FAIROAKS GARDEN VILLAGE
COMMUNITY PLANNING WEEKEND

REPORT BACK PRESENTATION

1 March 2017 • Chobham Village Hall
INTRODUCTION

PLANNING BACKGROUND

COMMUNITY PLANNING PROCESS

KEY THEMES

SITE ANALYSIS

VISION

NEXT STEPS
The Community Planning Process

• Understand community concerns
• Address these where possible in evolving plans
• Invite feedback on initial ideas
• Encourage local stewardship
• Raise awareness of opportunities for enterprise
Fairoaks Garden Village Ltd is in the early stages of planning an exemplar Garden Village of around 1,500 homes on land currently used as Fairoaks Airport and for business units.

If approved, the development would help Surrey Heath Borough Council meet its need for high-quality housing, new business space and community facilities.
THE SITE

OVERALL SITE AREA
128.8 Ha
RELEVANT EXPERIENCE

Guildford Barracks

Edenbrook, Fleet

Rowden Park, Chippenham

Water Colour, Redhill

Edenbrook, Fleet

Welborne, Central Park
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NEXT STEPS
SURREY HEATH
382 homes/year
(2014 – 2032 period)
= 6,876 homes total

RUNNYMEDE
9,320 – 10,700 homes
(2013 – 2033 period)

WOKING
10,340 homes
(2013 – 2033 period)

GUILDFORD

ELMBRIDGE

SPELTHORNE
The population of South East England is projected to rise at a significantly faster rate than the rest of England in the ten years from 2014. London increasing by 13.7% and the South East region, including Surrey, projected to rise by over 8.1% (Source Office for National Statistics, 25 May 2016).

- Local Planning Authorities (LPAs) are required to update housing need and maintain a 5-year housing supply
- SHBC’s latest need is 382 houses a year 2014 - 2032 (6,876 homes)
- SHBC has a backlog of under-delivery and shortfall over next 5 years (against lower 340 houses a year need)
Employment Need


- Strong economic market across all employment sectors
- Predicts job growth of additional 21,600 jobs (B-class)
- Equates to floor space requirement of 195,000sq m

Duty to Cooperate

- Requirement for LPAs to cooperate on the delivery of development to meet need
- First seek to meet need within boundary, then seek assistance from others where not possible
- SHBC may need to cooperate with RBC, WBC, Rushmoor, Bracknell Forest, RBWM
- SHBC may be asked to assist with meeting needs of others
LOCAL PROPOSALS – CONSENTED

1. **Longcross Garden Village**
   - 240 new homes
   - Employment
   - Granted August 2014

2. **Sheerwater**
   - 922 new homes
   - Mixed uses
   - Granted July 2016

3. **Little Heath Nursery**
   - 35 affordable homes
   - SANG
   - Granted July 2016

4. **Beldam Bridge Road**
   - 85 new homes
   - Granted Feb 2017
LOCAL PROPOSALS – POTENTIAL

1. Longcross Garden Village
   Up to 1,300 additional new homes
   SANG

2. Foxhills Road
   (Christmas Tree Site)
   Unknown number

3. Ottershaw East
   Approx. 500 homes

4. Brox Lane
   12 homes

5. Woodham New Town
   Approx. 1,200 homes
Fairoaks businesses

- 65 businesses at Fairoaks
- 42 non-aviation related
- 6 are aviation related but don't require use of runway
- 7 require use of runway
Fairoaks Garden Village Expression of Interest (EoI)

• Prepared by Surrey Heath Borough Council (SHBC) and supported by the owners of the site

• Submitted to Government by SHBC in July 2016 - EoI sought Government advice, support and funding to explore potential for Garden Village at Fairoaks

• Fairoaks not selected by Government in January 2017 in first tranche of 14 potential new Garden Villages - this does not preclude proposals for a Garden Village coming forward at the site, which remains the intention of the owners.

Proposals for a Garden Village at Fairoaks will need to follow the normal planning process through the submission of a planning application, justifying development within the Green Belt, as would be the case had the site been selected by the Government earlier this year.
WHAT IS A GARDEN VILLAGE?

There is no “single model” of design for a Garden Village, but it should be a distinct new place, with its own community facilities and built to a high quality. It should be attractive, well designed, and respond to local housing needs – especially for first-time buyers.

The defining characteristics of a Garden Village

1. The right location
2. Fit the landscape
3. Create a unique identity
4. A village way of life
5. Invest in enterprise
WHAT IS SUITABLE ALTERNATIVE NATURAL GREEN SPACE (SANG)?

- Expansive area of natural or semi-natural publicly accessible space
- Designed to offer an alternative recreational space to Special Protection Areas (SPA), e.g. Horsell and Chobham Commons

View into the Heather Farm SANG gateway from the adjacent wetland
We will be making a Planning Application seeking permission for the principle and parameters of development, e.g.
- number of homes
- amount of employment floor space
- general layout
- community infrastructure provision

The application will be accompanied by an Environmental Impact Assessment (EIA) fully assessing the environmental, social and economic sensitivities of the site and potential impact of the proposals.
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NEXT STEPS
Around 10,000 flyers were distributed to the surrounding area
You are invited to the Fairoaks Garden Village Community Planning Weekend to help create the Vision for a sustainable new Garden Village on land situated south of the A319 between Chobham and Ottershaw.

JOIN US ON 24, 25 FEBRUARY & 1 MARCH 2017

VENUE
Chobham Village Hall,
Station Road, Chobham GU24 8AQ

COMMUNITY PLANNING WEEKEND
Friday 24 February
1.45pm - 5.00pm
and
Saturday 25 February
9.45am - 4.00pm

REPORT BACK PRESENTATION
Wednesday 1 March
7.00pm - 8.30pm (doors open 6.45pm)

The Fairoaks Garden Village Community Planning Weekend is being organised by JTP architects and masterplanners on behalf of the owners, Fairoaks Garden Village Ltd. If you would like more information, please visit fairoaksdevelopment.co.uk or call 0330 7109 7960.

