

Welcome

Thank you for attending today's pre-application exhibition. The purpose of this event is to obtain feedback from the local community on the proposals for the land surrounding Bridge End Farm.

Members of our team are here to explain the proposals and answer your questions. Please complete and return a comment sheet, as your feedback will help influence the masterplan before it is finalised and submitted for outline planning approval in the new year.

Thank you for attending, please let us know your thoughts

This is an opportunity to let us know your thoughts on the emerging proposals for Land Surrounding Bridge end Farm, before they are developed into an outline planning application for the site, with an anticipated **submission date of late February 2023**.

Please submit comments no later than **Monday 9 January 2023**. These are the following ways you can provide us with feedback:

- **Speak to us at the in-person exhibition**
- **Complete a comment form at the in-person exhibition**
- **Email community@jtp.co.uk**
- **Write to Freepost JTP (no stamp required)**
- **Call Freephone 0800 012 6730**

Comments received will be shared with the design team as they work up the planning application.

The application proposals will be shared publicly around the time of the outline planning application submission.

The Team



Project Manager
www.turnerandtowntsend.com



Planning Consultant
www.cbre.com



Architects & Masterplanners
www.jtp.co.uk



Landscape Consultant
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Ecology Consultant
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The exhibition panels are available to view online at
landsurroundingbridgeendfarm.co.uk

Planning Context

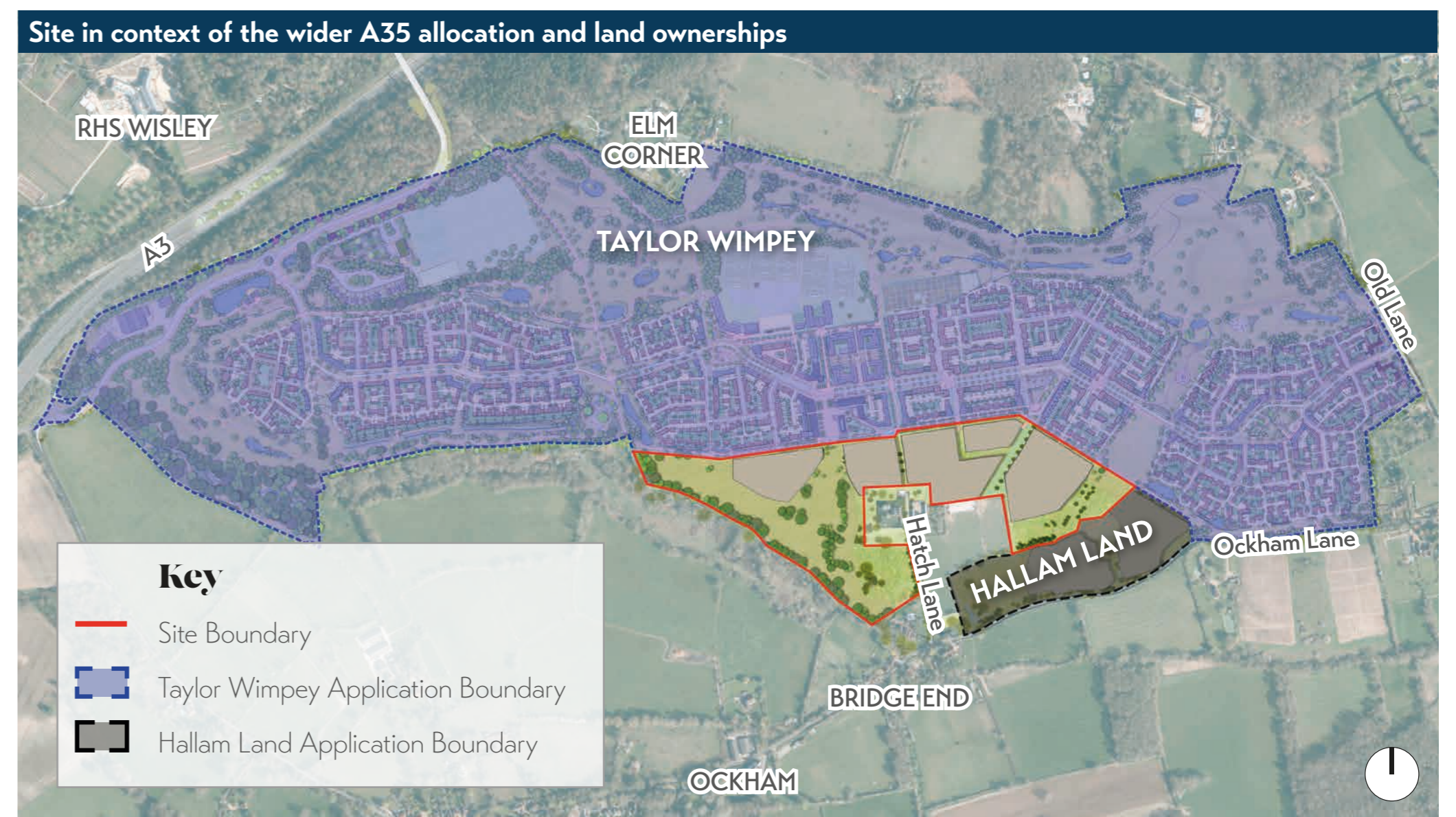
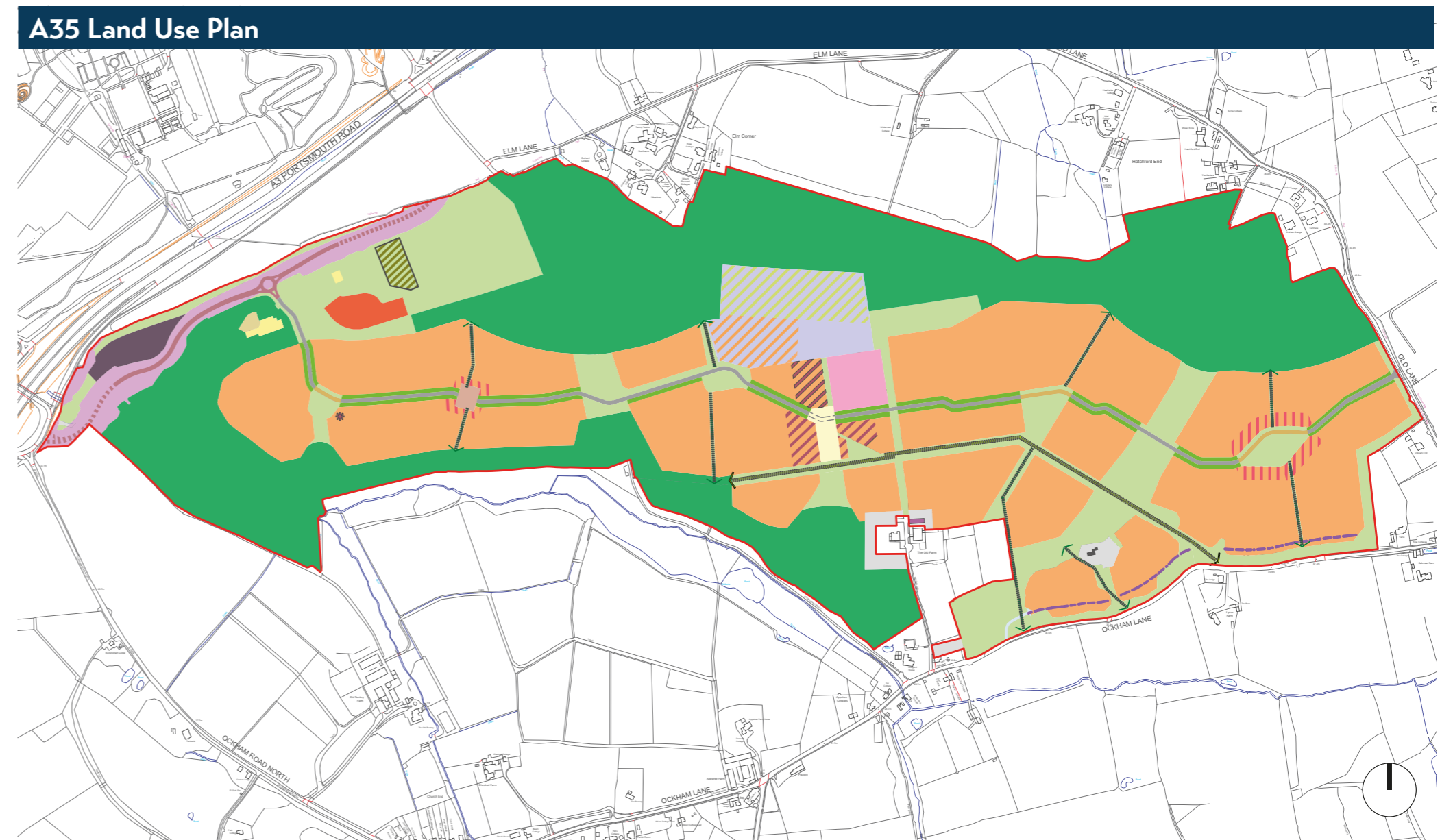
The land surrounding Bridge End Farm forms part of the wider former Wisley Airfield development.

The 'Former Wisley Airfield Allocation' is allocated in the adopted Guildford Local Plan (Policy A35) for a residential led mixed use development which includes approximately 2,000 homes. The allocated land features the land Surrounding Bridge End Farm, Taylor Wimpey land to the north and Hallam Land Management south-east.

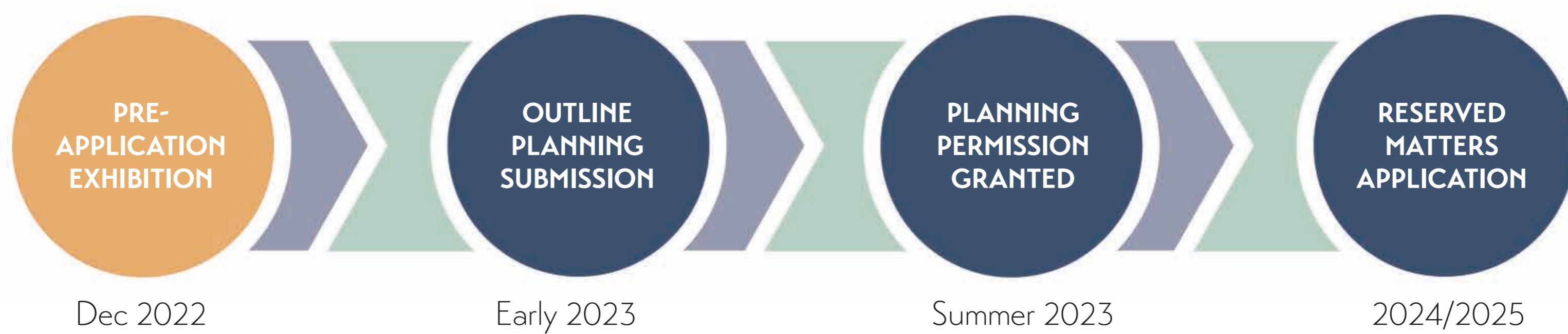
An illustrative masterplan has been jointly prepared by all three landowners, to create a holistic development across the allocation. The allocation wide design parameters were consulted on as part of the consultation events for the Taylor Wimpey planning application. This consultation relates only to the land surrounding Bridge End Farm.

The proposals set out today for the land surrounding Bride End Farm have been developed in accordance with these parameters and will deliver up to 200 residential dwellings and Suitable Alternative Green Space (SANG). An Outline Planning Application will be prepared for the site, with Reserved Matters applications to follow which will comprise the detail for the settlement such as internal layouts for housing, parking and roads, design, landscaping and drainage.

As you will see through the boards today, the proposals have been developed in conjunction with the neighbouring land owners to integrate and connect into the wider Wisley Airfield development. The site will connect into the Local Centre Square and Broadwalk to the north, providing continuous green links, amenity space and a potential bus route between the Taylor Wimpey land.



