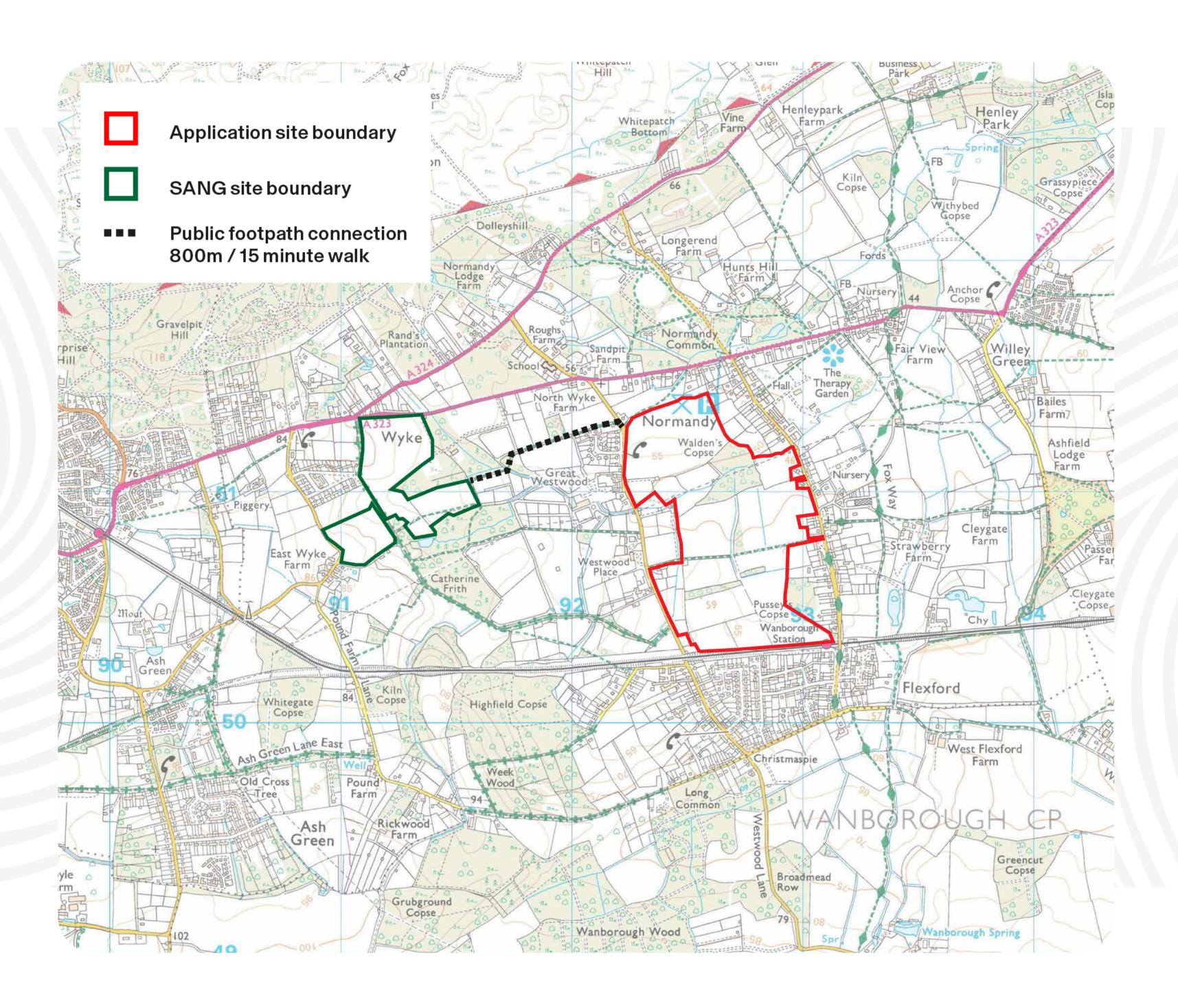


Welcome

Welcome and thank you for attending our second public consultation event to view and comment on the emerging masterplan for land at Normandy and Flexford.



Members of the project team are here to answer your questions, explain how the plans have evolved since the first consultation and outline the next steps.

We value your continued feedback and encourage you to complete a feedback form or visit our project website to share your thoughts.

This is the second stage of engagement before we submit an **Outline Planning Application** to Guildford Borough

Council later this year, at which point the Council will also invite public comments on the Application.

Your feedback will help us continue to refine the masterplan, ensuring it reflects local priorities.

About Taylor Wimpey

Taylor Wimpey is a five-star rated housebuilder with the highest average Construction Quality Reward score of any major housebuilder. We sell over 10,000 homes every year and over 90% of our customers are happy to recommend us to friends and family. Our purpose is to build great homes and create thriving communities.