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BACKGROUND
Fairoaks Garden Village Ltd is in the early stages of planning an exemplar Garden Village development on land currently used as Fairoaks Airport, together with businesses. The development will help Surrey Heath Borough Council meet its need for higher-quality housing, new business space and community facilities.

The development proposals, which would see airport operations cease, could include around 1,500 new homes, commercial buildings, a new primary school, health care facilities and a nursery. In addition, proposals will include a significant area of recreational green space known as Suitable Alternative Natural Greenspace (SANG). Those businesses currently on site and not reliant on runway operations will be encouraged to remain and occupy the proposed new business premises, helping to create a thriving, mixed-use community which could lead to additional jobs on the site in the future.

COMMUNITY PARTICIPATION
The owners are committed to working closely with the local community to bring forward the best possible proposals for the site. Architects and Masterplanners (JTP) have been appointed to facilitate the Community Planning Weekend and create a Vision for Fairoaks Garden Village.

WHAT WILL HAPPEN AT THE COMMUNITY PLANNING WEEKEND?
The Community Planning Weekend will be an opportunity to share local knowledge and help shape the plans by joining the design team in workshops, walkabouts and hands-on planning groups. There will also be an exhibition explaining the background of the proposal.

Participation is on a drop-in basis – there is no need to pre-register and you can stay for a short while, a few hours or for the whole day as you choose. Team members will be on hand to answer questions.

FAIROAKS TOURS
During the Community Planning Weekend there will be tours to the SANG sites. Minibuses will leave Chobham Village Hall at the following times for a thirty-minute tour:

Friday 10.30am and 1.40pm
Saturday 10.30am and 1.40pm

REPORT BACK PRESENTATION
After the public workshop days, the JTP led team will analyse and summarise the outcomes and draw up a Vision for Fairoaks Garden Village. This will be presented back to the local community at Chobham Village Hall starting at 7pm, Wednesday 1 March.

Following the creation of the Vision, the design team will develop the proposals in consultation with the community, including further public events, and prepare a planning application, possibly later this year.

PROGRAMME
Friday 24 February, Chobham Village Hall
1.45pm Background exhibition opens
2.00 Workshop Introduction
Welcome - Charles Campion, JTP
“Garden Village Principles”
Prof Robert Trigwell, Design
2.30 Dialogue Workshop 1 - Fairoaks Today
What are the issues in the local area today?
What is the site’s relationship with Chobham, Ottershaw and the surrounding area?
What are the challenges and opportunities for developing the site?
Young People’s Workshop
A chance for young people to talk about the site and draw ideas for the new Garden Village.
3.30 Refreshment break
3.45 Hands-on Planning Groups
Work in small, facilitated groups to consider key issues for the site and start to plan ideas for the future.
4.30 Refreshment break
5.00 Close

Saturday 25 February, Chobham Village Hall
10.45am Background exhibition opens
11.30 Workshop Introduction
Welcome - Charles Campion, JTP
11.45 Dialogue Workshop 2 - Fairoaks Tomorrow
- Integrating the Garden Village Principles
- Building an integrated and enterprising community with positive connections with the surrounding area
- Planning, managing and maintaining the Garden Village
Young People’s Workshop
12.15pm Lunchtime presentations
- “Landscaping in Garden Villages”
- “Landscape Design in Garden Villages”
Prof Robert Trigwell, LDA Design
12.45 Hands-on Planning Groups
2.00 Refreshment break
3.00 Reports Back from Hands-on Planning Groups
3.45 Next Steps
4.00 Close
A webpage was created to provide information about the proposal and the Community Planning process -
[fairoaksgardenvillage.co.uk](http://fairoaksgardenvillage.co.uk)
A key element of the Community Planning process is talking with local people. We had pre-event meetings with:

- Surrey Heath Councillors
- Fairoaks Airport Consultative Committee
- Chobham Parish Council
- Businesses at Fairoaks Airport
- Ottershaw Society
- Chobham Society
- ‘Drop in Group’ for the elderly at St Lawrence Church Hall
- Horsell Common Preservation Society
- Wishmore Cross Academy – Maria Taylor (co-Principal and members of School Council)
- Informal conversations with local people
A ‘talking workshop’ with five students from Wishmore Cross Academy.

IDEAS

Garden Village design
- Park – benches, play areas, ponds
- Paths for dog-walking
- Camping area
- Activity gym equipment (in parkland)
- Fishing lake

Cultural / creative activities
- Museum dedicated to History of Fairoaks airport
- A place for making / playing music
- Community space / activity centre
- Pottery Club

Sport & recreation
- Archery
- Skate Park
- Trampoline
- 3G football pitch
- Paintball
- Go-cart track
- Remote-controlled cars
- “Go Ape” in the trees
- Dirt track (bikes)
- Safari Park
VENUE SET UP & TEAM BRIEFING

FAIRWAYS GARDEN VILLAGE
COMMUNITY PLANNING WEEKEND

Friday 17 February: 10am - 5:45pm & Saturday 18 February: 10:45am - 4:45pm
Report Back Wednesday 1 March 2017, 10:45am - 4:45pm

All events open & 4:45pm

Everyone invited
FRIDAY – POST-IT WORKSHOP
“A lot of local people are strongly opposed to the development at Fairoaks.“

“We’re not dyed in the wool opponents but roads do have an impact on our community.”

“If it’s done sensibly I think it could be done for everyone.”