Project Timeline



The Site Today

The photographs to the right shows what the site looks like today and the diagrams below illustrate the technical constraints and opportunities of the site. There is an opportunity for the proposals to make the most of existing assets which will be incorporated into the design development, and whilst the constraints may physically restrict the design, they can also be used as opportunities to embed character and a sense of place to the site.



Site Plan (with TW Application)



1. View looking south from existing public right of way



2. Northern interface with the main site



3. View looking south from north-eastern edge



4. View looking towards eastern boundary



5. Existing barn to be retained and restored

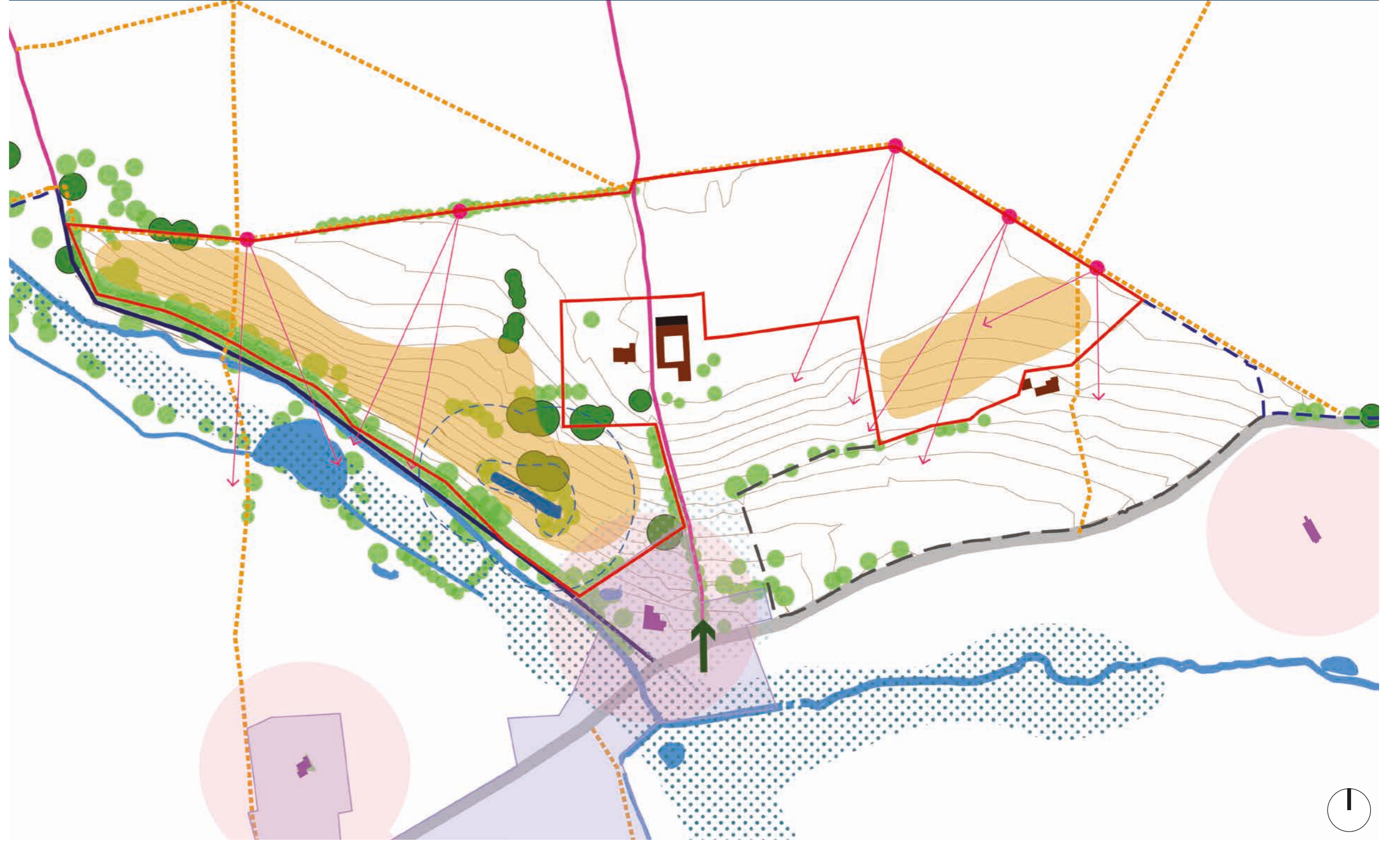


6. View in SANG looking to Hatch Lane

Constraints

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| <p>Key</p> <ul style="list-style-type: none"> — Application Boundary — Taylor Wimpey Application Boundary — Hallam Land Application Boundary — Contours (1m) — Steep Land (less suitable for development) <p>Movement</p> <ul style="list-style-type: none"> — Public Byway (to be retained) — Public Bridleway (to be retained) — Public Footpaths (to be retained) — Access from Hatch Lane to retained buildings (outside of application boundary) <p>Heritage</p> <ul style="list-style-type: none"> — Listed Building — Setting for Listed Building — Ockham Conservation Area — Key Views — Bridge End Farm Barn (to be retained) | <p>Green & Blue Infrastructure</p> <ul style="list-style-type: none"> — Existing watercourses — Flood zone 3 — Flood zone 2 — Existing vegetation — Category A Trees <p>Ecology</p> <ul style="list-style-type: none"> — Great Crested Newt (GCN) breeding pond — Great Crested Newt (GCN) 50m buffer — Potential bat roost constraints |
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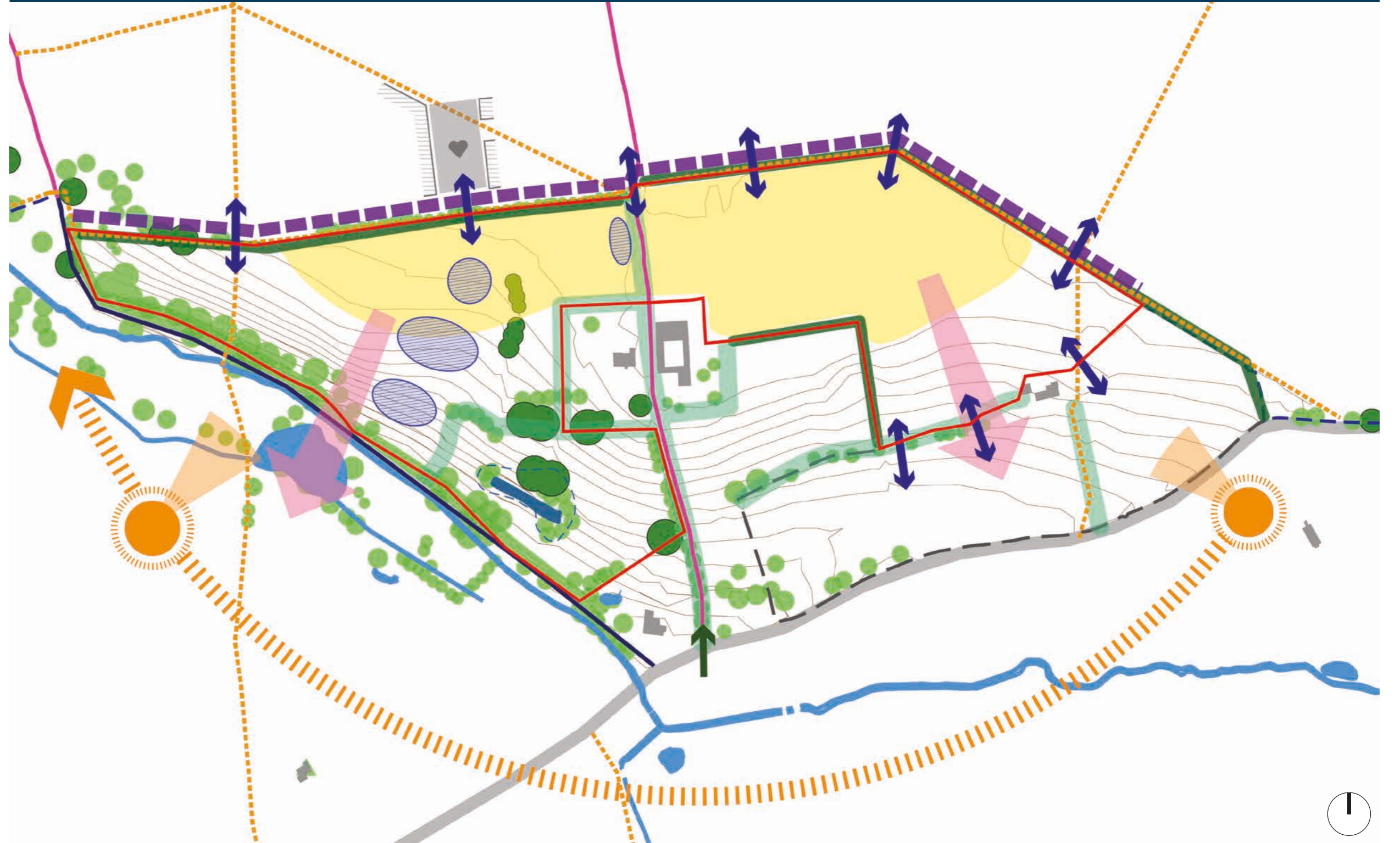
Site Constraints Plan



Opportunities

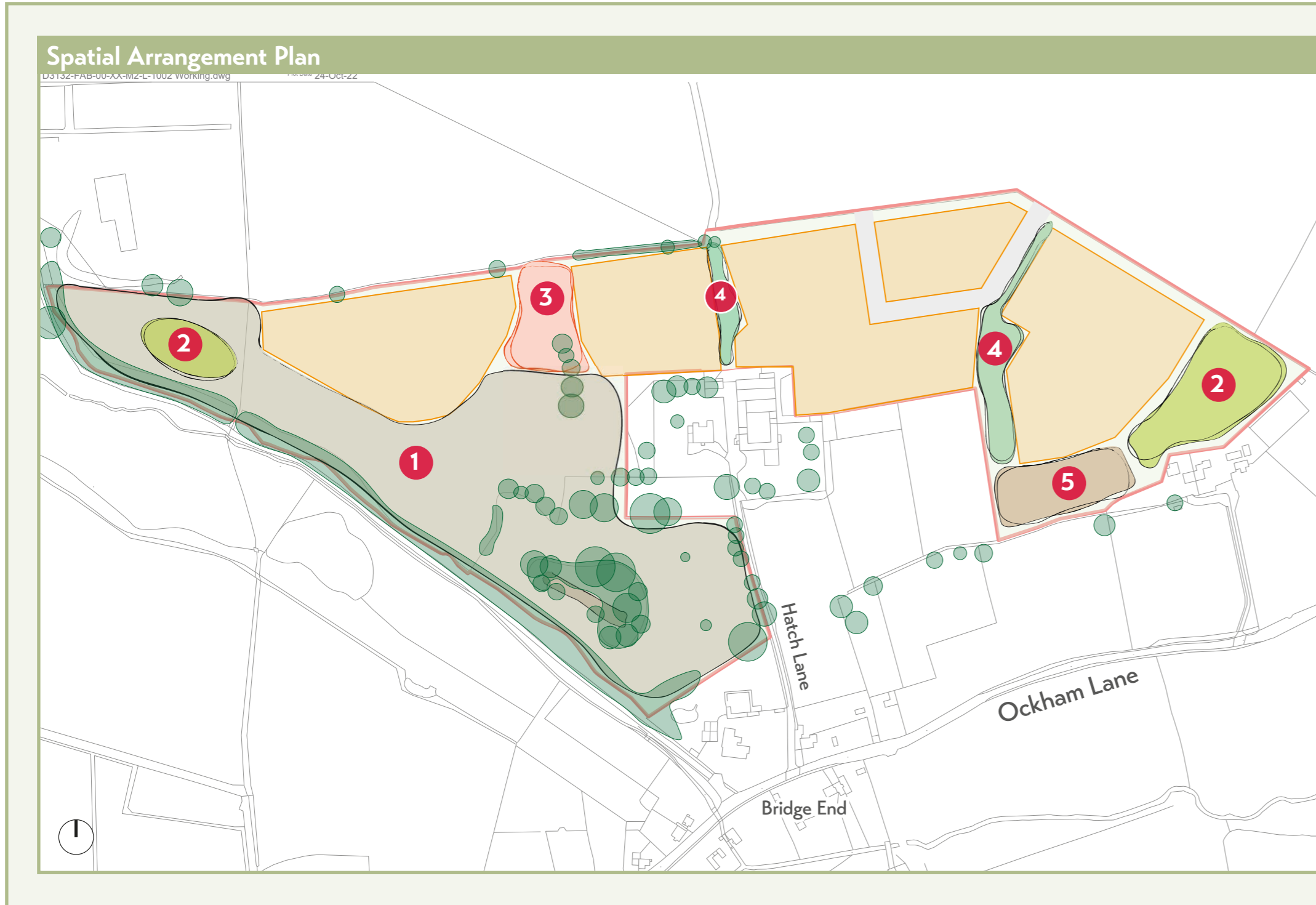
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| <p>Key</p> <ul style="list-style-type: none"> — Application Boundary — Taylor Wimpey Application Boundary — Hallam Land Application Boundary — Contours (1m) — The Broadwalk — Taylor Wimpey Local Centre — Flatter Land (most suitable for development) — Views to Surrounding Countryside — South Facing Orientation <p>Movement</p> <ul style="list-style-type: none"> — Public Byway (to be retained) — Public Bridleway (to be retained) — Public Footpaths (to be retained) — Access from Hatch Lane to retained buildings (outside of application boundary) — Potential Connections | <p>Green & Blue Infrastructure</p> <ul style="list-style-type: none"> — Existing watercourses — Indicative location of proposed SuDS features — Existing vegetation — Category A Trees <p>Ecology</p> <ul style="list-style-type: none"> — Great Crested Newt (GCN) breeding pond — Potential wildlife corridors (c.10m buffer either side of centre line) — Potential wildlife corridors (c.5m buffer either side of centre line) |
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Site Opportunities Plan