New homes at Oakapple Place, Maidstone

We have committed to becoming a Net Zero business, publishing our Net Zero Transition Plan in 2023, which includes targets set independently by the Carbon Trust. This includes building all-electric, net zero carbon ready homes from 2025 with true net zero operational homes from 2035, as well as targets to reduce embodied carbon in our supply chain, and becoming a net zero business, beyond our homes, by 2045.

Alongside more sustainable housing, our projects also provide significant support to their local areas; in 2024, we invested over £345 million in new or improved community facilities (and £405m in 2023), providing wider longterm benefits – and we are taking the same approach here (more details to come!).



Shared Priorities

Ongoing discussions with local residents, community groups, Planning Officers, and the wider Normandy and Flexford community - including feedback from the first public exhibition in July 2025 - have helped shape our design priorities.



We were encouraged by the response Public consultation event, July 2025 to the initial vision this summer. Feedback supported the creation of two landscape-led, sustainable neighbourhoods that reflect the local character of their areas. From the feedback received, the following key priorities clearly emerged:

Protecting and enhancing the environment

- There is strong support for preserving existing trees, green spaces, and wildlife habitats, while improving access to nature through new walking and cycling routes, ensuring that important biodiversity is not lost.
- We agree, and development is now only proposed on the least biodiverse areas of the site, used for grazing in the north, or agriculture in the south. The central area will be enhanced for biodiversity habitats as part of a park with wetlands, and woodland areas are retained with a plan being proposed for future management to ensure they thrive.

Managing traffic and access

- Residents want safe and well-planned connections, with measures to help manage local traffic flows and congestion, particularly around key junctions on Glaziers Lane and Westwood Lane, including improvements to the connectivity to existing local amenities.
- Following your feedback in July, one of the ways we've done this is to provide a SEND school rather than a secondary school, which will significantly reduce the impact of local car journeys. Others include liaising with bus services, improving access to the rail station and enhancing local roads, to further reduce impact.

Helping to improve local water management

- We know how important water management is to local residents. There is clear frustration with existing flooding issues and concerns additional runoff will only compound the issue.
- We understand this. Hydrology guidance from Surrey County Council requires that water from new development does not overwhelm existing services. Our approach is to ensure that all surface water is contained on-site. In addition, we may be able to alleviate existing flooding issues on Glaziers Lane and are exploring this with stakeholders, so it features in our planning application.

Respecting local character and design

- People value the village feel of Normandy and Flexford and want to see architecture and landscaping that are in keeping with the area.
- Following your feedback in July, we've conducted character studies looking at materials and elevations, and understand that within Normandy, each home appears unique with its own identity. This will be a theme in this part of our development whilst the southern element will have a more uniform approach.

Infrastructure provision

- There is desire to protect and support existing infrastructure, including the local school, GP practice and farm shop.
- Our social value approach is about looking at our impact beyond our site, and ensuring it complements and enhances existing facilities. We fully support the points raised and we're working with stakeholders to ensure we get the balance right.