“I think it could be a good thing. We must listen to the future of this area – the youngsters.”
“Young people have been priced out of Chobham.”

“We currently live in Woking... we want to buy a house and thought this could be the place for it.”

“Traffic is everyone’s number one concern, it’s bad enough now and cars go far too fast!”

“There are plenty of surgery spaces but doctors can’t afford to live here.”

“Lots of new housing is built but the infrastructure is never put in first.”
“It was a wartime airfield and people will miss it because of the history.”

“I have a unit at Fairoaks and I like having a view of the planes. What’s this going to mean for me?”

“Building a community to service the businesses is a great idea.”

“How will residents get to the main shops and facilities in the town centre?”
Transport

- Roads congestion, especially Chertsey Road (A319), Guildford Road (A320) and Philpot Lane – will only get worse!
- Poor public transport
- Proximity to M3 and M25 motorways – traffic through Chobham and Ottershaw
- Impact on horse riders and cyclists of busy roads
- Air quality

Coordination with proposed developments strategy

- Several other development proposals in the area – how will Fairoaks integrate with them?
- Runnymede, Woking and Surrey Heath Councils should coordinate their house building and infrastructure
- Proximity of Fairoaks to Chobham, Ottershaw and proposed Woodham New Town
Housing

• Where has the need for 1,500 homes come from?
• How will longevity of Garden Village be guaranteed?
• Who will be able to afford the new homes?
• Young people priced out of the local area
• Concern over Buy-to-Let

Fairoaks Airport

• One of only a few airfields where young pilots can begin their training
• Will airspace be taken by Heathrow and future expansion?
• Investigate ways to continue the airport’s use
• Aircraft - environmental impact
Community infrastructure
• St Peter’s Hospital at capacity and provision of GP services
• School capacity - especially senior school
• Where will new facilities be situated?
• Will the Garden Village have shops?
• Will there be high-speed internet on site?
• Will new facilities in Fairoaks compete with or complement existing facilities?
Environmental impact
- Loss of green belt
- Wildlife habitat
- Open spaces and current views
- Urban sprawl?
- Loss of a village identity
- Too close to SPA?

Flooding and drainage
- Fairoaks sits in a floodplain – the local area has experienced recent flooding including in Chobham and Philpot Lane
- Difficulty of getting house insurance due to flood risk
- No main drainage
Actions

• Publicly funded road improvements
• Build a range of dwelling types (flats, houses, affordable, custom and self build, etc.) for a range of people (social, single, families, elderly plus warden)
• Development to subsidise additional bus routes and more frequent timetable in perpetuity
• Liaison with Surrey County Council over school provision
• Investigate opportunities to provide additional NHS facilities
• Opportunity to improve biodiversity of local area
• Design to mitigate flood risk
• Initiate dialogue between local borough councils
FRIDAY – YOUNG PEOPLE’S WORKSHOP
A workshop with nine geography students from Woking High School.

**ISSUES**

- Too many people, cars, busy roads, crowded areas
- More cars will create more pollution and traffic congestion
- No cycle paths
- Narrow pavements (or none)
- Shortage of parking
- No buses / limited public transport
- Lack of services nearby, eg health care, entertainment
- Dirty buildings - lack of maintenance
- Too much concrete, too little green
- Darkness, lack of light
ASPIRATIONS FOR THE GARDEN VILLAGE

• A close community with facilities within walking distance
• Recreation areas & facilities, swimming pool, school, library
• Green, light & open spaces with water (lake / river)
• Parks with grass, plants, trees, animal friendly
• Easy access to facilities eg GP, recreation, school, library, shops
• More homes for local community
• More opportunities to get a house
• Easy transport and access
• Eco-friendly design, e.g. solar panels
FRIDAY – YOUNG PEOPLE’S WORKSHOP

Garden Village:
1. Bus station
2. Massive pavements for everyone to walk on
3. High street along runway alignment with medium to high density housing along
4. Open space left as grass
5. Community centre / GP / wildlife reserve / nursery / pre-school at entrance
6. Art gallery/library and cinema at end of high street
7. Leisure centre with underground parking
8. All houses have a driveway

SANG:
A. Lake with bridge and water centre (e.g. kayaking/sailing)
B. Tall trees; pines, birches
C. Bio-fuel from dead trees and waste
D. Picnic areas and playground
FRIDAY – YOUNG PEOPLE’S WORKSHOP

Village
1. Former runway as pedestrian-only high street with village square
2. Retail, small supermarket, community centre / village hall and trees along high street
3. Primary school
4. Medical centre adjacent to school and high street
5. Existing/new businesses in similar location next to busy A319
6. Houses grouped around central green areas, e.g. playground / communal gardens / pond / basketball / tennis etc
7. Bus stops in key areas
8. Recycling centre

SANG
A. Perimeter cycle track, connecting with Surrey Cycle Route
B. Multiple pedestrian paths
C. Picnic / play areas
D. Café / shop
E. Pond for fishing
F. Sports area
1. Increased traffic pressure from nearby developments.

