

Minutes - Meeting between West Horsley Parish Council (WHPC) and Taylor Wimpey (TW)

Date & Time – Tuesday 21 July, 6.30pm

Present:

From WHPC – Elaine Best (Chairman), Catherine Young, Fran King, Mel Beynon, Vanessa Buosi, Tony Rogers, Sam Pinder (Clerk)

From TW - Antonis Pazourou, Community and Green Infrastructure, working for TW at the former Wisley Airfield, and Camille Soor, Planning Manager for Taylor Wimpey Major Developments.

From Cratus Communications (Community consultancy appointed by TW to organise communications) – David Parry

Other - Clare Goodall, East Clandon Parish Council (ECPC), Martin O’Hara – West Horsley resident

Introduction:

The Chairman of WHPC noted that the Parish Council would be recording the meeting for the purposes of drafting minutes, and that the recording would be deleted once these had been agreed. The protocols for the meeting were noted.

AP and CS provided some background:

- TW acquired the site in March 2020. TW have used the lockdown period to appoint a design team who share their vision for the former airfield, to work with the community. TW are right at the beginning of the process and would like to work with the community to develop this. TW were keen to stress that they are working from a blank sheet of paper and that nothing has been decided yet.
- TW now has the design team on board and have just held their first round of community consultations in the last week. They are currently going through the feedback received from these sessions to start developing the plans. These initial ideas will then go to the Design Review Panel (DRP), to receive further feedback and this will be opened up again once more to the community.
- TW want to ensure that they engage with the Council and listen to all of the feedback and the results of the previous appeal.
- CS stated that key to TW is policy A35 and therefore it is very important that they liaise and work closely with the representatives of the other landowners, CBRE and Hallam and hopefully this approach came across in the consultation. It is very important to TW that they don’t impede any further development and that it all looks like one community.
- Once they have gone through the engagement process following LP policy D1, they will then go to DRP and then to consultation in Autumn 2020. There are no confirmed dates for next stages as it depends on feedback from the consultation and how the master plan develops. By the end of the year, TW will have gone through DRP and public consultation twice.

- DP from Cratus Communications added that the community consultation events are a very good way of getting community feedback, but that they have also been having a lot of individual conversations with other stakeholders e.g. Chamber of Commerce etc. They would like the session today with WHPC not to be a one off but to be a regular session and WHPC confirmed that they were sure that this would be the case.

Questions asked by WHPC – FK & TR

- 1. The application has gone through a significant number of objections and finally rejected by the Secretary of State. What key things are Taylor Wimpey proposing to do differently to address the many concerns raised by local residents?**

CS – The appeal gives TW a very strong understanding of the issues that they need to deal with, and TW are openly engaging with stakeholders. As well as these types of stakeholder meetings, TW are also holding meetings with other stakeholders such as Highways England and GBC to consider the issues such as transport and education to consider the detail of the concerns early in the process with the intention that when they come to submit a planning application, they have brought everyone with them.

AP – Noted that the appeal scheme is not something that TW would have submitted. They are at the start of the process and they do not feel that high density etc is the right type of vision for this site. They will take the lessons learnt from the appeal scheme, but plan on starting this journey with everyone, this includes areas such as transport, heritage, but even involves considering the shape of the development (e.g. linear site, 3 separate neighbourhoods as suggested by GBC).

TR noted that TW are contacting each PC separately, but are there plans to discuss with all of the PCs together? Issues such as oversubscription of Doctor's surgeries is something that is relevant to many Parish Councils. TR asked if TW are planning another Doctor's surgery.

CS – We are working with Horsley Medical Practice and are continuing to meet with them. TW are aware of the concerns regarding Doctor's surgeries and confirmed that there could well be a Doctor's surgery within the development. TW noted that there is also a concern in relation to pharmacies, and are therefore looking into this, but also considering lessons learnt from Covid-19.