Landscape Approach

A Landscape and Visual Impact Assessment is being carried out, as part of the Environmental Statement, to assess the site and its surrounding area, in order to consider the likely physical landscape and visual impacts arising as a result of the proposed development. The findings from the LVIA, including the desktop and field survey, have been the key influences of the evolution of the masterplan.



Spatial Arrangement

The landscape approach to the open space areas will be to create multi-functional spaces that offer a variety of recreational opportunities for the local community alongside the preservation and enhancements of on-site habitats that will increase overall biodiversity.

Key

- 1 A Suitable Alternative Natural Greenspace (SANG) to be created within the western part of the site forming part of the wider SANG network. The SANG will provide:
 - An area equating to 5.4 hectares;
 - Mosaic of grassland habitats;
 - Retained trees and vegetation;
 - New scattered and dense tree planting;
 - A considered edge where the SANG meets residential areas;
 - SuDS basins with areas of water and marginal habitats; and
 - A circular walking route of least 1.1km

- 2 Areas of amenity grassland will be created to facilitate recreation:
 - Within the northern part of the SANG in close proximity to housing
 - Within the eastern green link (Beacon Park)
- 3 An open space of semi-formal character will form the transition between the Market Square within the wider allocation to the north and the SANG.
- 4 Linear green spaces that will form connections between the development and the wider context, incorporating existing public rights of way and SuDS features.
- 5 An open space of semi-wooded character will be created within the southern section of Beacon Park, as part of the urban to rural transition.

Landscape and Drainage

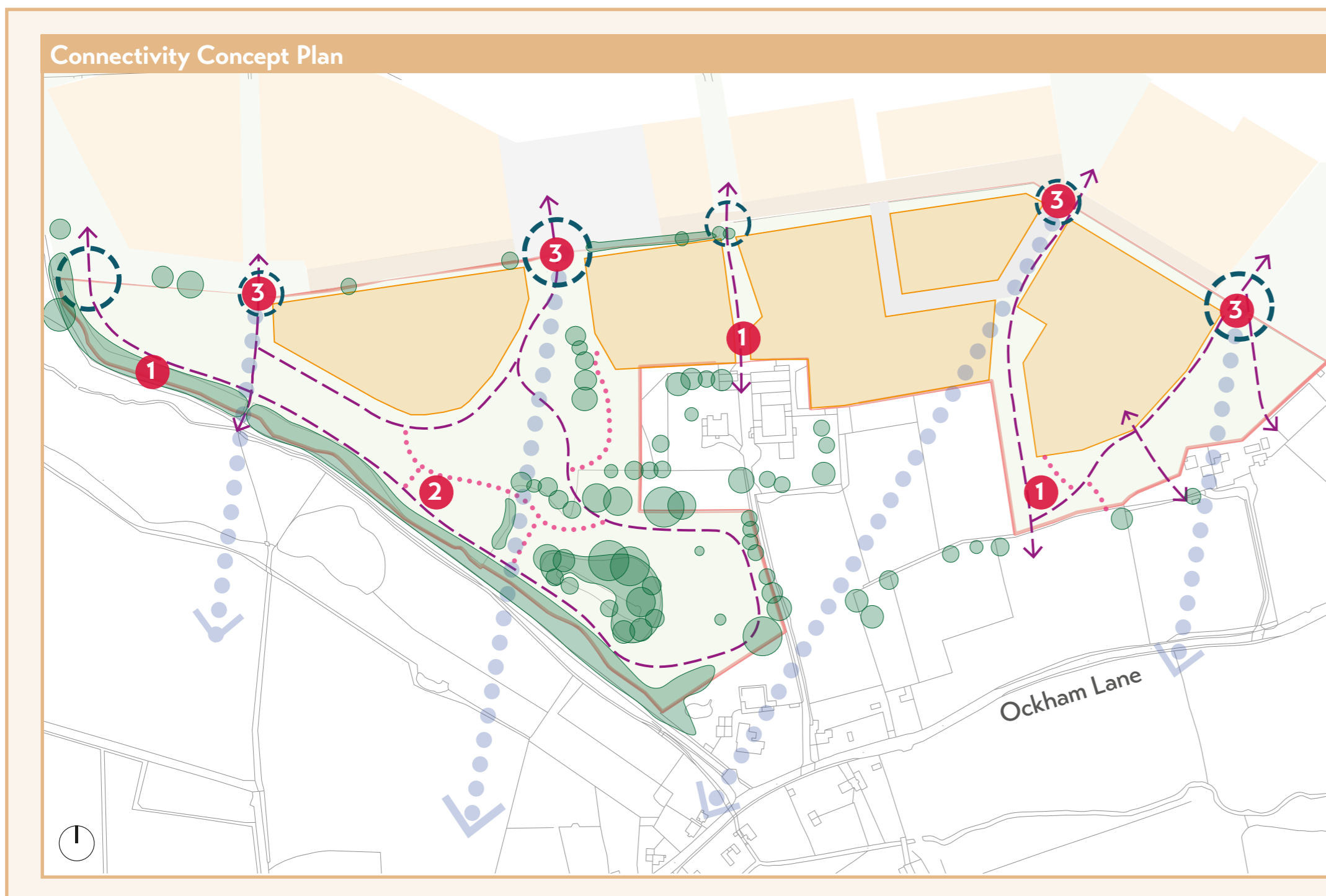
The proposals will enhance the existing green infrastructure on site to create a landscape framework that will help assimilate the development into the landscape and create new ecological connections within the site and with the wider context.

The drainage strategy will employ such features as basins, swales and rain-gardens that will be designed to offer landscape amenity and ecological value.

No buildings will be proposed within the floodplain and surface water run-off rates will be limited to current green field rates.

Key

- 1 Existing tree belt to south-western boundary to be retained to provide enclosure and connectivity
- 2 Existing trees, hedgerows and understorey within site to be retained to preserve existing landscape structure and provide opportunities for wildlife, with removals minimised to facilitate access
- 3 New mixed native planting to the site boundaries will help preserve the setting of the existing buildings at Bridge End Farm and off Ockham Lane and create ecological corridors.
- 4 The existing pond and associated habitat to be retained and managed for the benefit of Great Crested Newts
- 5 A soft, filtered, landscaped edge to be created at the transition of the housing overlooking the SANG
- 6 SuDS basins to be designed to enable retention of existing green infrastructure and to enrich biodiversity
- 7 Significant new tree planting throughout the open space areas, of predominantly native species, to provide structure and enhance biodiversity
- 8 New woodland copse planting within Beacon Park South to provide a wooded character and diversify on-site habitats



Connectivity

Connectivity with the context and throughout the open spaces and SANG will be achieved through recreational footpath routes, new planting forming wildlife corridors and vistas of the wider landscape.

Key

- 1 Primary recreational connections will be created through the SANG and open space areas that align with the existing public footpaths and create new routes to form the nodal connections with the wider allocation
- 2 A secondary network of informal footpath routes will be created providing recreational opportunities, such as mown routes through meadows
- 3 The layout and design of the open spaces will facilitate framed vistas from the nodal connections with the wider masterplan that will be associated with the higher ground along the Broadwalk looking southwards

Parameter Plans

The plans on this board will form a key part of the outline planning application and will be formally approved as part of the planning permission. As this is an outline application, it is not yet possible to define exactly how the new buildings, streets and spaces will be laid out, so these drawings are produced to define the proposed parameters for key design elements of the masterplan.

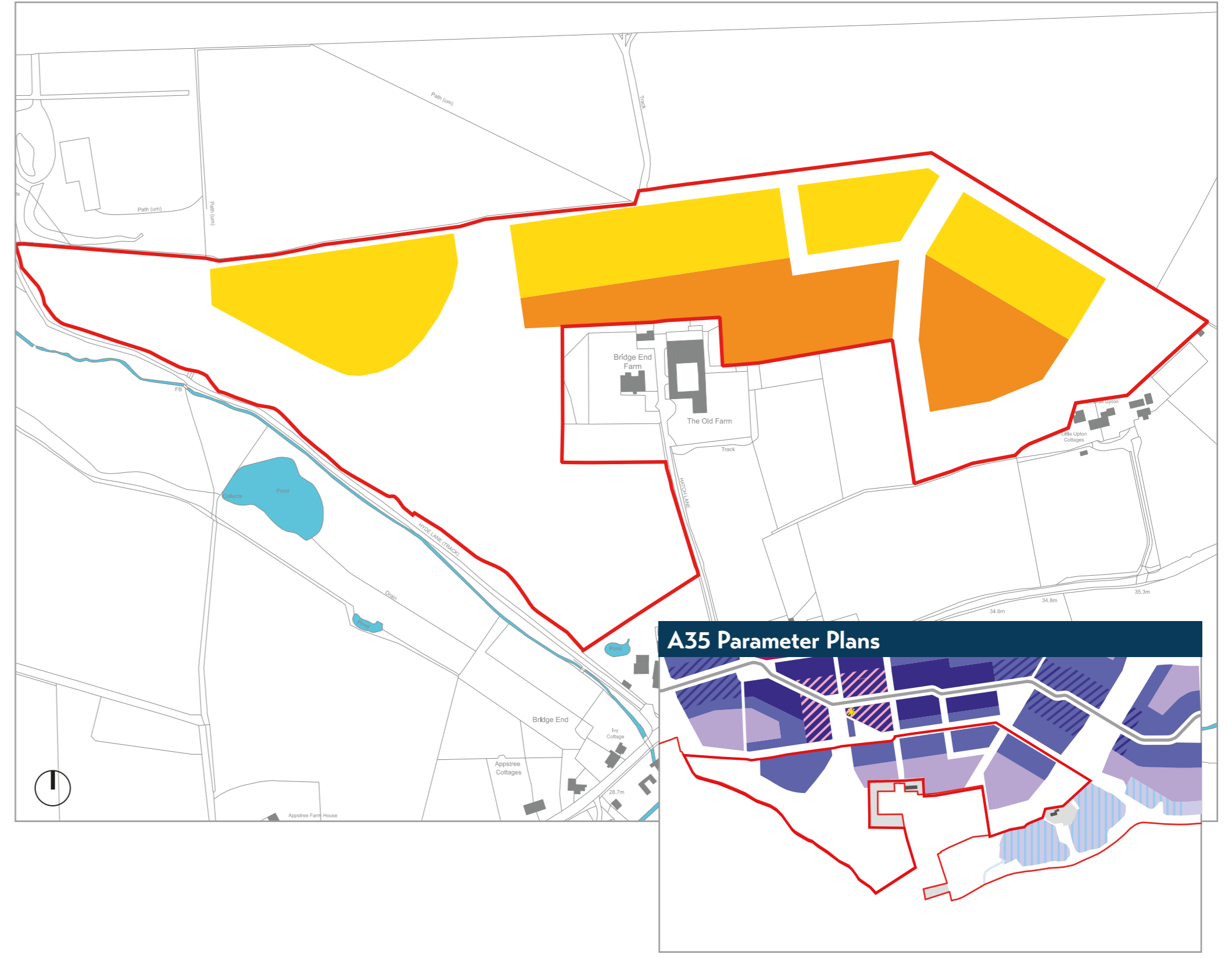
This creates a framework, setting out the size and location of different elements of the masterplan, which subsequently informs and controls the detailed design of reserved matters applications as they come forward over time.