2. Big increase in traffic caused by McLaren.

3. Tailbacks at Chobham and Ottershaw.

4. Rush hour shuttle bus from Chobham to station; fewer cars and no need to park car.

5. “Youngsters priced out of Chobham”

6. Variety of affordable options; flatpack, self-build, self-finish etc.

7. Businesses already on site and want to stay.
HANDS-ON PLANNING – ENTERPRISING COMMUNITY

Include:
1. An assisted living property – enterprise opportunities and benefit to community
2. Nursery units for businesses & local people
3. Keep the existing industrial units
4. Incubation space
5. Hot desking facility (like WWF facility in Woking)
6. High speed broadband to entire site
7. Small business units (about the size of a garage) flexible for different uses
8. Live/work space
‘A Day in the Life of a Kid’ – giving children safe routes and the freedom to roam

Provide safe and affordable transport for all ages

Use shared/connected garden space to bring nature right next to homes

Use SuDS to bring water into the development

Raise awareness of water management in the community

Understand pedestrian and wildlife connections between Fairoaks and other landscapes

Provide meadows, green verges and wild flowers for bees

Desire lines through green spaces rather than pathways – countryside feel

Make sure priority is given to wildlife not just people
Needs:
1. Bus links to secondary school
2. GPs – from 6-8 to only 2 left now (West End & Chobham Surgery)
3. Primary school with nursery; shared community uses
5. Open space; lake – dual purpose amenity/flooding
6. Housing for key workers
7. Elderly housing
8. School links to community centre – care in the community
1. Retain its original heritage – Dolley’s House Farm Building
2. Retain its aviation heritage (the pill box and significant blister hanger buildings)
3. Important to not forget the past: Tom Hayhow Point to Point Speed Records
4. Retain the nostalgia: A local destination where the young & old watch flights; former military associations – maintain this offering where people can meet and greet and retain its past with a museum / café at the heart of the site
5. Potential to create an informational heritage trail through the built and natural landscape
6. Bring back what has been lost – Former bicycle sheds along Chertsey Road
HANDS-ON PLANNING – PEDESTRIAN PROBLEMS

1. Congestion areas
2. Lack of footpaths
3. Suggested new vehicular connections between the site and Guildford Road / A320
4. Closest bus route to site (hourly service) is from Ottershaw, and goes to Chertsey or Addlestone
5. Potential new pedestrian / cycle connection to Woking Station via western edge of Horsell Common
6. Potential new pedestrian connection to Guildford Road via McLaren Park
SATURDAY – INTRODUCTION
SATURDAY – SITE TOUR & HANDS-ON PLANNING
1. Employment and social facilities to make a real PLACE.

2. Longcross underway, other proposed developments not definite.

3. Philpot Lane improved for pedestrians and cycles, not made larger for cars.

4. 15 minutes by bike (including electric ones) from Village to Woking station, rain or shine, and no need to park your car.

5. Bus service for Village; could benefit others as well.

6. N.B. Firework factory exclusion zone, affects SANG.
SATURDAY – WORKSHOP – “FAIRSOAKS TOMORROW”
“I want truly affordable homes for key workers.”

“A primary school can help create community - facilities can be shared and tied in with health.”

“We need links to recreation – pitches, a hall, a playground – within the heart of the community.”

“We need a package of measures to alleviate the transport problem.”

“We need a hot-desking facility with high speed broadband.”
ISSUES

Over-development in local area
- 1500 houses under construction at Longcross – no need for additional houses
- Why do you think there is a need for housing in the local area?
- Only 55 houses needed in Chobham for next 5 years?

Location
- Great idea / concept – wrong place!
- Should be built near good transport infrastructure
- Do people want to live near a light industrial site?
- Young people want to be near the station
- Elderly housing needs to be a maximum of 0.2 miles from a shop, doctors
Living and working

- How can it be self-sustaining?
- Why live here and work at home?
- Expensive area
- Proximity to London will make FGV a draw for would-be commuters
- These people will commute via Woking station or head for M3 and M25

Need for affordable housing

- Need for affordable housing for our children and grandchildren
- Make the homes truly affordable - tied into key workers’ wages
- Look at average salary of people who work on the site
- No buy to let owners
- Fewer very large homes – no mansions
- The homes being proposed must be affordable to locals / young people
- Affordable housing for elderly needed
Traffic
• Road structure needs improvement already
• Philpott Lane too narrow for existing traffic and floods 10-20 days a year
• Chobham is gridlocked a lot of the time
• Chertsey/Chobham Road (A319) is a rat run between the M3 & M25
• Accidents on motorway mean traffic is diverted through Chobham and Philpott Lane
• Single site access at FGV means all traffic will go via Otterhaw, Philpott Lane or Chobham

Infrastructure: Impact on local services
• Not enough doctors, hospitals or schools for existing residents
• Woking Fire Department reducing capacity
Cumulative Impact

• Will the process include and consider all the other developments in the area?
• Who coordinates the assessment of proposals spread between Woking, Surrey Heath and Runnymede?
• Environmental Impact Assessments will not be limited by Local Authority boundaries

Local facilities

• Will there be a Pub?
• Church?
• Mini-market?

Existing businesses

• Garden Village will destroy an existing economy in the hope of manufacturing a new one
**Impact on aviation**

- What happens to the aerodrome – where can I fly in the future?
- Heathrow and Farnborough re-directed traffic threat
- If Fairoaks ceases, does that mean aircraft from Heathrow’s new runway can over fly Chobham?

**Character and identity**

- Will change the identity of the area
- Will become urban sprawl - especially with other developments planned

**Environmental issues**

- Risk to Horsell Common Special Protection Area (SPA)
ACTIONS

Infrastructure Coordination
• Ongoing technical assessment to model impact of new development and permitted developments
• Ongoing process of liaison meetings between the 3 Local Authorities
• Liaise with NHS on provision of GP surgery and expanding hospital provision
• Liaise with bus service providers to investigate new routes
**Infrastructure**

Sustainable Masterplanning

- Plan facilities at Fairoaks to minimise need to travel by car - particularly at rush hour
- Provide a new primary school within easy walking distance of homes with safe walking and cycling routes
- Encourage living and working at Fairoaks
- Provide opportunities for a variety of jobs – a home worker’s hub, smaller and larger business space, positive support for small enterprise
- Investigate improvements to local cycle routes – including route to Woking Station
- Provide a convenience shop and community meeting space
- Design housing for older people to include a café, hairdresser and other facilities open to other residents
SATURDAY – ACTIONS

