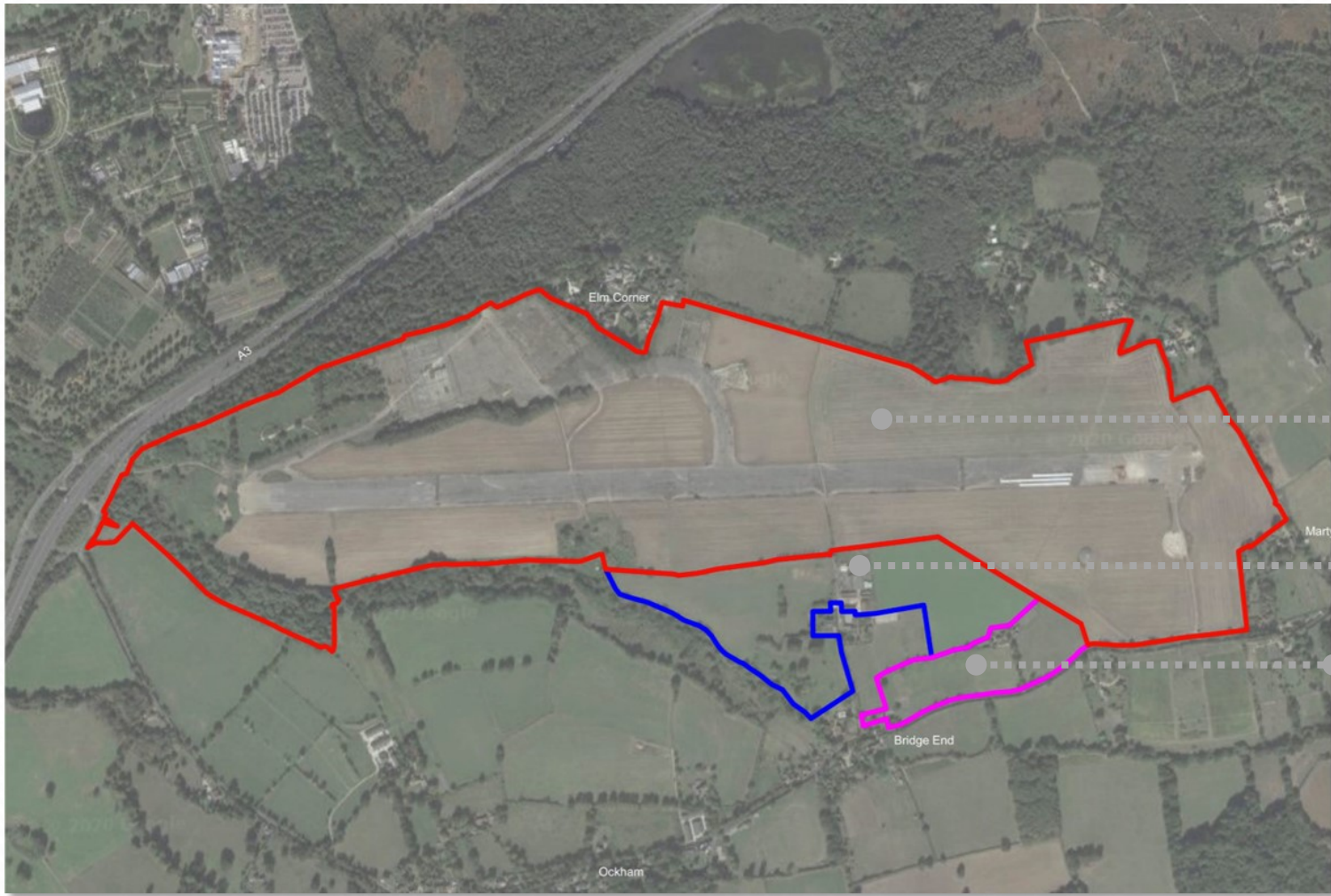


# Wisley Airfield Site Our Site

# Masterplan Area



**Taylor  
Wimpey**

**CBRE**

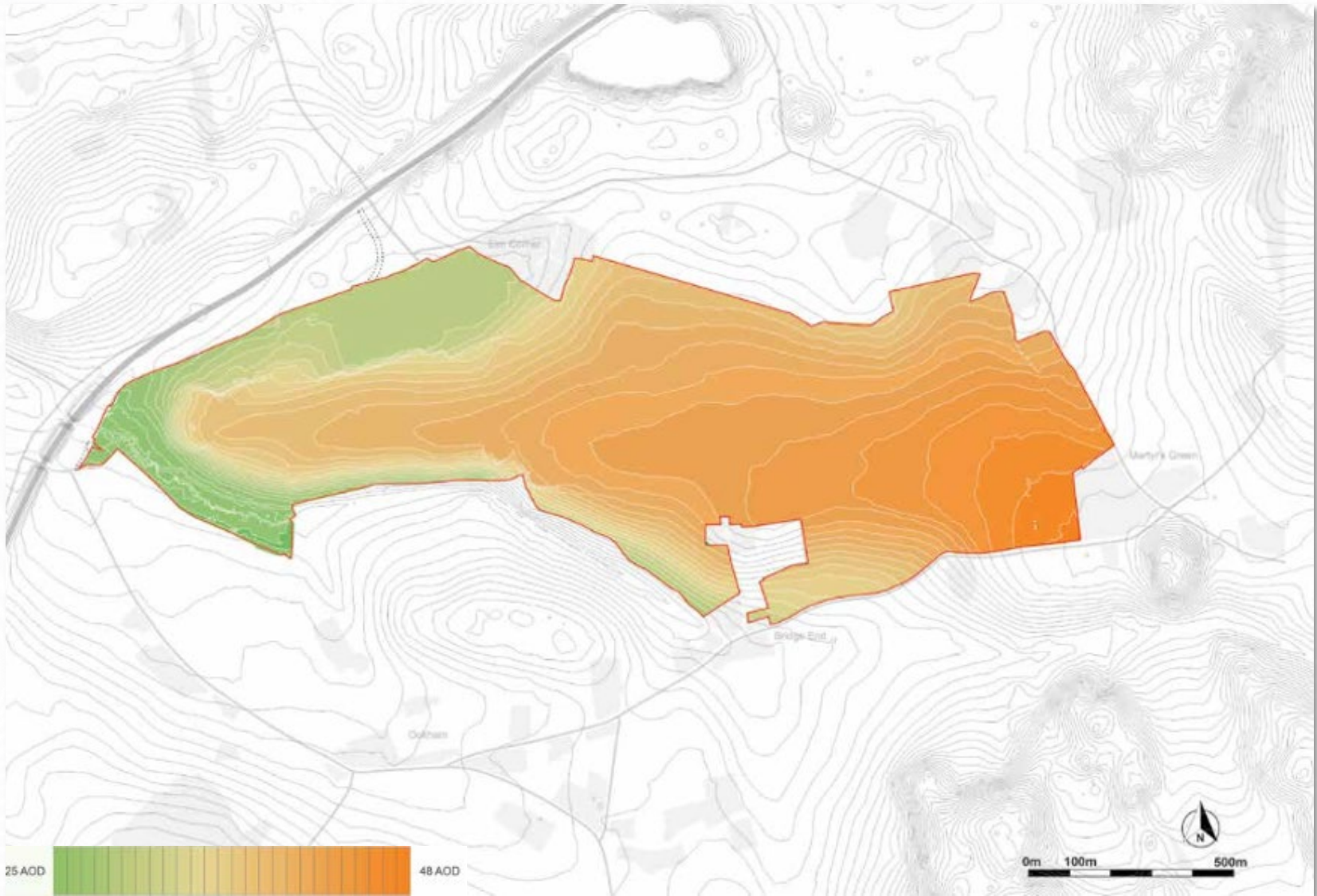


# Our Vision

*Working together to deliver our sustainable community*



# Topography



# Planning Context

- Site Boundary
- Development Area
- Employment
- Mixed Use
- Informal Open Space
- Formal Playing Fields (Public)
- Existing Buildings
- Focal Points
- On-Site Primary Routes
- Access to development areas
- Access to a limited number of homes (up to 100)
- Key Off-Site Routes
- Key Pedestrian and Cycle Routes / PRoW
- Primary School Location
- Secondary School Location (incl. Dual Use Playing Fields)
- Primary Site Access
- Local Centre
- SANG Suggested Location for Suitable Alternative Natural Green space
- Highways England's M25 Junction 10/A3 Wisley Interchange Scheme