As part of Taylor Wimpey's design process to the north of the Land Surrounding Bridge End Farm, parameter plans for the entire A35 Wisley Airfield allocation were prepared. These do not form part of their planning permission, but instead were intended to demonstrate how their scheme may work in a cohesive way with other land owners' sites. These A35 parameter plans are shown below for comparison purposes. The parameter plans have been prepared in accordance with the wider allocation parameter plans which have been consulted on as part of the Taylor Wimpey application

Land Use and Landscape Plan



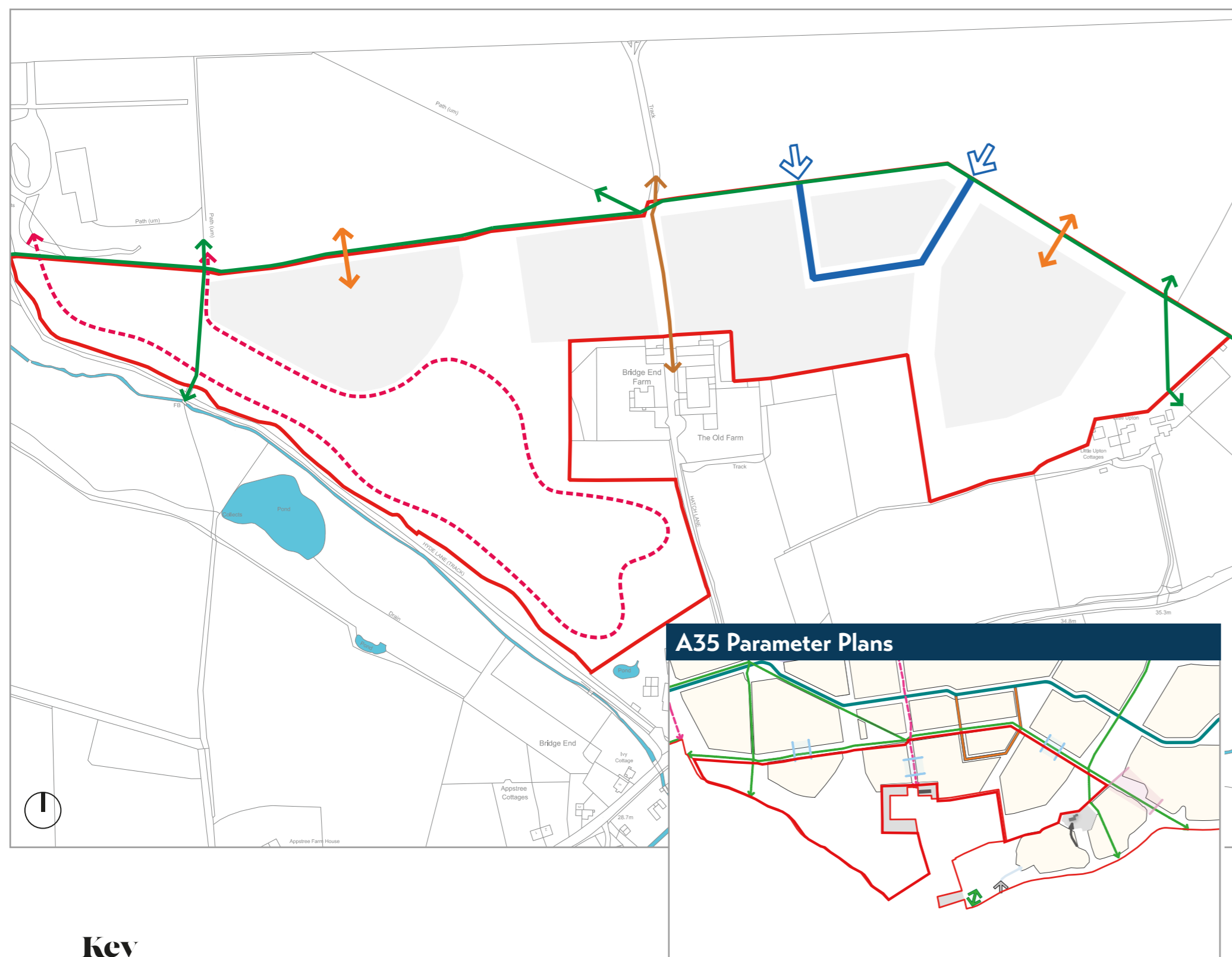
Building Heights Plan



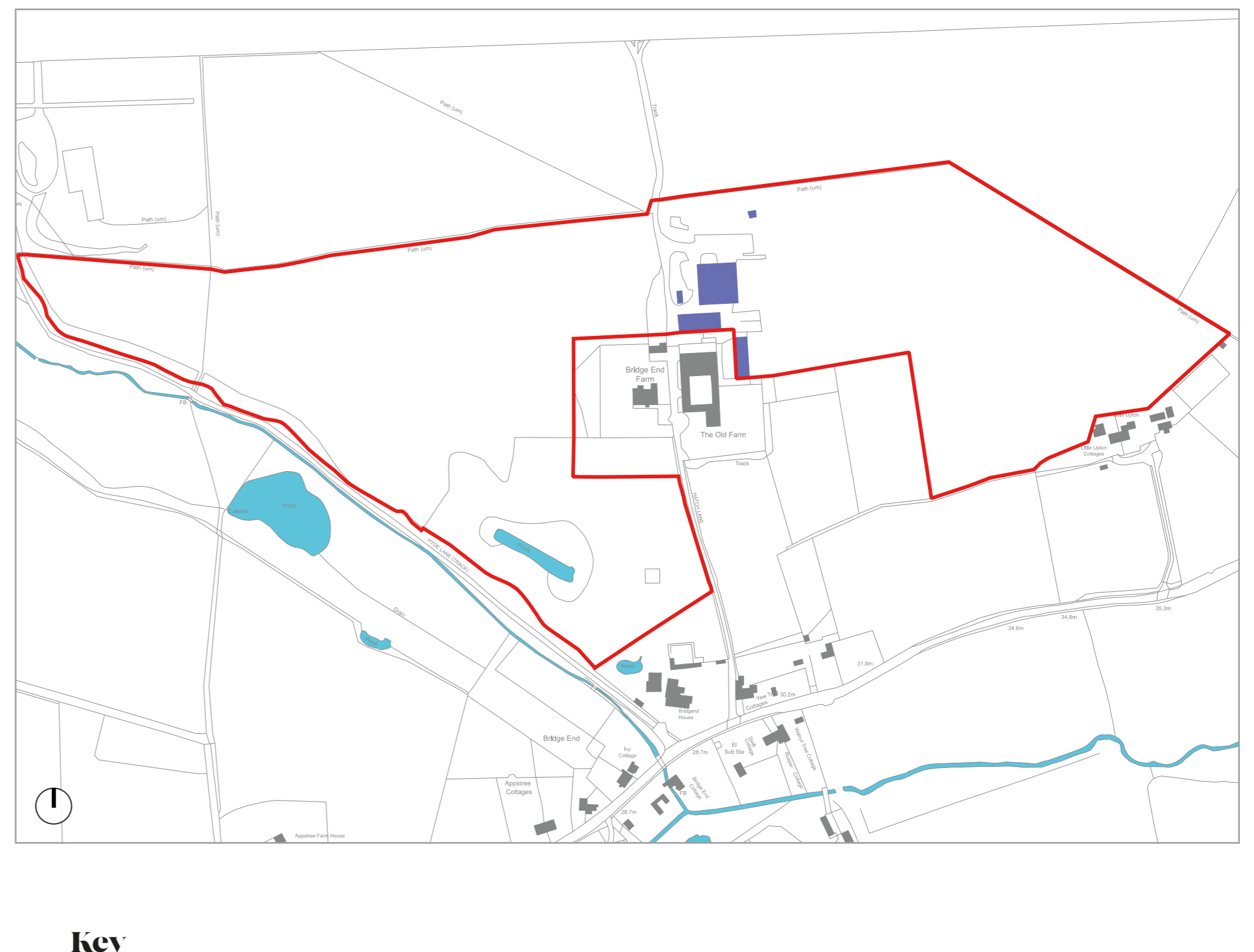
- Key**
- Application Boundary
 - Existing Built Form
 - Residential (Use Class C3)
 - Secondary Route Corridor
 - Suitable Alternative Natural Greenspace (SANG)
 - Public Open Space
 - Existing Waterway to be Retained
 - Indicative Locations for SuDS ponds

- Key**
- Application Boundary
 - 2 - 2.5 Storeys (Max eaves height - 7.9m AGL)
 - 2 - 3 Storeys (Max eaves height - 9.5m AGL)
- Occasional 3 storeys - no more than 20% of built footprint across hatched area. Maximum eaves height - 9.5m AGL

Access and Movement Plan



Demolition Plan



- Key**
- Application Boundary
 - Residential Parcels
 - Existing Footpath (PROW)
 - Existing Bridlepath (PROW)
 - ➔ Main Vehicular Access (all modes)
 - ➔ Secondary Vehicular Access (all modes)
 - Proposed Vehicular Route
 - Indicative Footways within SANG
 - ➔ Access from Hatch Lane to retained buildings (outside of application boundary)

- Key**
- Application Boundary
 - Existing buildings and structures to be demolished

Design Principles

The following Design Principle diagrams demonstrate how the key components of the masterplan were developed, in response to the analysis of the site's opportunities and constraints as set out on the previous board.



1. The Wider Context

A masterplanning process that continues collaborative work relating to the allocation wide masterplan.

Transition from urban heart within the Taylor Wimpey site to the rural edge.