**Affordability**
- Investigate Community Land Trust (CLT) model for provision of a proportion of homes for rent and shared ownership at rates based on local wages
- A range of house sizes and types
- CLT could also provide and manage affordable business space and housing for the elderly
- Investigate provision of key worker housing via a Housing Association

**Environment**
- Provide Suitable Alternative Natural Greenspace (SANG) provided to take pressure off Horsell Common
- Extend heath type species through the SANG
- Provide more varied grassland habit – long and short
- Enhance habitat for a number of protected species through active management
- Maintain wildlife area in perpetuity
SUNDAY – ACTIONS

Character and Identity
- Avoid urban sprawl by creating a compact village - well screened by mature woodland
- Preserve green character of Chertsey Road by creating village green entrance with buildings well set back from road
- Base landscaping on local precedents – heathland woodland mosaic, parkland and wetland
- Use indigenous tree and plant species from local area
- Consider preparing a Design Code to specify materials and building features that give Fairoaks a distinct identity

Existing businesses
- Work closely with existing non-airfield related businesses to encourage them to stay and grow their businesses at Fairoaks
- Provide new business space to meet local needs
SATURDAY – WORKSHOP – “PRINCIPLES & ENTERPRISES”
1. Known flooding areas
2. Previous traffic accident locations
3. St Peters Hospital – currently oversubscribed
4. Concern regarding speed of response from Ambulance depot due to traffic
5. Bottleneck on Chertsey Road prior to Ottershaw roundabout
6. Housing proposals in wider area
7. Proximity to airports, existing traffic and the natural basin already lead to poor air quality
ISSUES

- Concern about actual housing need
- Concern about the level of traffic
- With the water table two feet below ground level, drains regularly block up – especially in Philpot Lane
- Maintenance of drains; Philpot Lane residents not on mains
- Each end of Philpot Lane is an accident black spot and the road itself gets grossly over used
- The bridge is repeatedly flooded
- Poor air quality in the basin from airports and excessive traffic
- Questionable speed of response to the area for emergency vehicles due to potential increase of traffic
- Concern over how to ensure design does not lead to anti-social behaviour
Issues
An aviation-related business owner from Fairoaks joined the discussion. He wants to stay at Fairoaks as the location is ideal and currently employs around ten people with only five based regularly on site. He is not reliant on the runway.

His issues / concerns:
• Access (some deliveries arrive on an articulated truck)
• Location within development
• Would like to enlarge factory space
• During rush hour, traffic comes to a stand still
• Accessibility to the village; currently enjoys the proximity
“We are working with the defining qualities of the area to deliver a new landscape for the Garden Village and outstanding new recreational resource.”
COMMUNITY PLANNING WEEKEND
Friday 24 February, 1.45pm - 5.00pm & Saturday 25 February 2017, 10.45am – 4.00pm
Report Back: Wednesday 1 March 2017, 7.00pm - 8.30pm (doors open 6.45pm)
Venue: Chobham Village Hall
Everyone is welcome!

HANDS-ON PLANNING
HANDS-ON PLANNING – THE RIDING COMMUNITY

1. Main areas for horse riding: Chobham, Horsell & Wisley Commons
3. Horse crossing – very dangerous
4. Location of stables / grazing
5. Loss of stabling at Duckett’s Farm
6. Major riding school (Halebourne)
7. Riding for disabled people
8. Hubs for riding community: Four Horseshoes Pub; Chobham Rider (for tack etc)
9. Loss of public access when Queenwood was developed (very exclusive private golf club)
10. Queenwood’s guests use Fairoaks airport
A village high street with businesses, shops, a museum and meeting spaces

Leats and bridges along high street

Existing and new businesses

WWII airport structures retained and reused

Homes for older people

Wetland landscape

Natural drainage features in green fingers

Eco housing and self build

Links to SANG

Allotments
1. No footpath along Philpot Lane - dangerous for cyclists, pedestrians and horses.
2. Accidents on M25/M3 backs up traffic along the whole of Chertsey/Chobham Road.
3. Traffic issue at Chobham High Street
4. Blind spot on the bend near the nursery
5. Fatality near South Lodge
6. New development at West End (198 homes)
7. New development at Ottershaw (385-510 homes)
8. Sheerwater (500 homes demolished and rebuilt, plus 400 more homes)
9. Woodham New Town (1,200+ homes)
COMMUNITY PLAN
Friday 24 February, 1.45pm - 5.00pm & Saturday 25 February 2017, 10.45am - 4.00pm
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HANDS-ON PLANNING – LANDSCAPE x3
Creating a 3 different areas of landscape:
1. Quiet zones
2. Areas of more intense activity
3. Using SUDS as a positive placemaking tool

4. Plans need to carefully plan for flooding to not make the situation worse

5. Respecting the parkland character of the SANG and appropriate management (e.g. grazing)

6. Plans to manage light-spill from the Garden Village
ENTERPRISE + FACILITIES

- 10 day wait to concern re security
- No NHS dentistry
- Most people ...
- Limited pupils
ENTERPRISE + FACILITIES

- 10 day wait to see GP
- Concern re security
- No NHS dentist
- Most people will just commute to London
- Limited places in Secondary Schools
- Post Office closed in Chobham
- Don’t threaten existing businesses in Chobham eg 7 restaurants

⇒ NEXT STEP: A Tower Team
10 day wait to see GP

Security concerns with many new incomers arriving

Most people will commute into central London

Limited spaces in secondary schools

The post office closed and is now just a desk within the Spar shop

Safeguarding current businesses in Chobham
SATURDAY – LETTER FROM JIM W. DAKIN

Fair Oaks (Garden) Village, M/Site
My observations having lived in this area 32 yrs.