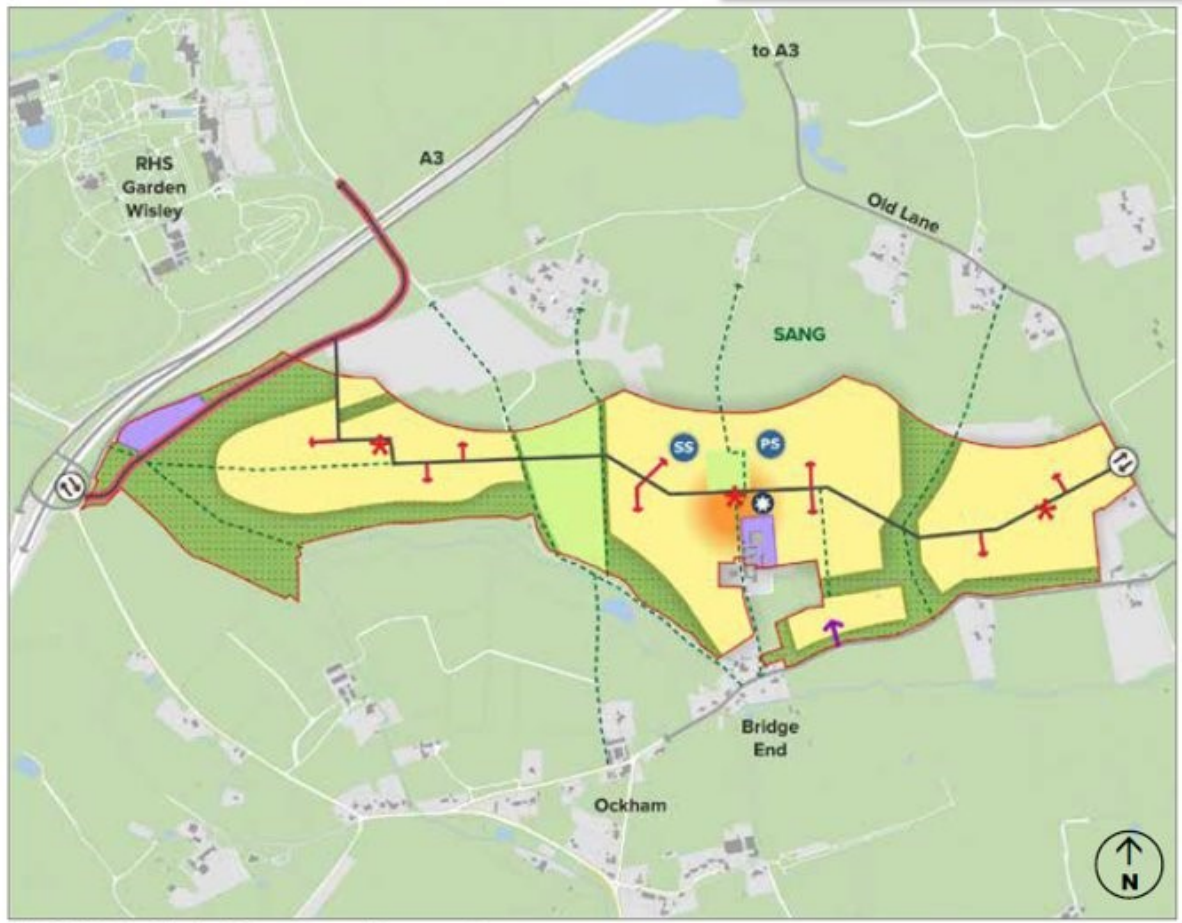


Fig 59: Wisley Strategic Development Framework

# Headline Figures

## ■ Density

- **48%** of respondents chose option 3 as their preferred density for the new homes.

**A range of densities - different densities across the site that respond to the specific locations**



## ■ Shopping

- **69%** of respondents chose option 1 as their preferred shopping option.

**A Neighbourhood Centre in the middle of the site. All residents would live within about a 5-minute walk of a local shop.**



# Headline Figures

- Employment
  - 74% of respondents chose option 1 as their preferred employment option.