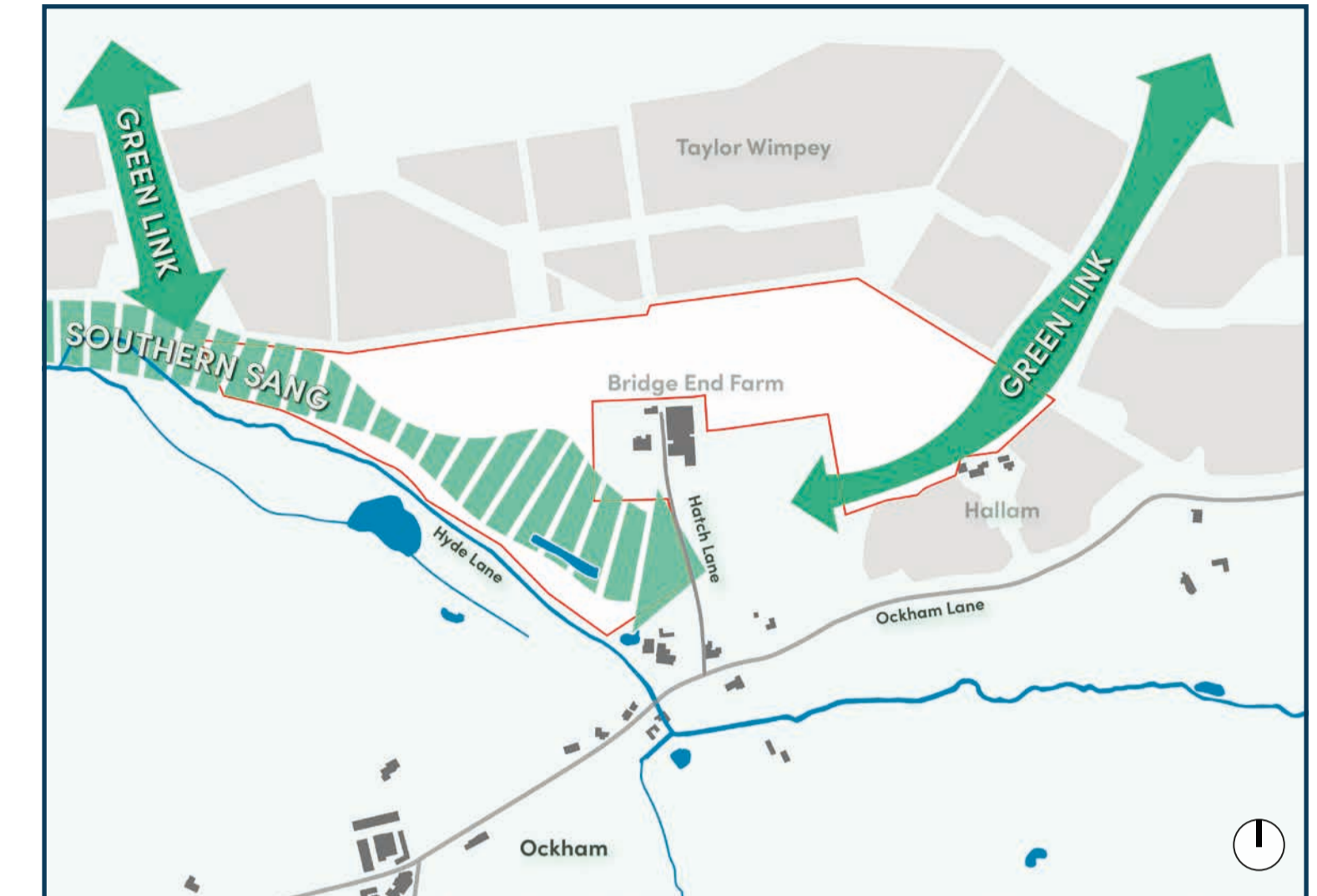
Integrate and extend key landscape links, creating a green network for leisure, active travel, and nature recovery.



2. Respecting Heritage Assets

Respect sensitive nearby listed buildings and neighbours within the nearby Ockham Conservation Area. Utilising the site's topography and existing mature trees and hedgerows to provide visual separation - retaining the setting and character of existing heritage assets.

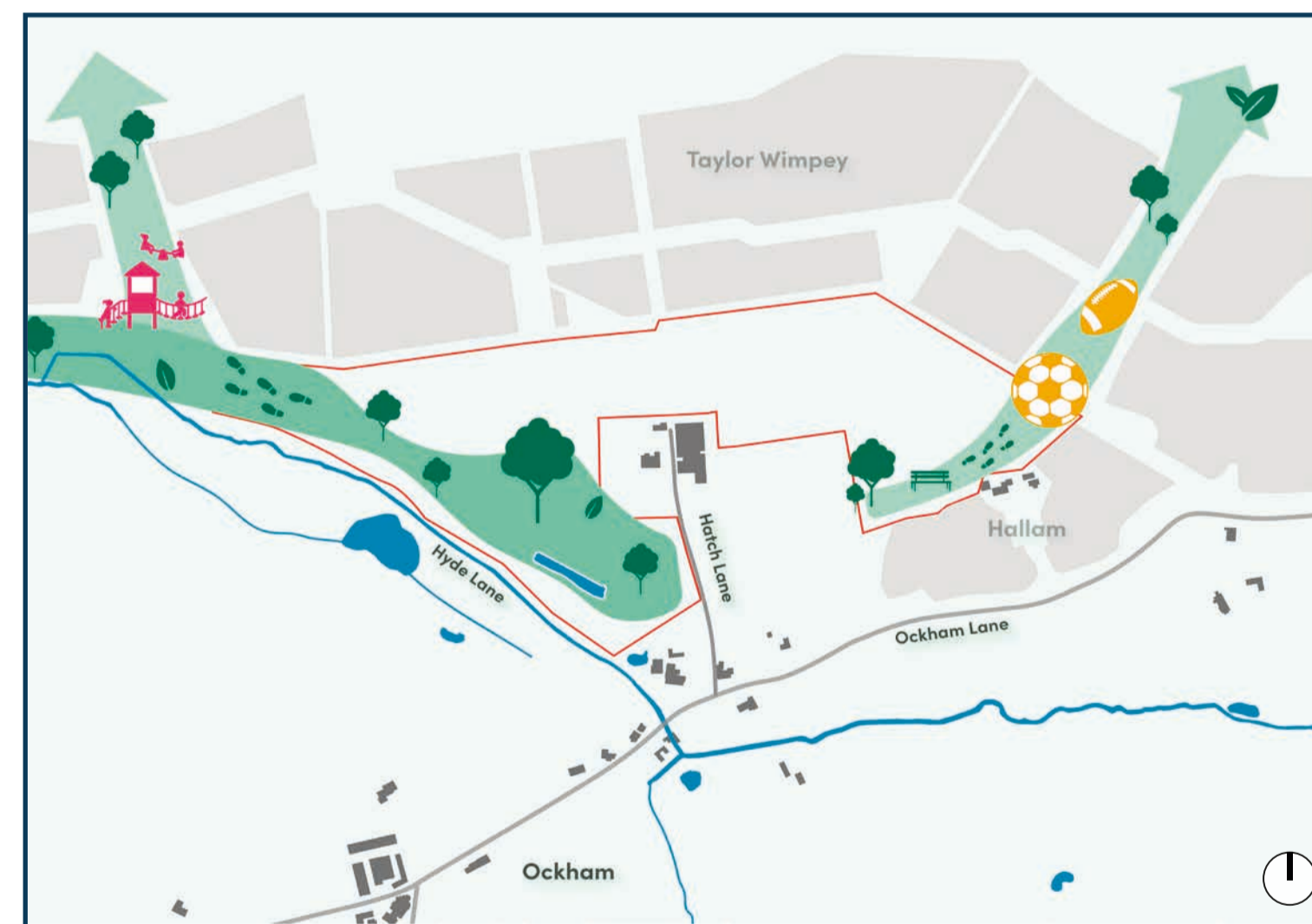
Provide a rural setting to retained Little Upton, Bridge End Farm, and associated farm buildings.



3. Strategic Green Links and SANG

High quality SANG area, retaining and enhancing the most nature and ecology rich part of the site.

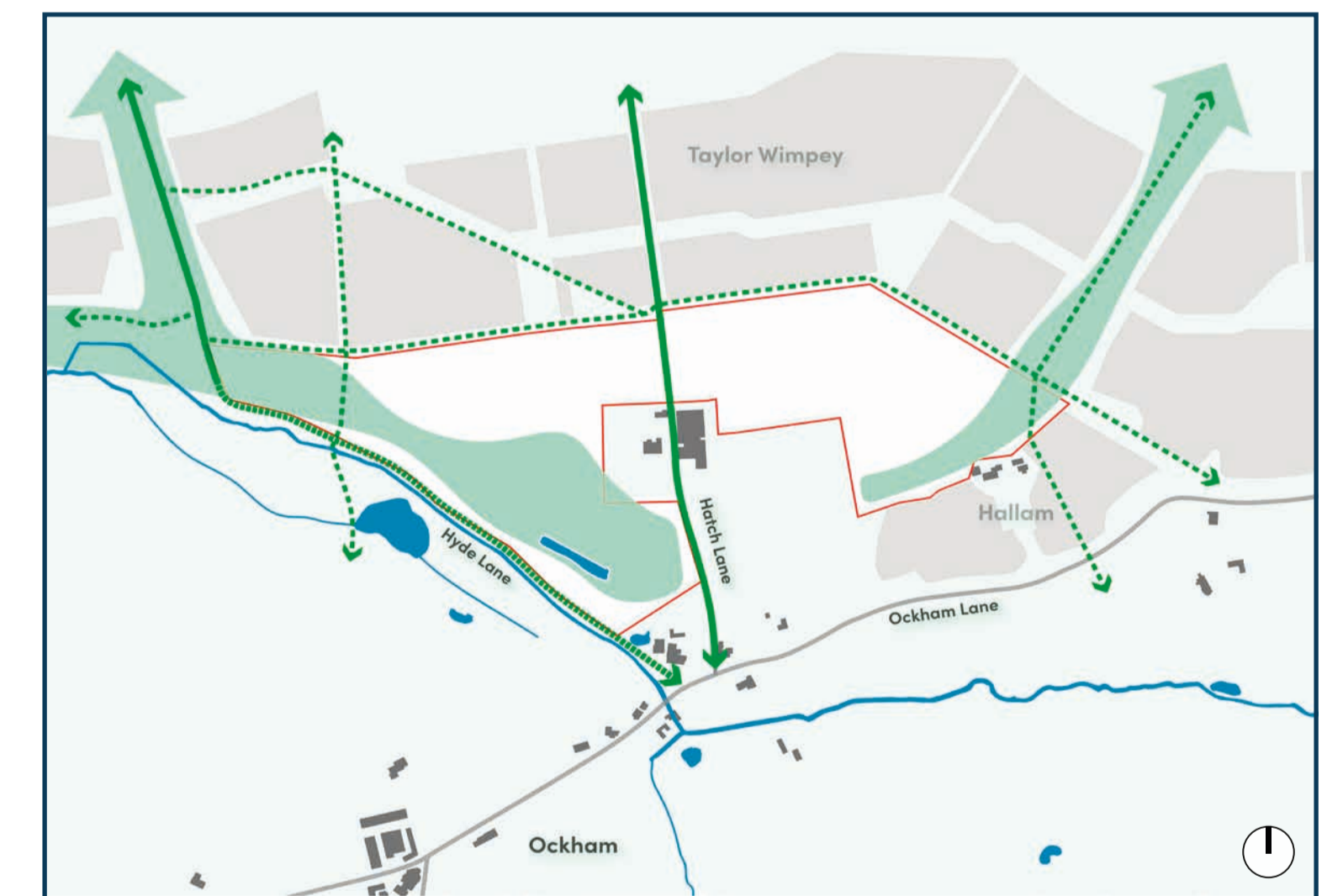
Landscape links and SANG integrated with key links from the wider site allocation - offering a complete and connected network modes.



4. Play, Leisure & Recreation along the Way

Embedding informal natural play, leisure and walking routes throughout the SANG and green links.