1. If flying operations ceased (financial viabilities)
   What are the alternatives?

1a. Heliport proposed by new Swiss-based owners.
   Training pilots continuous noise pollution, danger.
   Air taxi service to Heathrow, Gatwick, etc.
   Servicing helicopters, more air traffic from other heliports.

1b. Housing/Busines Park very little demand from Chobham residents for affordable homes (less than 10)
   Jobs necessary. Business Park yes, but restricted house provision. Rented homes required & plots.

1c. Sixth Form College None within 5 miles of Chobham
   or Ottershaw! Encompassing sports facilities,
   or technical college.

1d. Sports Centre Nearest being Woking (transport!!!)
   To include provision for field & track events,
   Maybe go-carts for youngsters to work off road rage
   and develop driving skills.

1e. McFarrens New Technology Centre
   Site adjacent to McFarrens. Present plans in conflict.

One must also give very serious consideration
To the effect Longcross Village will have
On Chobham and the surrounding areas

A further meeting in Ottershaw? J.W. Dakin.
15-11-17
**Principle of Development**

Many people who participated at the Community Planning Weekend were vocal in their objection to the creation of a Garden Village at Fairoaks, questioning the need for such a significant number of new homes in the area and concerned at the loss of the airport. Others said they liked the Garden Village concept but were very concerned that there is already pressure on existing infrastructure, especially the road network, and that the cumulative effect of a number of development consents and proposals in the locality will make matters worse. A further group of participants however welcomed the proposal that would provide the range of homes needed by themselves and their families.

"We've already got a garden village - it's called Chobham!"

"I don't think everyone is against the (garden village) idea - it's the infrastructure!"

"I don't agree with the protesters - I'm thinking 'where will my children live?'"
Housing

Some in the community question the need for significant new housing in the area, whilst others feel that, “people who don’t need it, don’t want it”. For young adults in Surrey the housing crisis is very real and Fairoaks Garden Village provides an opportunity for some truly affordable housing to meet local needs – to rent or to buy. A discussion on the benefits of setting up a Community Land Trust explored how to deliver accommodation affordable to people on local wages in the Garden Village. Weekend participants also suggested the potential for assisted living accommodation for over 55s to be located at the heart of the community with a variety of facilities open to the wider community such as café, clubroom spaces, exercise areas, a library and gardens, which would be appreciated by both old and young.

"A lot of people here agree that housing is needed but why do we have to have a whole village?"

"People who have got somewhere to live are against it, but I think it's great!"
Quality of Life

Chobham and Ottershaw are attractive villages with well-established communities who are passionate about their places and protective of their quality of life and their village’s economic wellbeing. There must be no coalescence between the Garden Village and existing communities. Villagers have been beset by traffic congestion for many years and this includes through traffic from the M25 to M3. The imposition of car parking charges in Chobham and the change in post office provision have already caused concern to villagers. There is an acceptance that there is some housing need, but many worry about the influx of people from elsewhere which they fear may change the character of the area. Many local people value the airfield and businesses there and there is some concern that its closure could release airspace for use by Heathrow.

"I've lived in the village for fifty years, I'm fond and proud of it – I don't want to see it damaged."
Traffic and Transport

With people in the area being largely car-dependent, traffic is both a current and future concern. Key junctions are already congested at peak times and fast traffic along rural roads creates an intimidating environment for pedestrians, cyclists and horse riders. Philpot Lane is particularly vulnerable, as it is a narrow lane used by horses accessing Chobham Common. A Garden Village development at Fairoaks would have the potential to improve pedestrian and cycle connections, not only within the site, but linking with existing routes to Woking town centre and the railway station. An improved bus service is also required. Even though sustainable transport options can be considered and introduced as part of the Garden Village, many future residents will still drive. To that end local residents would like to see highways issues urgently assessed in a coordinated manner by the Councils, with consideration of known other new housing developments within the wider area.

"Cars are a menace, but they are here to stay!"
**Community Infrastructure**

Participants pointed to the need for investment in community services and amenities, with education and health provision being high priorities for both the existing community and new arrivals. A new primary school is planned for the Garden Village and a financial contribution may be required towards delivering additional Secondary School provision in the area to meet the needs arising from the Garden Village. Existing and future residents should be brought together by the sharing of new facilities at the Garden Village, which could include after-hours use of the new school by the wider community. However, the facilities of the Garden Village should complement not compete with those in the local villages.

"I think a Garden Village is a good idea – if it’s done right with the right mix of things."
An Enterprising Community

Fairoaks Garden Village should promote a culture of enterprise for businesses and residents. Existing businesses that do not require runway access will give the creation of the Garden Village community a head start. The phased redevelopment of the business space will need to be managed carefully to ensure smooth transition for business occupiers and there is potential for ‘meanwhile’ uses in existing buildings on the site. The installation of high-speed broadband throughout the site is essential. There was a suggestion for incubator business space for fledging companies and shared facilities such as meeting room spaces, video conference, copying and limited self-catering / kitchen areas. It was also suggested that food production, gardening, arts and craft studios could also be initiated, to respond positively to the area’s rural context. Live/work accommodation could be included within the Village’s housing provision with commercial space provided within residential neighbourhoods according to agreed parameters.

"We could have small business units for people like outdoor caterers, or maybe live/work accommodation for people to live above the shop."
Building the Garden Village

A high quality of design and construction is a key aspiration, and a design variety could reflect the way local villages have evolved over time. Issues of noise, construction traffic and phasing will need to be carefully considered. Sewage and utilities on site need to be properly planned during the coming months. A number of people were concerned about flooding in the area, which is especially prevalent along Philpott Lane and within Chobham village. Although offsite flood issues are outside the control of the Garden Village, the site should ‘consume its own smoke’ in terms of surface water runoff. The landscape design of the development will retain rain water with slow dispersal into the River Bourne to the south of the site.