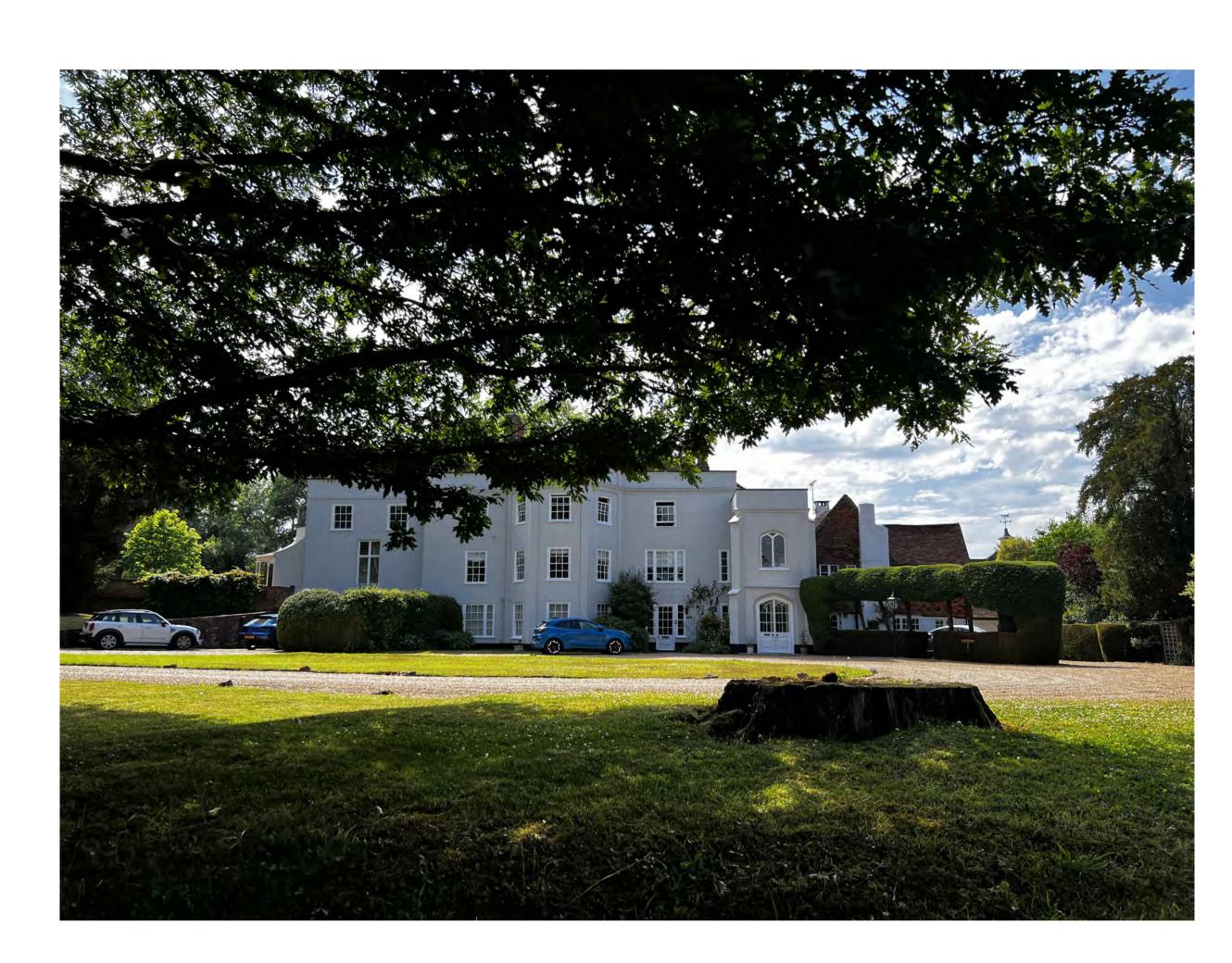


Understanding the local context



As outlined in July, the design team has been carrying out detailed studies including traffic analysis, ecological surveys, tree surveys, topography and utilities including water modelling. We have also studied the landscape and biodiversity of the site.

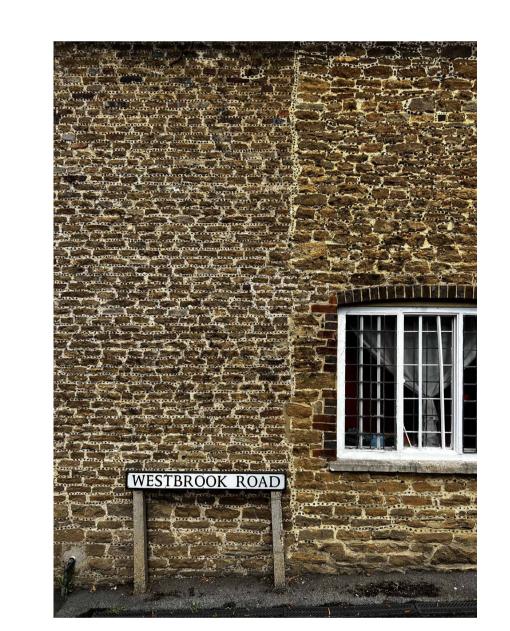
These studies, along with ongoing engagement with local groups, councillors, planning officers and residents, have helped us to understand the character of Normandy and Flexford, and to identify the **key characteristics** that will guide the emerging masterplan, with development outside and set back from them, retaining those features.

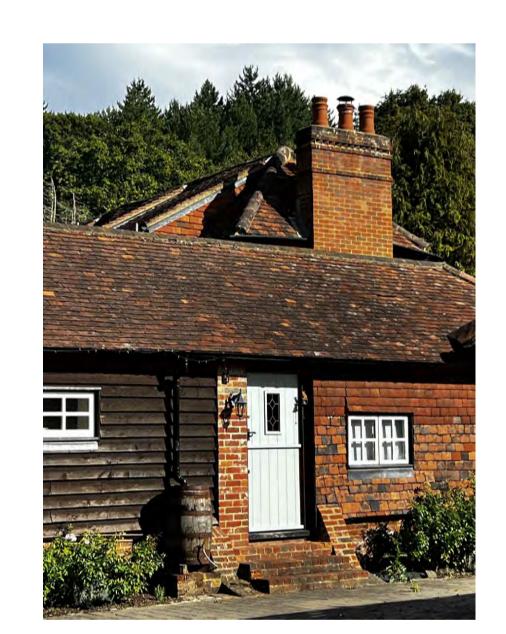
























Examples of local architectural styles



A landscape-led vision

Having studied the characteristics of the site, our vision for Normandy and Flexford starts with that landscape context.