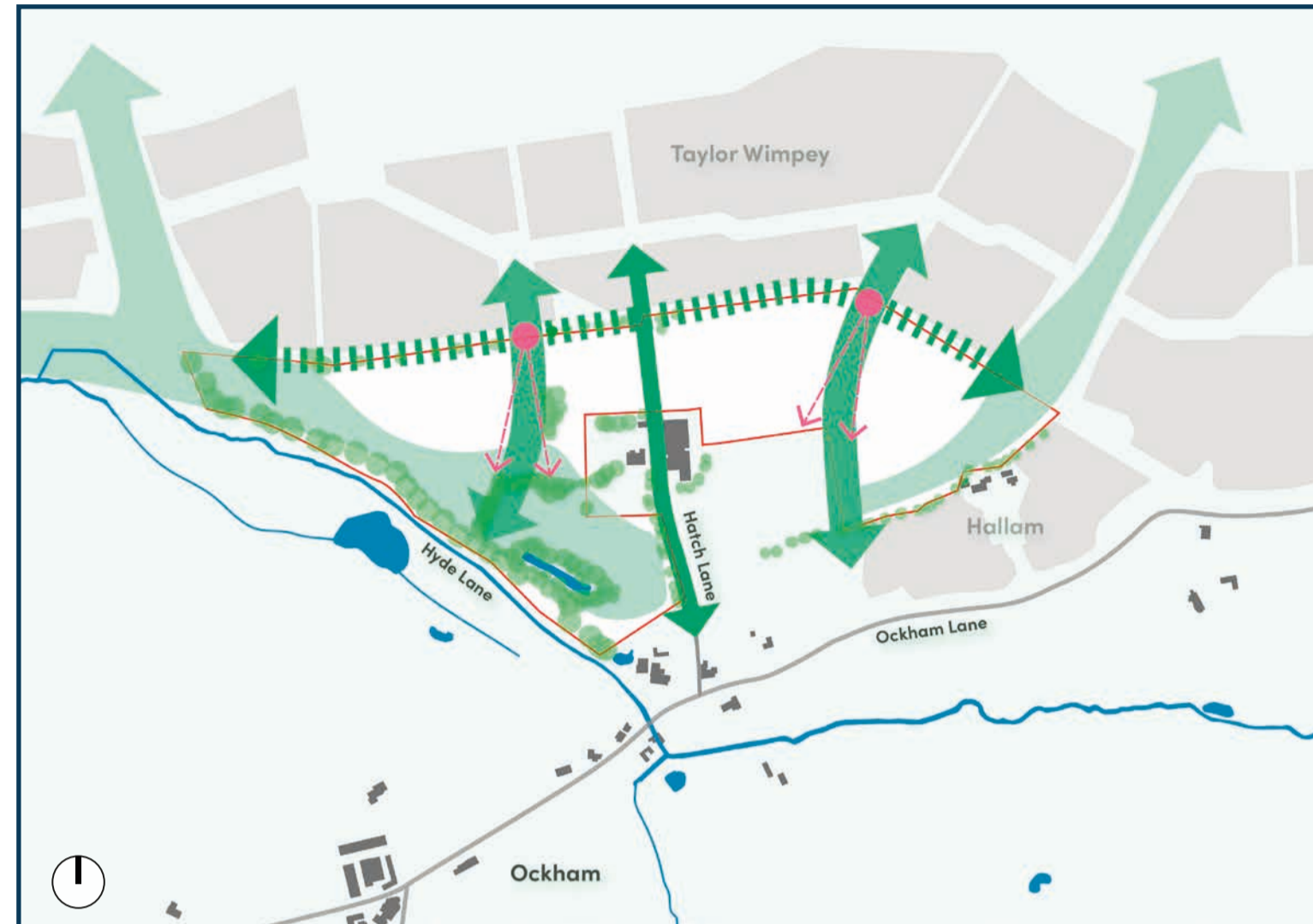
Eastern green link with informal non-pitch sport and pedestrian/cycle connections will connect the site with Hallam's development at the southern boundary.



5. Integrating Existing Active Travel Networks

Existing public rights of way and Bridleway to be retained for local residents to continue to access and enjoy.

Routes to be embedded within the site's active travel plan to ensure a complete and connected network, providing direct, high-quality, and car-free access to nearby amenities.



6. Green Connections & Key Views

Additional landscape links to frame key views to the Surrey Hills AONB to the south.

Hatch Lane retained to provide private access to existing properties. The lane will also be enhanced to provide a key north-south active travel connection from the Taylor Wimpey site to Ockham Lane and beyond.



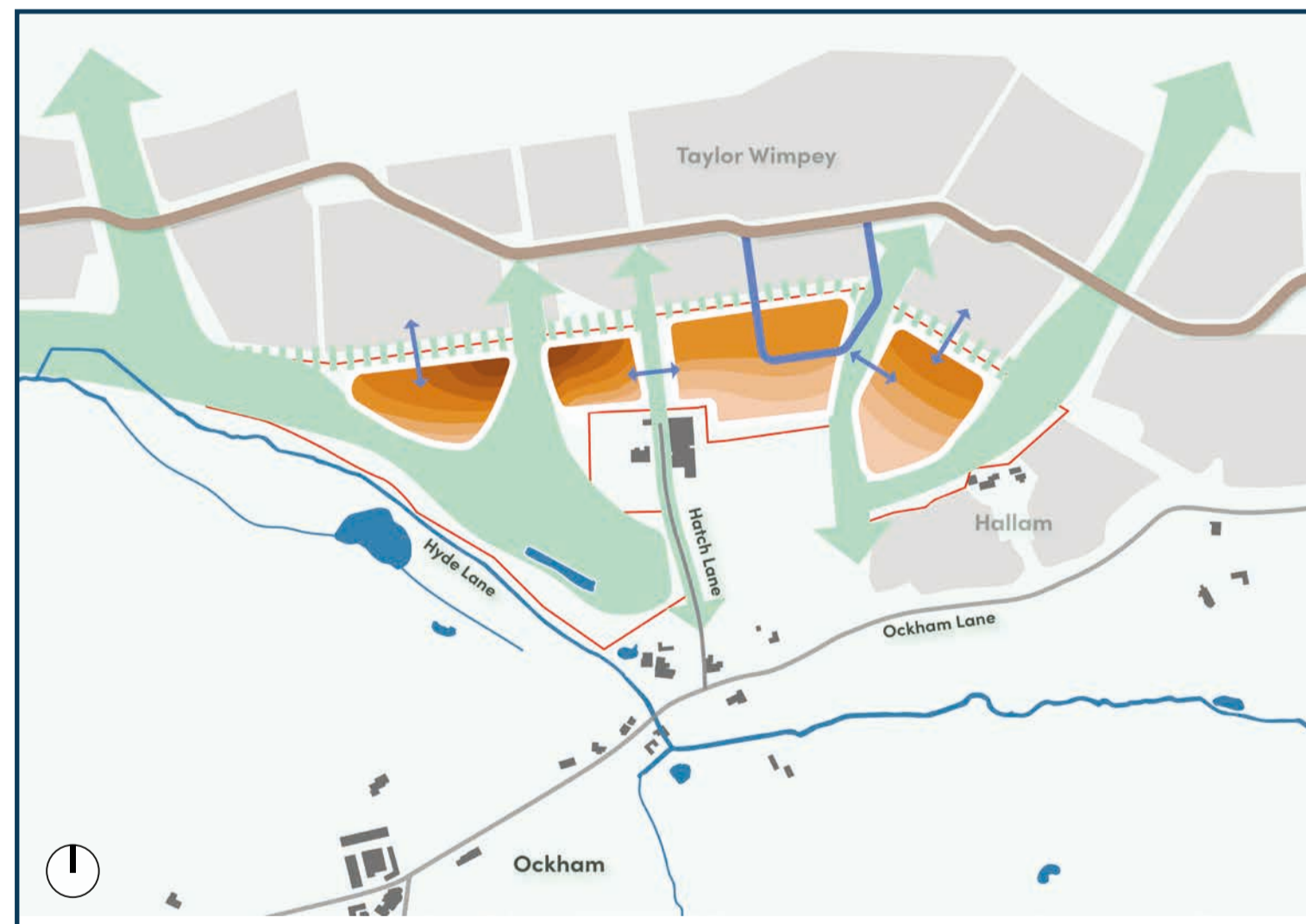
7. Development Parcels

Development parcels nested within the landscape framework.



8. Access

All vehicular connections from the Taylor Wimpey site, included a safeguarded bus link. Care taken to provide a network fit for purpose with regards to servicing, deliveries and resident access. Through routes designed out, creating a safe and pleasant environment not dominated by traffic, with restricted access from Hatch Lane for retained buildings outside of the red line boundary. Ensure key active travel linkages are provided with the Taylor Wimpey and Hallam sites.



9. A Sensitive Approach to Density & Height

Higher densities, building heights, and continuous frontage facing the proposed village centre creating a strong interface and integration with main site. Lower density and staggered frontage fronting onto the SANG and Hallam site - creating a more sensitive and respectful interface to the rural edge. Up to 3 storeys along the northern edge with reduced height of 2 storeys along the southern edge.

Design Concept

Introduction of car-free interface with Broadwalk and Hatch Lane, and increased car-free landscape edges

Celebration of key nodes at interface with Taylor Wimpey, and introduction of Key Moments marking the arrival into the SANG and open space.

Introduction of a new green link, connecting Central East Village Green (TW) and Beacon Park south. Improved cross-parcel permeability with east-west walking and cycling routes.



Key

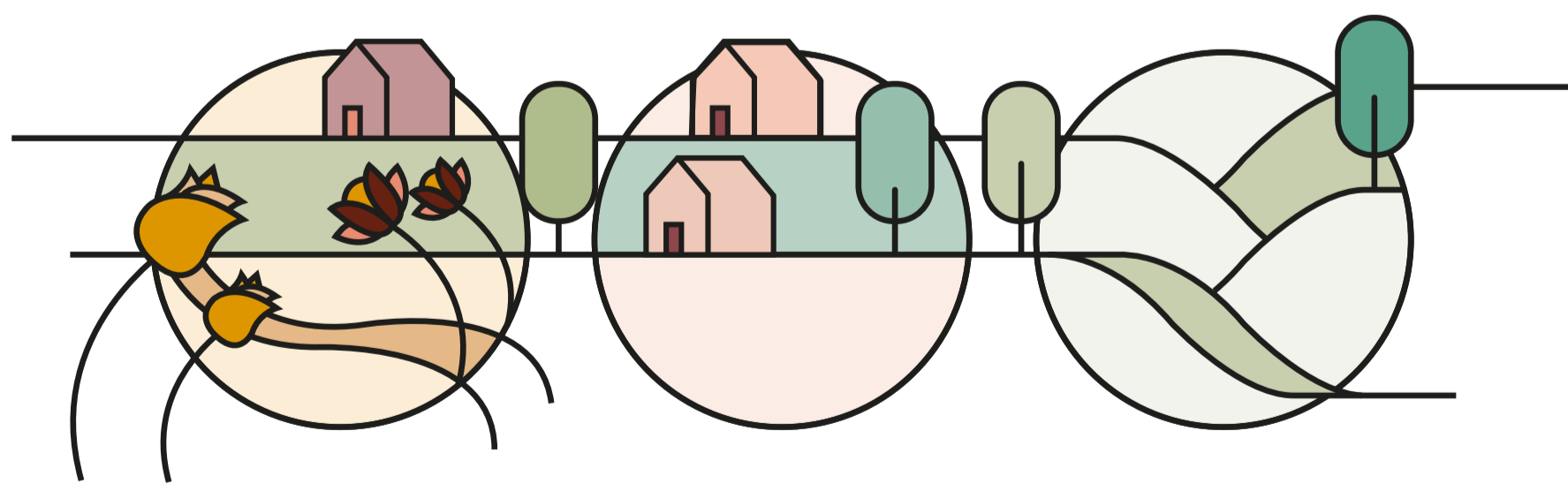
- Developable Land
- Play
- SuDS/ Attenuation Basin
- Primary Road
- Secondary Road
- Motor Vehicle Access
- Pedestrian and Cycle Link
- Courtyard/ Parking
- Key Moment
- Urban Space
- Key Corner/ Frontage

Illustrative Masterplan

The proposed new neighborhood will form part of a wider landscape-led and sustainable community. Land surrounding Bridge End Farm will sensitively integrate with its surroundings and reconnect residents, both existing and new, to nature and the Surrey Hills AONB beyond.