**Manufacturing and distribution employment space located to the west of the site, close to the A3 with office space as part of the Neighbourhood Centre.**



- Education
  - 79% of respondents chose option 1 as their preferred education option.

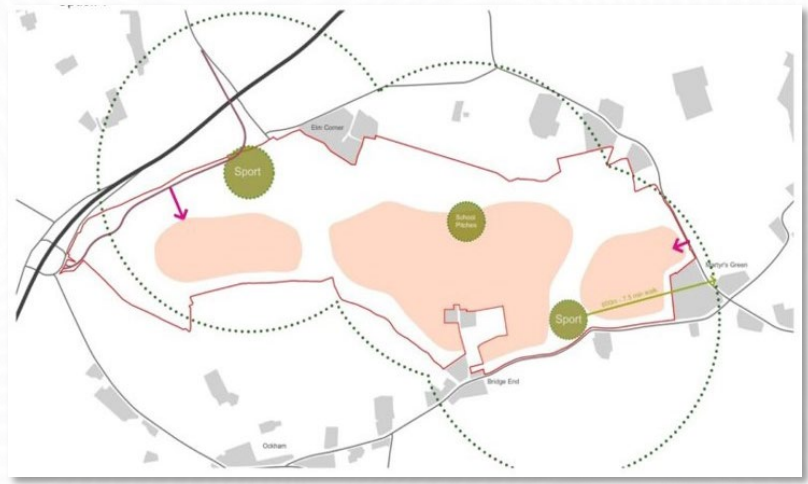
**Schools in the centre of the site where can combine with the Neighbourhood Centre to provide a strong community heart. It would be about 15 minutes walk from all the homes.**



# Headline Figures

- Sports
  - 67% of respondents chose option 1 as their preferred sports option.

The main bulk of the sports fields could be located on the old hangar area in the north west of the site. Additional small pitches could be located in the east of the site.



- Gypsy and Travellers
  - The 8 options available were split into West, Central and East locations.

77% of respondents preferred the West as the location for the Gypsy and Traveller sites.





# Headline Figures

## ■ Environment

**What would you like to see included in the green spaces on the site? The most popular answers were:**

- Sporting facilities
- Trees and plants
- Play areas
- Walking trails

## ■ Community Facilities

**What uses would you want from the community buildings? The most popular answers were:**

- Medical facilities
- Sports facilities
- Community hall space

## ■ Transport

**Do you agree with our plans to give sustainable transport priority?**

- Yes – 54%
- Maybe – 24%
- No – 22%



# Headline Figures

## ■ Sports

**What sports would you like to see incorporated into the site? The most popular answers were:**

- Tennis
- Football
- Cricket

## ■ Home Working

**Would you like to see facilities provided to support home working?**

- Good broadband
- Office space in homes
- Community run business hub

## ■ Stewardship and Legacy

**Do you support or oppose the idea of a stewardship and legacy organisation?**

- Support – 97%
- Oppose – 3%



# Headline Figures: Summary Extracts

## Density

48% of respondents prefer the option for a range of densities across the site that respond to the specific locations and help create a variety of characters.



## Gypsy and Travellers

77% of respondents would prefer to place the Gypsy and Traveller sites in the West of the development.



## Shopping

69% of respondents chose the option for a Neighbourhood Centre in the middle of the site, meaning all residents would live within about a 5-minute walk of a local shop.



## Environment

We asked, what would you like to see included in the green spaces on the site? The most popular answers were: Sporting facilities; trees and plants; play areas and walking trails.



## Employment

74% of respondents want the industrial and employment space to be located to the west of the site, close to the A3, with office space as part of the Neighbourhood Centre.



## Transport

54% of respondents agree with our plans to give sustainable transport priority.



# Headline Figures: Summary Extracts continued.

## Education

79% of respondents would prefer to have the schools at the centre of the site, being about a 15-minute walk from all the homes.



## Community Facilities

When asked what uses respondents would want from the community buildings, the most popular answers were: medical facilities, sports facilities, and community hall space.



## Sports

67% of respondents want to see the main bulk of the sports field located on the old hangar area in the north west of the site, with additional small pitches in the east of the site.



Tennis, football and cricket were the most popular sports that respondents would like to see on the site.