"The village should be attractive, well serviced and blended into the landscape."
Community Participation

There are a number of very active and committed local community groups in the area. To build trust in the masterplanning process it is necessary to encourage honest and open dialogue with members of the local community, community groups and the local councils. Participants wanted an assurance that Fairoaks Garden Village Ltd will create a governance structure ensuring responsible long term stewardship. This should include the early setting up of a local consultative committee leading to the establishment of a Fairoaks Garden Village Trust to manage and maintain the new settlement with full community participation.

"An overarching ‘team’ could be developed to progress the interests of those living in the community."
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KEY HIGHWAY ISSUES

Chobham village
- Congested
- High Street parking

Philpot Lane
- Used as cut through
- Narrow and winding and one way in places

Route to/from M25 congested

Ottershaw roundabout congested

6 crossroads roundabout congested
No bus services on A319

Walking distance from site to Woking too great

Existing bus routes infrequent and not at either end of the day

Woking rail station
- Good rail services
- Not enough parking
A package of initiatives and measures providing residents with a varied range of options and opportunities to meet their daily travel needs and encourage changes to travel behaviour.

**Live / Work / Shop opportunities on site**

Improve walking and cycling links between the site and surrounds including Chobham and Woking.

- upgrade surfacing and signage on existing routes
- new routes where possible
- encourage cycle use through cycle purchase subsidies and cycle storage on site

**Improve public transport connectivity**

- a new shuttle bus service from the site to local facilities such as rail stations, schools and retail centres
- route may change during the day to reflect demand
  - commuting journeys morning and evening
  - school trips during the afternoon
  - retail and leisure trips the rest of the day
  - subsidised fares for residents
  - bus priority measures on site and off site.

**Car sharing and car club measures, including the use of electric vehicles.**

- discourage ownership of a second or third car by new residents
- discourage use of car for shorter trips

**Off site highway capacity upgrades where appropriate and necessary to offset vehicular impacts from the development**
Could the existing walk link be upgraded for use by cyclists to link to existing A320 cycle facility.

Upgrade existing / provide footways alongside A319?

Can existing bridleway or links across the common be upgraded to allow walking and cycling?

Can existing walking and cycling routes be improved to encourage their use?
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ILLUSTRATIVE MASTERPLAN – BUILD UP
LAND TAKE

Existing

Proposed

Business Park & Airfield
41%

Agriculture & Parkland
59%

SANG
37%

Open Space
29%

Residential & Mixed Use
29%

Business
3%

School
2%

Sang
37%

Open Space
29%
MOVEMENT - PEDESTRIANS
1 Village green with cricket pitch
2 Pub
3 Convenience store
4 High Street
5 Hangar Café
6 Health centre/gym/ home working hub
7 Community hall including an airport museum and car club
8 Business area including Incubator Space
9 Residential (small apartment blocks/”affordable” units)
10 Residential (various types of housing including “affordable” units)
11 Elderly housing with café, hairdresser, etc
12 Primary school
13 Rill – greenway with sustainable drainage
14 The Ride – linear park with trim trail and route to SANG
15 Residential (larger houses)
16 Residential (woodland housing)
17 Neighbourhood enterprise hub and car club station
18 River View Café
19 Bridleway
20 Bourne Meadows (wetland area) with fishing ponds
21 Allotments, den making area and reused club house
22 Sports pitches and reused blister hanger
23 SANG visitor centre
24 SANG visitor car park
25 Proposed circular SANG walking route
26 Restored fish pond and wetland
27 Restore south part of Sampsons Wood
28 Extend Sampsons Wood around visitor centre and parking
29 Recreate parts of south plantation
30 Large scale open parkland
31 Species rich meadow
32 Wetland meadows and woodland
33 Bird hides, boardwalks and nature trails
1. Village green with cricket pitch
2. Pub
3. Convenience store
4. High Street
5. Hangar Café
6. Health centre/gym/home working hub
7. Community hall including an airport museum and car club
8. Business area including Incubator Space
9. Residential (small apartment blocks/"affordable" units)
10. Residential (various types of housing including "affordable" units)
11. Elderly housing with café, hairdresser, etc
12. Primary school
13. Rill – greenway with sustainable drainage
14. The Ride – linear park with trim trail and route to SANG
15. Residential (larger houses)
16. Residential (woodland housing)
17. Neighbourhood enterprise hub and car club station
18. River View Café
19. Bridleway
20. Bourne Meadows (wetland area) with fishing ponds
21. Allotments, den making area and reused club house
22. Sports pitches and reused blister hanger
23. SANG visitor centre
24. SANG visitor car park
25. Proposed circular SANG walking route
26. Restored fish pond and wetland
27. Restore south part of Sampsons Wood
28. Extend Sampsons Wood around visitor centre and parking
29. Recreate parts of south plantation
30. Large scale open parkland
31. Species rich meadow
32. Wetland meadows and woodland
33. Bird hides, boardwalks and nature trails
| 1 | Village green with cricket pitch |
| 2 | Pub |
| 3 | Convenience store |
| 4 | High Street |
| 5 | Hangar Café |
| 6 | Health centre/gym/ home working hub |
| 7 | Community hall including an airport museum and car club |
| 8 | Business area including Incubator Space |
| 9 | Residential (small apartment blocks/"affordable" units) |
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| 11 | Elderly housing with café, hairdresser, etc |
| 12 | Primary school |
| 13 | Rill – greenway with sustainable drainage |
| 14 | The Ride – linear park with trim trail and route to SANG |
| 15 | Residential (larger houses) |
| 16 | Residential (woodland housing) |
| 17 | Neighbourhood enterprise hub and car club station |
| 18 | River View Café |
| 19 | Bridleway |
| 20 | Bourne Meadows (wetland area) with fishing ponds |
| 21 | Allotments, den making area and reused club house |
| 22 | Sports pitches and reused blister hanger |
| 23 | SANG visitor centre |
| 24 | SANG visitor car park |
| 25 | Proposed circular SANG walking route |
| 26 | Restored fish pond and wetland |
| 27 | Restore south part of Sampsons Wood |
| 28 | Extend Sampsons Wood around visitor centre and parking |
| 29 | Recreate parts of south plantation |
| 30 | Large scale open parkland |
| 31 | Species rich meadow |
| 32 | Wetland meadows and woodland |
| 33 | Bird hides, boardwalks and nature trails |
MASTERPLAN PHASING – PHASE 3