Key deliverables

- A range of up to 200 new homes, including 40% affordable. Average density of 36 dph.
- 50% of public open green space including play, informal recreation, non-pitch sport, new copse planting and SANG with over 1km circular walking route.
- Retention of existing mature trees, hedgerows and ecologically sensitive waterbodies.
- Proposed layout respects and frames key views out towards the Surrey Hills AONB.
- Sustainable movement strategy including a potential bus route and the enhancement of existing public rights of ways and bridleways.
- No vehicular access from Ockham Lane or Hatch Lane, with main access to the site served from Taylor Wimpey's land.
- All homes with 10-minute walk of local amenities and education facilities.
- Sustainable drainage features to attenuate and mitigate surface run-off.



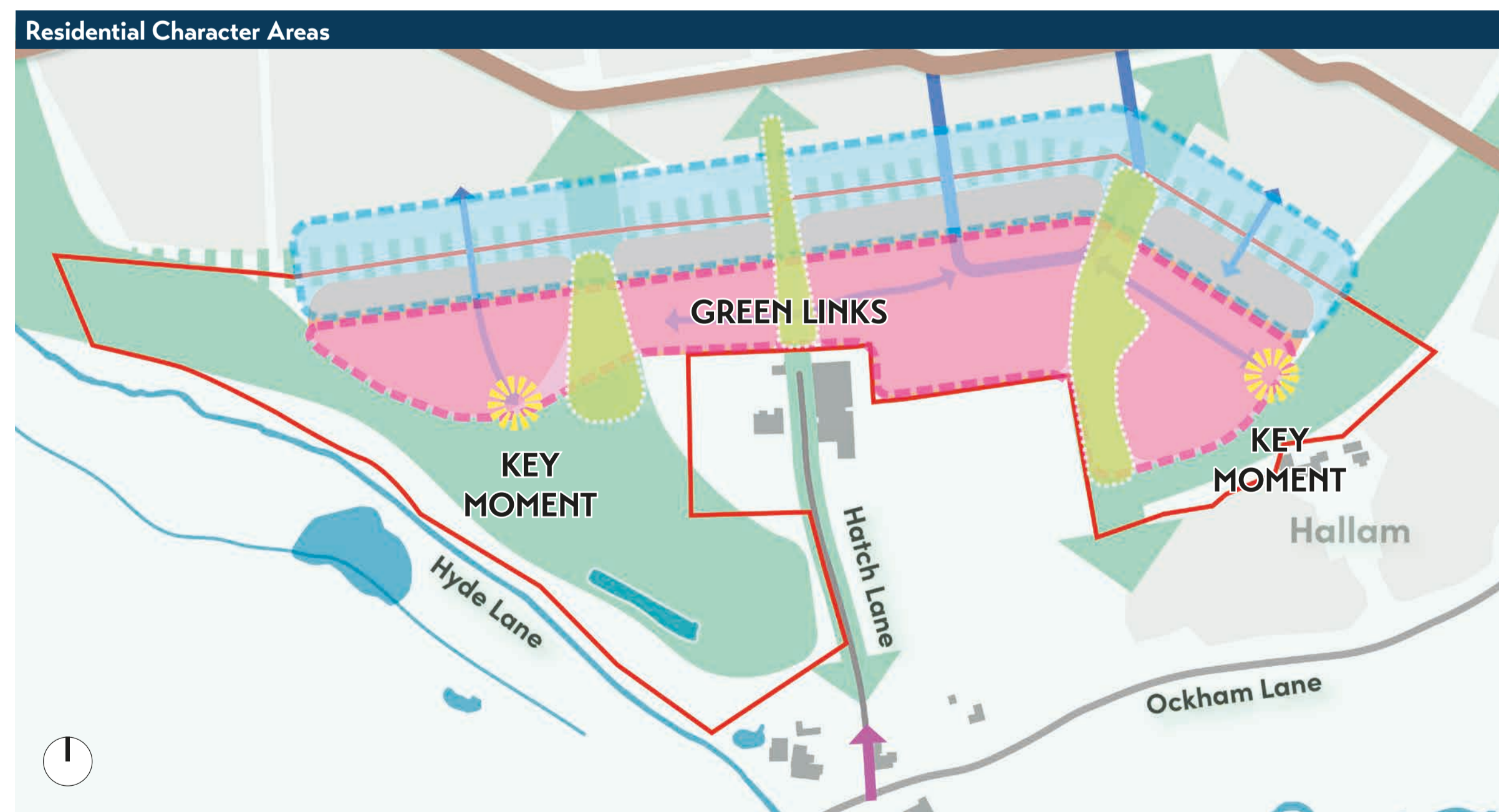
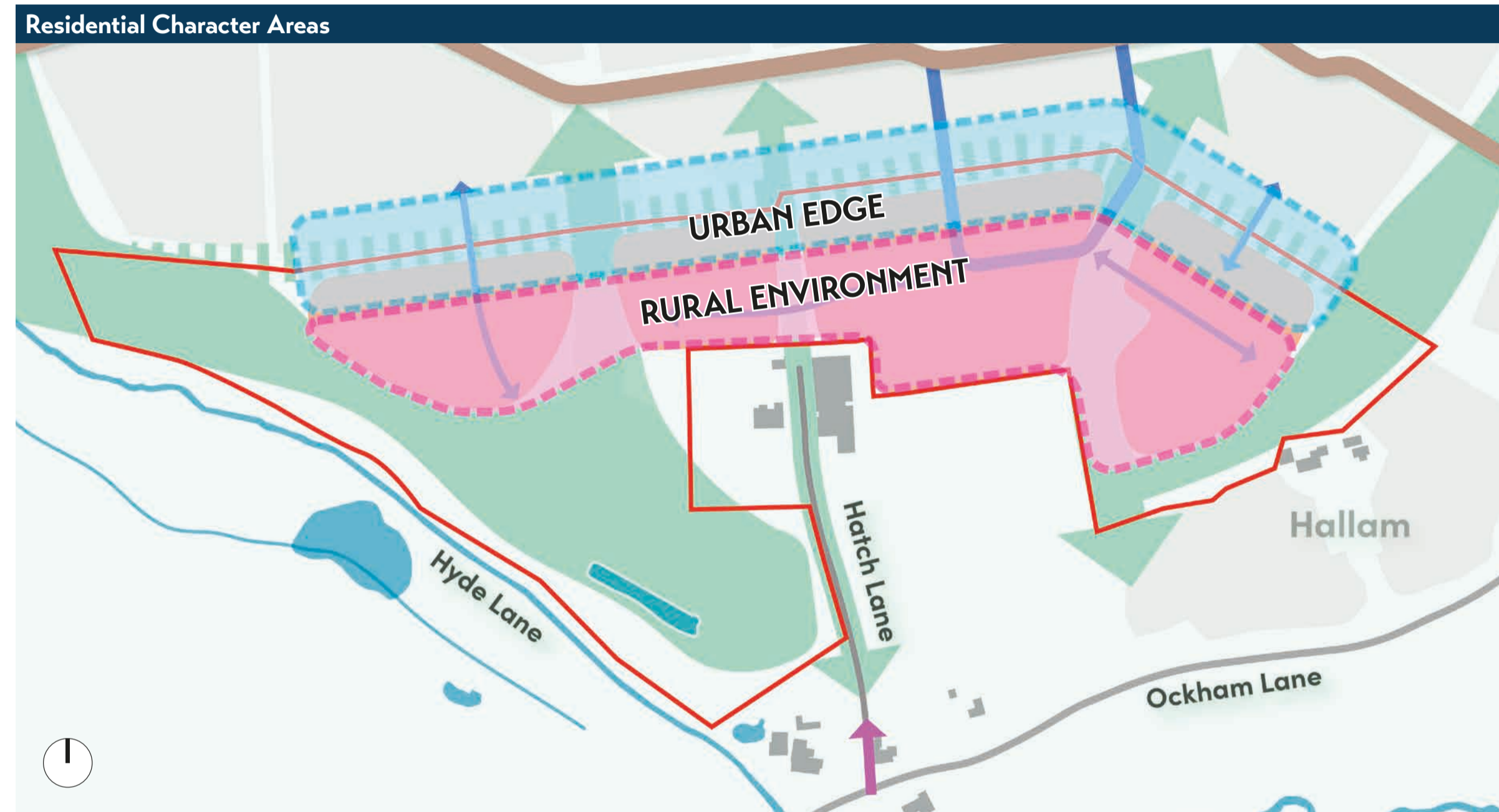
Illustrative Masterplan - for illustrative purposes only



The Land Surrounding Bridge End Farm community engagement process is being organised by JTP on behalf of the landowner. For more information, please visit landsurroundingbrideendfarm.co.uk or contact the JTP community planning team at community@jtp.co.uk or by Freephone 0800 012 6730 or by writing to Freepost JTP (no stamp required).

Residential Character Areas

The masterplan is subdivided into four key Character Areas. These help to clearly express the change in character across the site, from the more urban edge along the Broadwalk and Local Centre, to where the southern boundary interfaces with the wider landscape.



Precedent Images

Urban Edge



Homes will be arranged formally onto the Broadwalk.



Key walking and cycling route with SuDS features and play incorporated into the landscape design.