The proposals have been shaped by the site's existing features, from mature tree belts and hedgerows to ancient woodland, ditches and streams, ensuring that nature continues to form the backbone of the new neighbourhoods.



Development parcels are targeted on the least biodiverse land, currently only grazed grassland or farmed areas, enabling biodiversity to be enhanced across the rest.

The emerging masterplan has been shaped around these key principles.

Protecting what's special

All areas of ancient woodland and veteran trees will be retained and protected with generous buffers exceeding Natural England standing advice between trees and homes.

In addition, Taylor Wimpey has proposed a Tree Preservation Order to ensure the future safeguarding of all other retained trees.

Mature trees, hedgerows, and the stream which runs through the site will also be safeguarded and enhanced wherever possible.

Sustainable by design

Sustainable drainage and local water management will be integral to the masterplan, helping to manage surface water naturally while supporting new habitats, keeping it on site.

We will deliver a landscape-led masterplan that sits comfortably within its surroundings, protects and enhances the natural environment, and provides a lasting legacy for people and nature alike.

Respecting local character

The design takes cues from the surrounding villages with tree-lined streets, soft, natural edges, and open views that reflect the local setting.

Creating new habitats

New or enhanced green spaces, including meadows, ponds, wetlands and woodland planting will be installed to support wildlife, helping to boost biodiversity across the site and beyond, in addition to a bespoke new SANG area to the west.

Designing with the landscape

New homes and streets are being carefully arranged around the landscape, creating green corridors that link existing habitats and provide safe, pleasant walking routes through the development.



Wanborough Wetland CGI sketch





New neighbourhoods

The emerging masterplan supports two distinct new neighbourhoods – the Northern, and Central & Southern areas.



Northern

The northern part of the masterplan will be a residential neighbourhood made up of mainly two- and three-storey houses.

Homes will be arranged at a lower density along the edges, helping to protect the existing tree lined boundaries and neighbours' privacy.

Streets will connect to Westwood Lane, providing a resilient new access route.

A pedestrian link will be established to the existing public right of way linking to Guildford Road.

Central & Southern

In the centre, new homes will sit close to existing shops and amenities off Glaziers Lane – including the existing Village Hall, shop and market.

The eastern side will feature mainly two-storey houses, while the western side will include some taller houses and small apartment buildings. A new Primary School is also proposed for this area.

Pedestrian and cycle routes through this area will follow existing ecological and well walked corridors, to protect and enhance local wildlife, with a limited vehicle access route through to the Southern neighbourhood and west to Westwood Lane. The Southern part of the site will form the main neighbourhood centre, where key routes meet, focusing around new and improved access to Wanborough Station.

This area will include community spaces, small shops, potential healthcare (subject to NHS agreement) and blue and green landscape features, creating an active local hub.

Homes here will be higher density, with more apartment buildings and fewer car parking spaces to encourage sustainable travel options.

How affordable housing helps a community...

Delivering high-quality affordable homes helps ensure that people with strong ties to the area, including key workers, young families, older residents and those on lower or moderate incomes, can continue to live locally. Providing a mix of affordable rent and shared ownership homes supports a balanced, inclusive community, in accordance with national planning policy, enabling local people to stay close to jobs, schools, family networks and essential services. Our affordable homes will be built to the same high standards as private housing, ensuring they blend into the street scene, promoting dignity and long-term community pride. The price and rent reduction against comparable private homes will be led by Guildford Council, and secured in the Section 106 legal agreement.





The emerging masterplan has been shaped by our landscape-led approach, informed by extensive existing character analysis to compliment Normandy and Flexford.

Community Benefits



Up to 950 much needed new homes, 50% of which will be sold on the open market and 50% will be affordable homes

 which means discounted rent or shared ownership (part buy, part rent).



2. All homes will be M4(2) adaptable, 'future proofed' for the elderly for lifetime living. A number of homes will also be fully wheelchair accessible.