## Stewardship and Legacy

97% of respondents support the idea of a stewardship and legacy organisation.



## Home working

When asked about what facilities should be provided for home-working, the most popular answers were: Good broadband, office space in homes and a community run business hub.



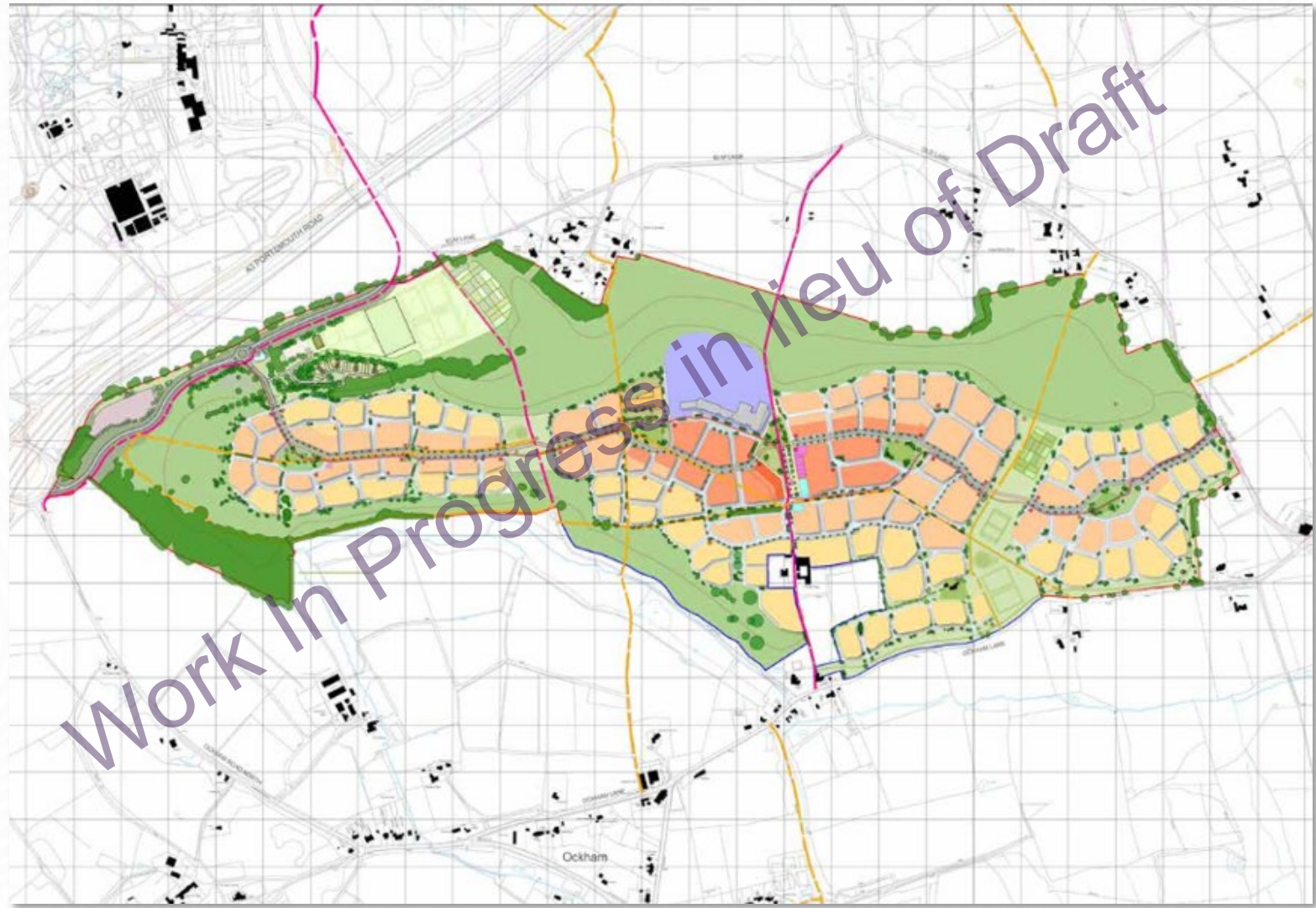
# Design Review Panel Comments and Progress