DP – TW will be setting up a Community Liaison group and would like to have one or two representatives from each Parish Council if interested in participating, which is a way of getting involvement from multiple PCs at the same time. WHPC and East Clandon stated that they would like to be involved in this way.

- 2. The opportunities to keep residents informed and the community engagements are welcomed. How will Taylor Wimpey demonstrate that they have responded to residents?**

AP – Provided a specific example in response. As part of his role, AP reached out to direct neighbours around the airfield and ascertained that the previous owners had not listened to concerns about anti-social behaviour around the airfield. TW have now put in place a patrol car to address anti-social behaviour and have provided a point of contact. In relation to the comment about community and keeping people informed, TW have a website that is currently being updated, newsletters (stretched quite far out across local communities), invitations to stakeholder groups such as this and a direct contact to TW via DP. If there are any other suggestions in relation to how TW could engage with the community, please advise.

3. What impact will the new M25/A3 junction have on the proposed development? Will this work need to be completed first?

TW clarified that these are the Highways England works; they have just come to the end of their examination period and are intending to start in Q1 next year. TW will not have planning in place by then so these works will start well in advance of the TW works. It was agreed that Highways England works would be almost complete before TW could occupy the site. TW believe they can start works before Highways England is completed, but do not yet know what their timings.

What is the timeline and stages of the development going forward?

TW are working with GBC and their housing trajectory for houses being delivered in 2022/23.

VB stated that if you take one road out in the area for roadworks, it creates a gridlock. VB is concerned that there will be a backlog for many villages once you take one road out of the network that might not be evident at the site.

AP - TW responded that they will be working closely with SCC and Highways England. TW are hoping that most of their works will remain within the red line boundary that they are operating within however there may be some upgrades to infrastructure roads nearby or perhaps they might upgrade a cycle route nearby etc. At the moment TW do not know what they will be doing but would like to remain open and transparent about this with the community and provide as much warning as possible if this does need to happen.

CS – noted that traffic related issues are always rightfully very important to residents and suggested a separate session, perhaps once a month, with residents so that these types of issues can be addressed.

4. The development at Wisley is not included in Guildford's Sustainable Movement Corridor proposals. How will Taylor Wimpey respond to this by making this a truly sustainable site? For example, much was said in the community sessions about bikes, however people are not going to use bikes in the winter, and you cannot force people onto buses. Car parks at the local stations are full.



CS – This is something that is very high on our agenda and we have a specialist bus person and a specialist cyclist person that we have brought onto our team for this reason. We have carried out site visits including Effingham station. The idea with the cyclist is that this behaviour will change – how can we make it easy for someone to store a cycle, to use the bus instead of getting in the car and we understand that this takes time. We are required by planning policy A35 to consider this and this will form a big part of our proposals.

AP – Has the same concerns, for example how will we encourage people to get on a bike if it is raining. TW understand that bikes might be great in the summer but not necessarily when it is cold and wet, so they are now looking at what other modes of sustainable transport they can offer.

CG (ECPC) – East Clandon are concerned to ensure that the design of these homes reflects how people live. As a result of Covid-19, there have been huge changes in the way that people live, travel, work etc and at East Clandon we believe that some of this will remain and people will do things differently. We are also aware of the importance of green spaces.

CS – We are looking at home working spaces within homes but also looking at providing an employment space (e.g. if you are working from home there is a desk space with high speed internet, shared printing facilities) and we will have the SANG as part of our proposals so that will give everyone access to green spaces.

FK – stated that prior to Covid-19, there were no spaces at station car parks, and she believes that people will go back to commuting.

VB - You are probably aware that we have quite a bit of a flooding issue around this area. This is something that I think needs to be noted and to be aware of, as you cannot cycle through floods and neither can buses.

The Chairman thanked TW colleagues and David for joining us and stated that WHPC would appreciate being able to keep in regular contact and to be involved in customer liaison groups as had been suggested.

TW thanked WHPC for the opportunity to speak with them today and noted that David will put regular meetings in the diary.