3. A new Primary School to come forward when the County require it, so it does not compete with existing schools.



4. A new SEND School, to be design in consultation with SEND specialists and built by Taylor Wimpey.



5. A Community 'Field Centre' on the edge of the central open space, acting as a hub for the proposed, and wider schools and organisations, so they can visit and interact with the various habitats and wetlands through surveys, orienteering or play.



6. Over 50% of the site remains open space, enhanced for nature with a variety of habitats, and made available to the public together with footpath access to a further 18.1ha of SANG habitats to the west.



7. All ancient woodland, veteran trees, and the stream will be retained and protected with generous buffer zones. A Tree Preservation Order has also been proposed by Taylor Wimpey to ensure the future safeguarding of all other retained trees.



8. A new 3G Multi Use Games Area (MUGA), for use by the schools and the local community. Financial contributions will also be made to improve existing local sports facilities.



9. A play space strategy providing a network of new play places and upgrades to village facilities.



10. Prioritising health and wellness with a network of new footpaths – complete with signage – of over 3km, connecting into a bespoke SANG with a further 2.4km nature route alongside foraging, orchards and playspace.



11. A dedicated community building with flexible internal space for a variety of clubs and activities, and a new nursery with private outdoor space for children.



(+)

12. A medical centre able to provide dental, pharmacy, acute care and potentially GP where the NHS require it (subject to final NHS specification/ agreement).



13. A local centre with potential for retail, café, and mobility hub provision.



14. Improved walking routes to better bus stops on Guildford Road and support for the Surrey Connect demand responsive bus service to compliment existing bus service 20.



15. A drainage strategy resolved on-site, with no outfall into existing infrastructure, and which offers basins to help alleviate existing flooding on Glaziers Lane (subject to LLFA and Thames Water agreement).



16. Improved access on foot and bike to Wanborough Station and improvements to the Station facilities.

0800 689 5209



The Suitable Alternative Natural Greenspace (SANG)



An 18.1ha new SANG – Suitable Alternative Natural Greenspace – connected to the site via a number of well managed walkways to the west of the development area will form a key element of the proposals.

The SANG, complete with play and community food growing areas and orchard, as well as a small on-site car park for ease of access for all, will come forward as part of the proposals but under a separate Planning Application.

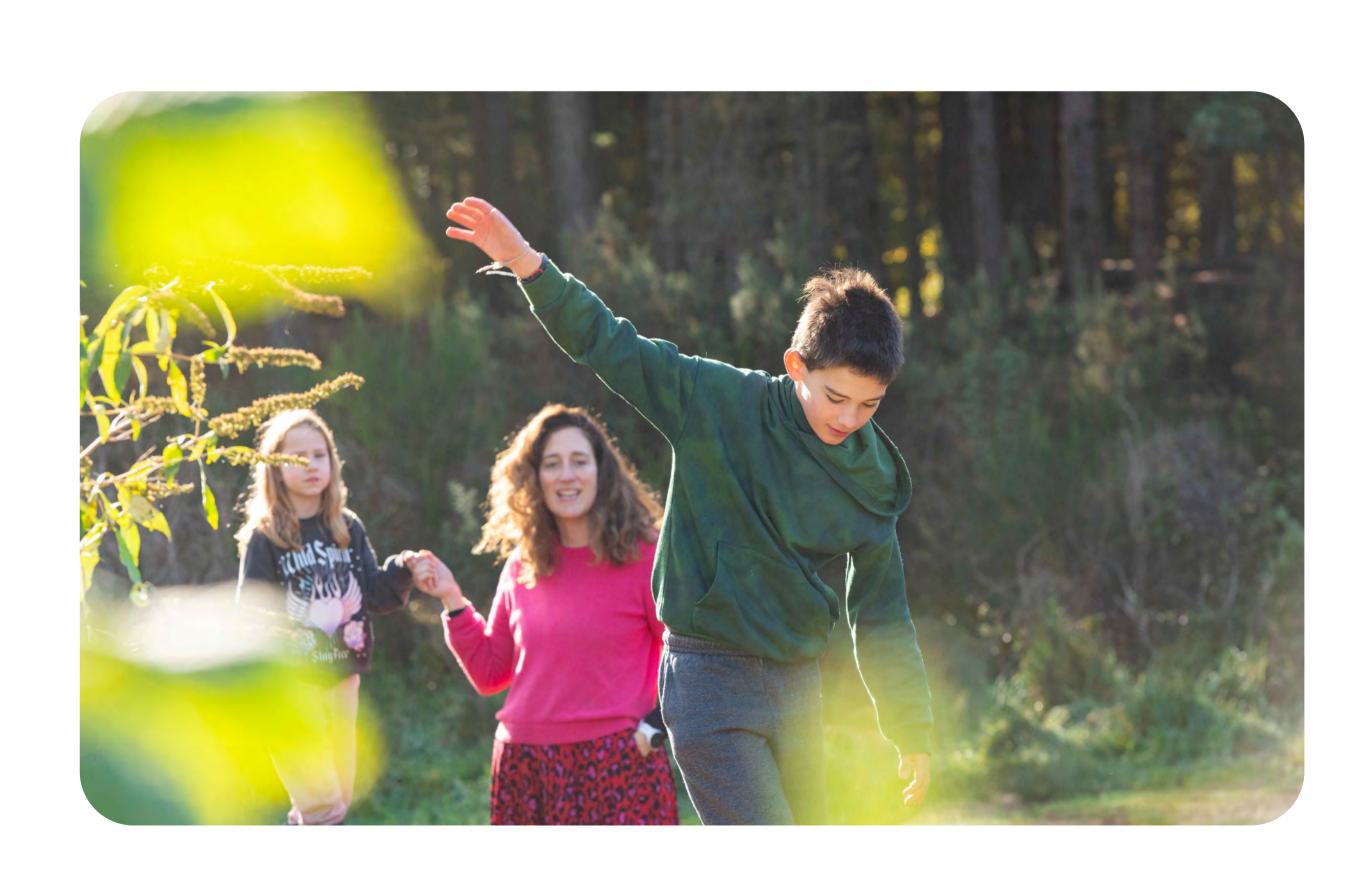
What is a SANG?