- This is an independent design review panel, comprising of specialist planners, architects and engineers, required by the Local Plan to ensure robust auditing and feedback on the masterplan. Design South East provided impartial feedback at the session on **(18<sup>th</sup> August)** which was followed by written feedback based on six design principles advocated by Guildford Borough Council:
  - Community
  - Sustainability
  - Connectivity
  - Green framework
  - Innovation
  - Sense of place



# Draft Masterplan Framework

Draft Masterplan for Design Review Panel Consultation



# Design Review Panel Summary:

“ The applicant and design teams provided a thorough presentation of this proposal for a complex and sensitive site. Sound design decisions, such as the proposed framework, have been made and the development of a more clearly defined character and a richer sense of place should be the focus of attention in advance of the next design review. This will require study of the neighbouring communities and a movement analysis that will help inform the identity of the villages and the green spaces in between.”

# Design Review Panel Summary:

“ We support the concept of a series of villages with a clear hierarchy as the most effective and appropriate approach, particularly as the alternative proposal for a linear park seems too urban for the site’s context. ”

“ The nearby RHS Wisley is a valuable resource that the development should seek to maximise, perhaps by integrating access and services into the site or by locating the heart of the development towards the west of the site. ”

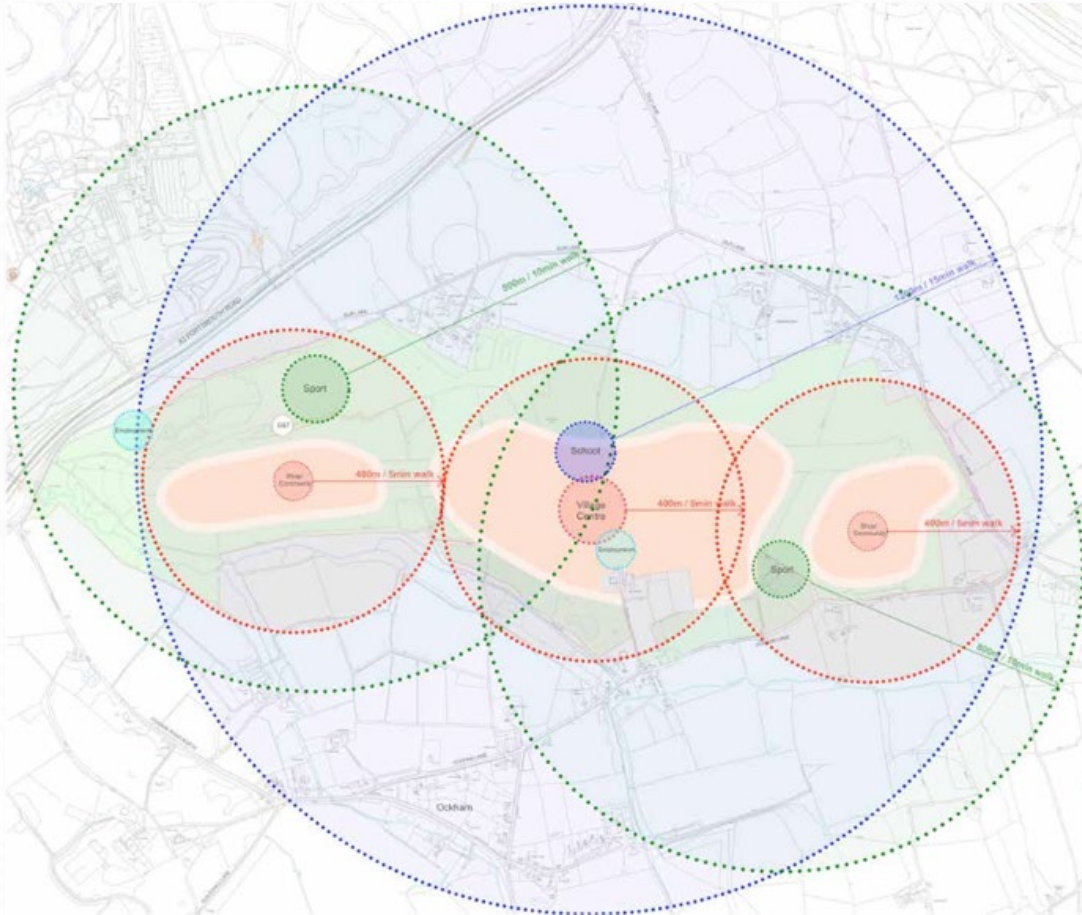
“ There appears to be a coherent pedestrian and cycle network, which is welcomed, and ambitious mode share targets should be established to promote sustainable transport modes. ”