1. Village green with cricket pitch
2. Pub
3. Convenience store
4. High Street
5. Hangar Café
6. Health centre/gym/ home working hub
7. Community hall including an airport museum and car club
8. Business area including Incubator Space
9. Residential (small apartment blocks/"affordable" units)
10. Residential (various types of housing including "affordable" units)
11. Elderly housing with café, hairdresser, etc
12. Primary school
13. Rill – greenway with sustainable drainage
14. The Ride – linear park with trim trail and route to SANG
15. Residential (larger houses)
16. Residential (woodland housing)
17. Neighbourhood enterprise hub and car club station
18. River View Café
19. Bridleway
20. Bourne Meadows (wetland area) with fishing ponds
21. Allotments, den making area and reused club house
22. Sports pitches and reused blister hanger
23. SANG visitor centre
24. SANG visitor car park
25. Proposed circular SANG walking route
26. Restored fish pond and wetland
27. Restore south part of Sampsons Wood
28. Extend Sampsons Wood around visitor centre and parking
29. Recreate parts of south plantation
30. Large scale open parkland
31. Species rich meadow
32. Wetland meadows and woodland
33. Bird hides, boardwalks and nature trails
MASTERPLAN PHASING – PHASE 4

1. Village green with cricket pitch
2. Pub
3. Convenience store
4. High Street
5. Hangar Café
6. Health centre/gym/home working hub
7. Community hall including an airport museum and car club
8. Business area including Incubator Space
9. Residential (small apartment blocks/“affordable” units)
10. Residential (various types of housing including “affordable” units)
11. Elderly housing with café, hairdresser, etc
12. Primary school
13. Rill – greenway with sustainable drainage
14. The Ride – linear park with trim trail and route to SANG
15. Residential (larger houses)
16. Residential (woodland housing)
17. Neighbourhood enterprise hub and car club station
18. River View Café
19. Bridleway
20. Bourne Meadows (wetland area) with fishing ponds
21. Allotments, den making area and reused club house
22. Sports pitches and reused blister hanger
23. SANG visitor centre
24. SANG visitor car park
25. Proposed circular SANG walking route
26. Restored fish pond and wetland
27. Restore south part of Sampsons Wood
28. Extend Sampsons Wood around visitor centre and parking
29. Recreate parts of south plantation
30. Large scale open parkland
31. Species rich meadow
32. Wetland meadows and woodland
33. Bird hides, boardwalks and nature trails
FAIROAKS GREEN

- Village green at the entrance to the village taking inspiration from traditional Surrey villages
- Informal/natural character with heath type planting
- Adjoins the public right of way leading to Stanners Hill
- Space for play, informal recreation, gathering and cricket pitch
INDEPENDENT LIVING FOR ELDERLY

N.B. Indicative only
Neighbourhood Housing

N.B. Indicative only
LANDSCAPE COMPONENTS

1. Ottershaw Park
2. The Bourne Meadows
3. Fairoaks Green
4. The Rills
5. The Ride
SANG visitor parking
2 SANG café & information centre
3 Restored fish pond & wetland meadows
4 Restore southern part of Sampson’s Wood, including heathy scrub
5 Extend Sampson’s Wood surrounding visitor centre and parking
6 Recreate parts of south plantation to screen existing development
7 Large scale open parkland containing mosaics of short and long grassland
8 Species rich meadow (limited access)
9 Wetland meadows and woodland (limited access)
* Apiary relocation: final location to be agreed
1. Restaurant & boardwalk
2. Enhanced wetland meadow
3. Existing wet woodland and copses retained
4. Quieter areas of nature conservation adjacent to The Bourne
5. E-W walking, cycling and riding route leading to the SANG
6. Bird hides, board walks and nature trails
7. Playing pitches
8. Allotments
• North - South green routes
• Accommodating sustainable urban drainage
• Giving direct pedestrian / cycle routes to the riverside park
• Informal/natural character with heath type planting
• Leading to the primary school and high street
• Providing long range views to the south
• East – west green route
• Incorporating community growing space, orchards and play space
• Potential to include cycleway / alternative (wet weather) equestrian route
• More formal in character
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Community Land Trust (CLT)

• Local organisation
• Develop and manage homes and community assets
• Homes that are affordable to local people linked to earnings in area
• Secure affordable housing for future generations
• Could also manage workspace, community enterprises and landscape
NEXT STEPS

• Infrastructure workshop with officers from Surrey Heath, Runnymede, Woking and Surrey County Council
  o Transport
  o Drainage
  o Schools and health
• Meetings with existing businesses on site
• Further technical studies
• Set up consultative committee with representatives from local groups
• Iterative process with opportunity to shape Garden Village Masterplan and Governance Proposals
• Exhibitions
• Planning application
Thank you!
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