In simple terms, it's a large, accessible green space designed to give people a pleasant place to walk, relax and enjoy nature. When new homes are built, a SANG provides an inviting alternative for recreation, a nearby space for residents and visitors to explore, exercise and unwind.

How will Taylor Wimpey manage the SANG?

Taylor Wimpey is responsible for creating and funding the SANG to make it remains a high-quality place for people and nature to enjoy.

Typically working alongside ecologists and local authorities, Taylor Wimpey will deliver features like mowed walking routes, a community orchard, communal planting areas, and signage, before securing funding for their long-term maintenance, often managed by the local council or a dedicated trust is arranged. This ensures the space stays safe, attractive and well cared for, providing a lasting benefit for both residents and wildlife. Taylor Wimpey has an excellent track record of delivering high quality greenspaces, for example nearby at Bordon. A similar greenspace (larger than Stoke Park in Guildford) is proposed at Wisley.





Example of images of how the SANG might look.



Accessibility and Connectivity

Improving how people get around the local area is a key part of our vision and emerging masterplan.



There will be **five new vehicular access points** into the various new development areas and schools.

Westwood Lane

Each development parcel will be served by priority junctions, with a mini roundabout proposed on Westwood Lane to help manage vehicle speeds sufficiently to achieve a 30mph speed limit. Pedestrian crossing points will be introduced to improve access to the existing public footpaths.



Glaziers Lane

The proposed access has been carefully designed to minimise the impacts on existing trees and maintain the area's green character. It avoids the area at risk from flooding.

Safe walking and cycling routes

The masterplan will prioritise well managed links between homes, schools, Wanborough Station, and the new SANG area, as well as key community focal points such as the village shop and village hall at Manor Fruits Farm.

New mobility hub close to the station

A new mobility hub immediately outside the northern entrance to Wanborough Station will provide a central point for sustainable travel options.

With e-bike docking points, EV Charging points and safe cycle storage, it will make it simpler for residents to walk, cycle, or take the train – reducing car use, easing local traffic, and encouraging healthier, more active travel choices.

Parking

All 3–5 bedroom homes will have at least two off-street parking spaces, while 1–2 bedroom homes will have access to one off-street space.

Every home will also include an electric vehicle (EV) charging point, and there will be multiple off-street parking options for visitors.



Local water management

We know that localised flooding and drainage are important issues in and around Normandy and Flexford and we want to make sure we get this right.



Our approach to water management has two clear aims:

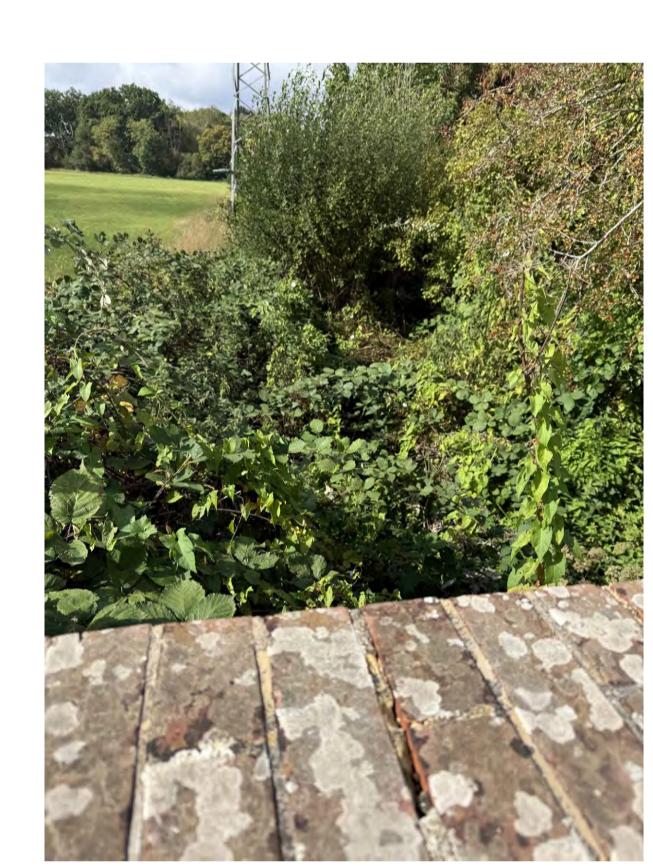
1. To make sure our proposals don't add to existing issues.

All surface water from the new development will be carefully managed and contained within the site through sustainable drainage systems such as swales, ponds and well-maintained ditches.

2. To help manage and reduce existing flooding on Glaziers Lane by providing a large adjacent wetland basin.

We're continuing to work closely with the Normandy Flood Forum to improve the existing situation as part of our development proposals.









Images of existing ditches and waterways to be found on the site





At the Land at Normandy and Flexford, public space will bring people closer to nature. New trees and sustainable drainage will provide shade and an attractive and climate change resilient environment.

The new homes will combine local character and materials and the fundamental principles of good urban design to create a sense of identity rooted in the Surrey surroundings.

The streets will put people, and place, first and will be designed to reduce speeds. As public spaces, they will support all residents to create socially connected, healthy, and sustainable lifestyles - along with a network of dedicated cycle routes and footpaths to ensure walking and cycling are a first choice for making every local trip.















Sustainability at the heart of the masterplan



The emerging masterplan for Normandy and Flexford is designed to create future-ready, energy-efficient homes and healthy, connected neighbourhoods, while protecting nature and supporting the community.

Our key principles are as follows:

4

No gas – 100% electric homes

A fossil fuel-free development, following Taylor Wimpey's successful approach at Wisley in Guildford.



Clean energy

All homes will run on electricity, with buyers offered the option to use REGO-certified suppliers for renewably sourced electricity until the National Grid is fully decarbonised.



Future-ready Design

Taylor Wimpey have built homes at Sudbury, Suffolk, to test various technologies to ensure we can deliver Operational Net Zero homes.



Reducing embodied carbon

Taylor Wimpey is working with suppliers to reduce carbon in materials and construction by 21% by 2030 – for example, using timber frame structures built in their Peterborough factory instead of traditional blockwork.



Net Zero operational carbon

Homes designed to achieve operational net zero – meaning day-to-day running produces no carbon emissions, though a combination of different, tested technologies, and sourced Clean Energy.



Smart Energy Technology

Solar panels, battery storage, heat pumps, underfloor heating, and innovative systems like ThermaSkirt help improve efficiency – sometimes even producing surplus electricity for the grid.



Upgrading local infrastructure

Taylor Wimpey will fund necessary upgrades to the local electricity network (such as new substations).



Consistent quality

Every home, whether private or affordable, is built to the same high environmental standard – with differences only in layout, size, and architectural style

We will create a connected, low-carbon, nature-rich neighbourhood that supports residents, enhances biodiversity, and builds a sustainable future for Normandy and Flexford.