“ We are pleased to see the design team has an informed view on the site’s heritage assets and encourage these assets to be considered throughout the design development. ”



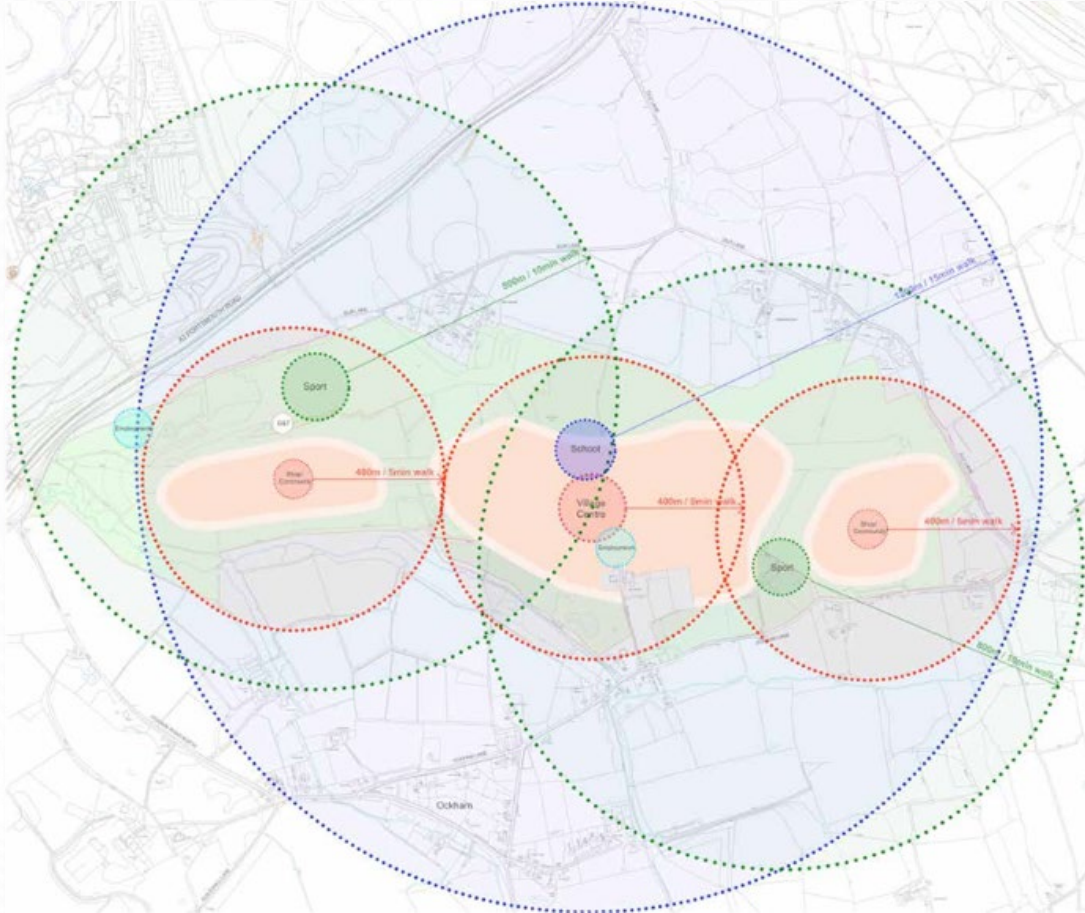


# Community Infrastructure



- **Retail/Community Infrastructure:**
  - Neighbourhood Centre in central village.
- **Education:**
  - An all-through school (primary to secondary).
- **Open Space:**
  - Up to 65ha (160 acres) of accessible green space.
- **Formal Sports:**
  - Up to 8ha (20 acres) of sports pitches.

# Community Infrastructure continued.



## ■ Gypsy and Traveller Pitches:

- 8 pitches which will be integrated into the development.

## ■ Management and Stewardship:

- A Community Trust will be set up to provide ongoing management of the open spaces and facilities.