www.normandyandflexford.co.uk





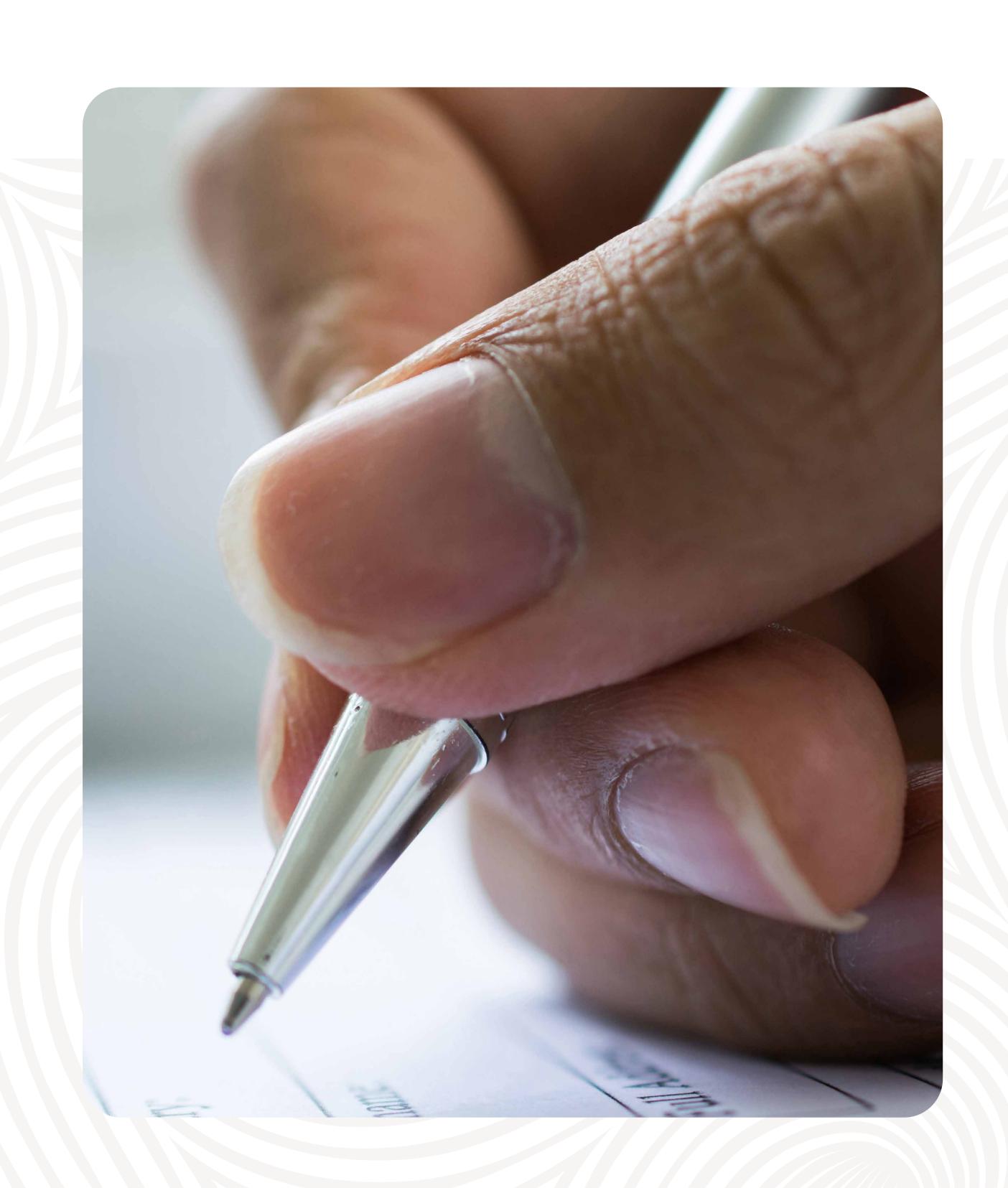


Thank you & next steps

Thank you for taking the time to attend our consultation event today and look through our latest proposals for Land at Normandy and Flexford.

We have provided feedback forms and would like to hear your views on the updated proposals.

Please do fill in a feedback form and drop it in the feedback box provided.



Please send your feedback to us by midnight on Tuesday 18th November 2025.

You can let us know what you think in a range of ways:

- Filling in a feedback form here today
- Taking a feedback form away with you and posting it free of charge to:

Freepost CONSULTATION REPLY

- Fill in a feedback form online at:
 - www.normandyandflexford.co.uk
- Email the team on:

info@normandyandflexford.co.uk

Call our community helpline on:

0800 689 5209

What is an Outline Planning Application?

An Outline Application focuses on the general principles (or parameters) of development, typically being the land uses and the numbers proposed, building heights, access points and key movement routes, and green spaces (including play areas), with the detailed design then coming forward via future 'Reserved Matters' applications.

It's often used for larger or more complex sites, where the applicant wants to confirm that the overall idea is supported before investing time and resources in detailed designs.

What comes next?

If outline permission is granted, the applicant must then submit Reserved Matters Applications (RMA) at a later stage.

This covers the specific details of the development – such as:

- Appearance, architectural design and internal building layouts
- Landscaping and open space planting and materials
- Internal road materials, dimensions and parking
- Precise building positions and materials

Only once those details are approved can construction begin. Taylor Wimpey anticipate Reserved Matters applications coming forward in from 2027, with new homes and facilities starting to be available from 2028.