Key Moment



Landmark buildings at key nodes

Rural Environment



Homes overlooking key landscape spaces



Rural barn-style vernacular - characteristic of the surrounding area

Green Links



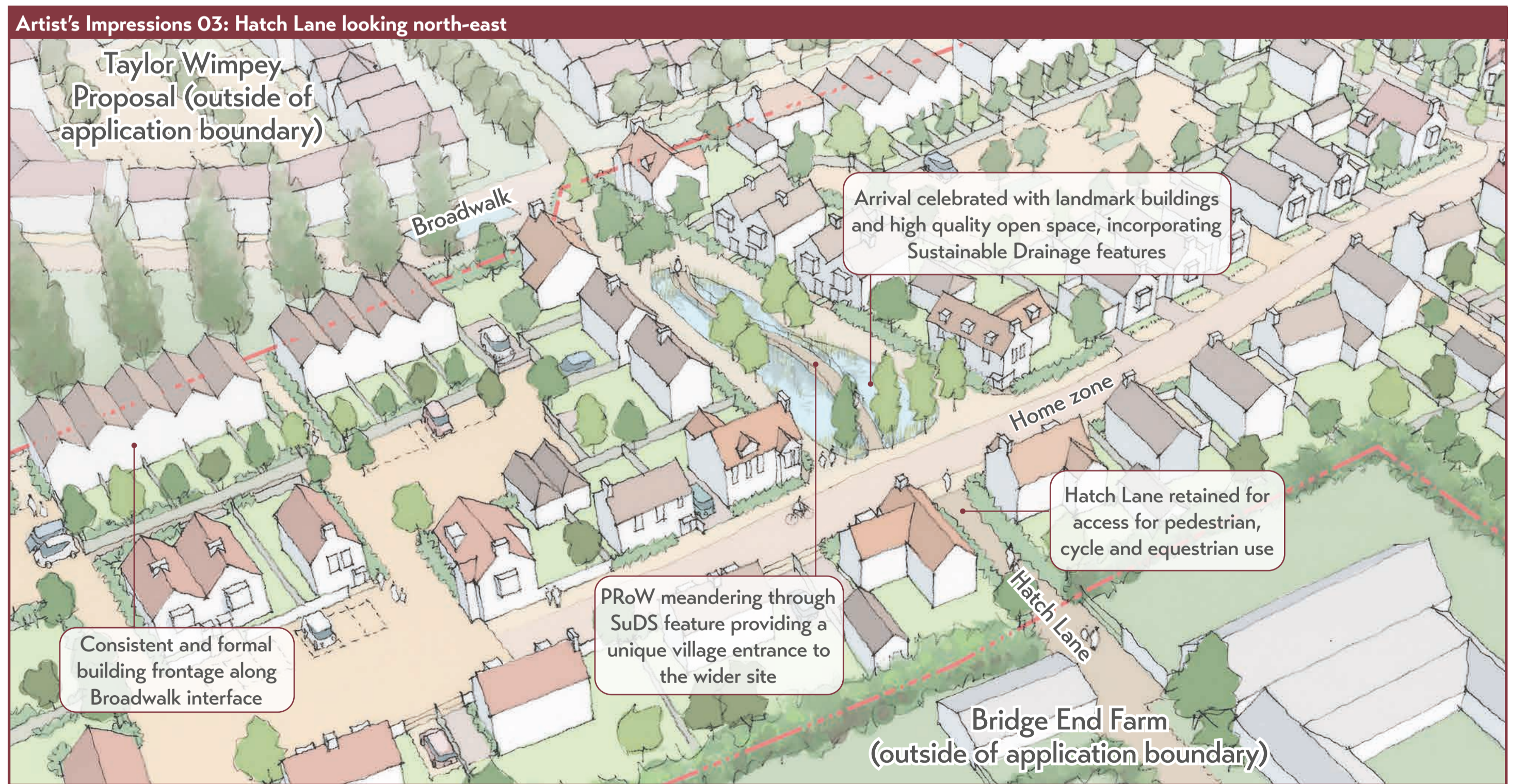
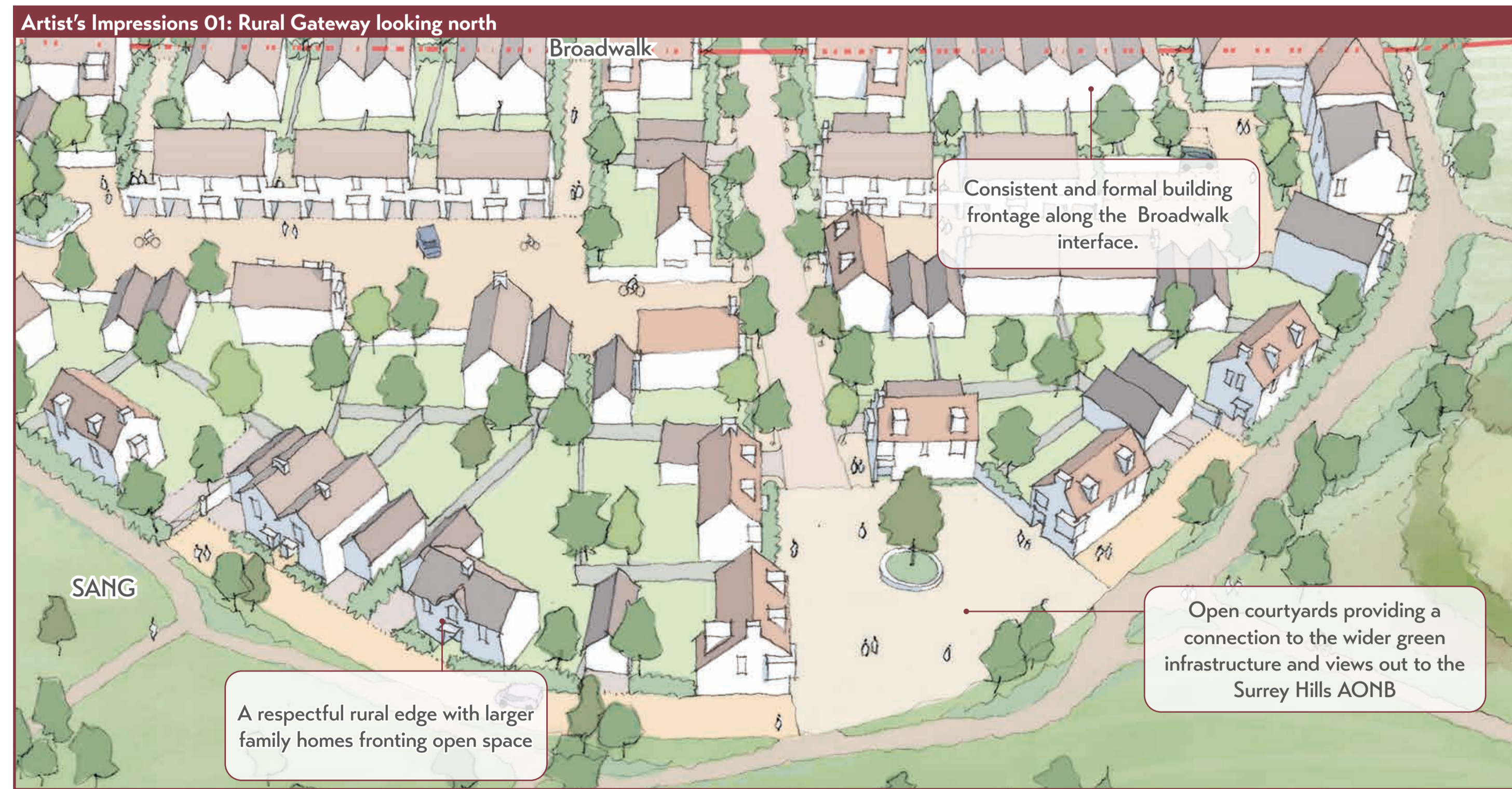
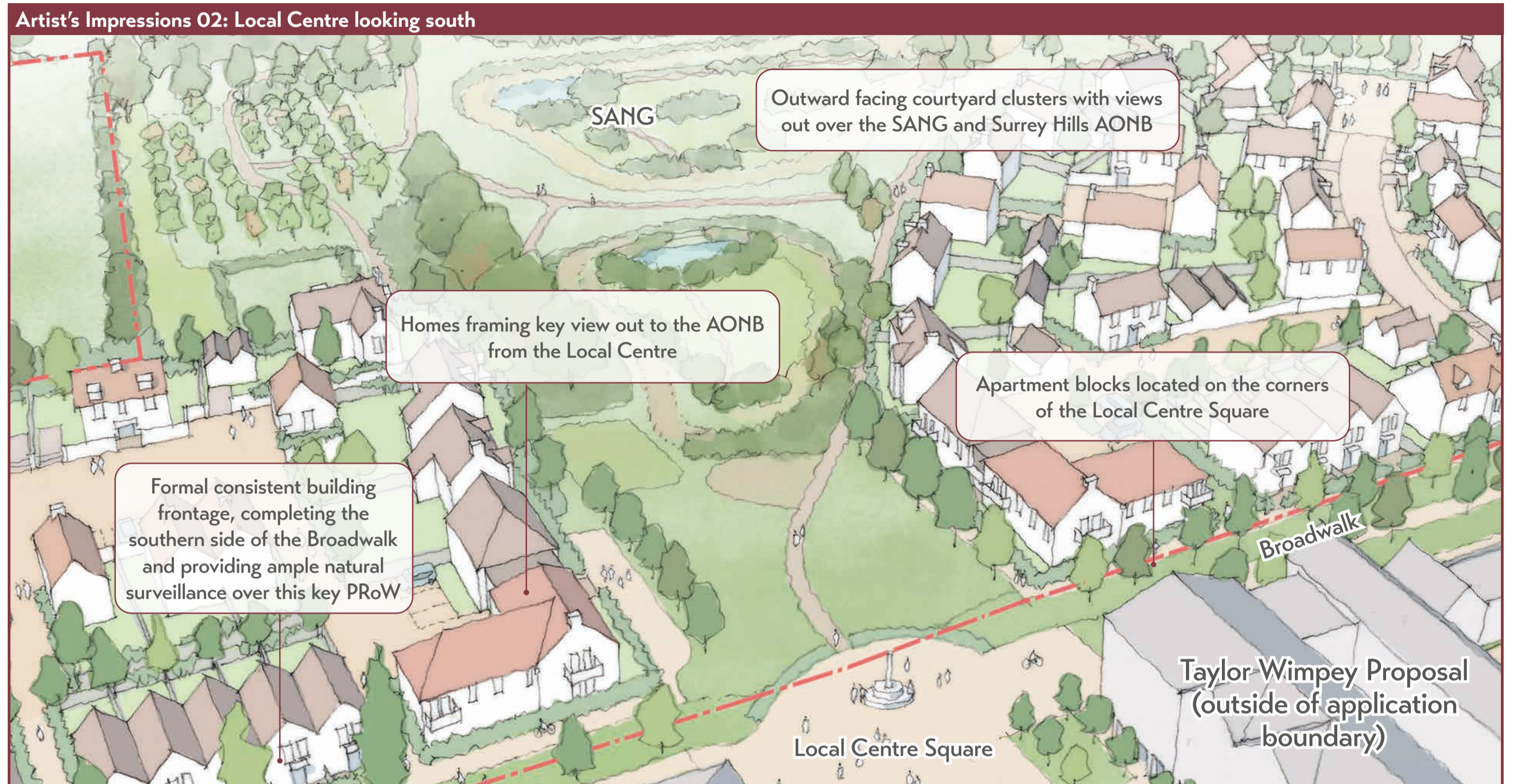
Attractive walking and cycling routes along green links



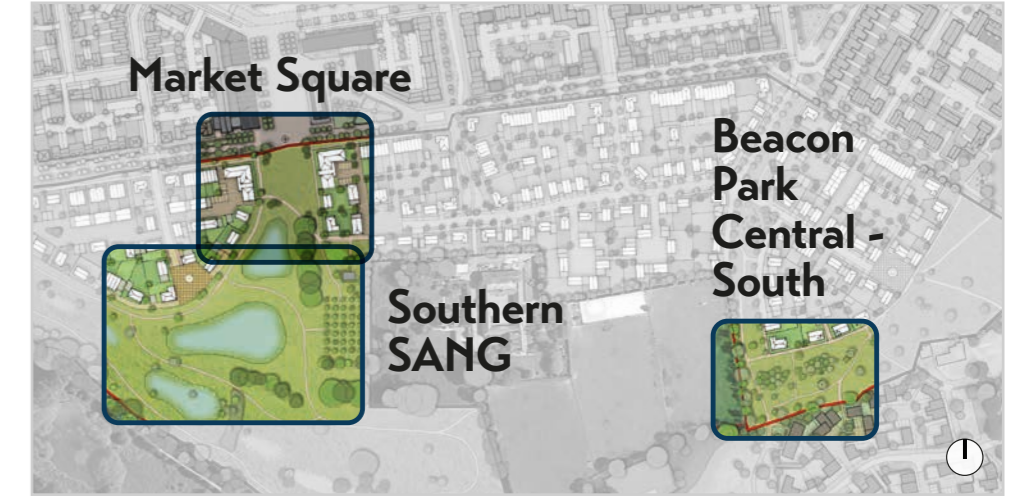
Homes overlooking key landscape spaces for play and recreation

Artist's Impressions

The following sketches show an artist's impression of just one possible way the scheme could develop in the future. As this is an Outline Planning Application, these sketches are purely illustrative. Further detailed design work will be developed at a later stage and form part of an eventual Reserved Matters application.



Illustrative Landscape Proposals



Key Plan

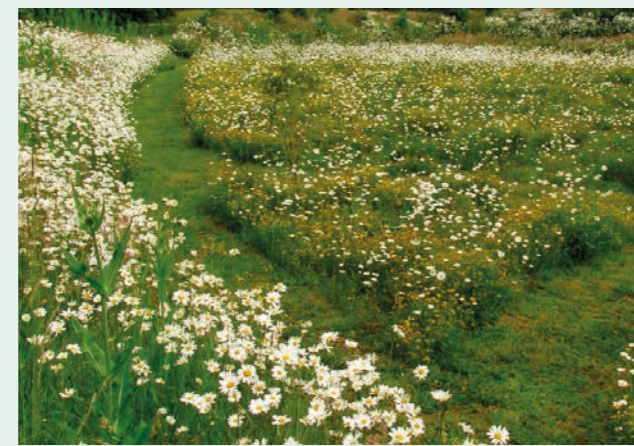
SOUTHERN SANG

The Southern SANG will form part of the wider SANG and provides significant informal recreational opportunities for the local residents whilst providing a variety of habitats and ecological enhancements that will contribute towards gains in biodiversity.

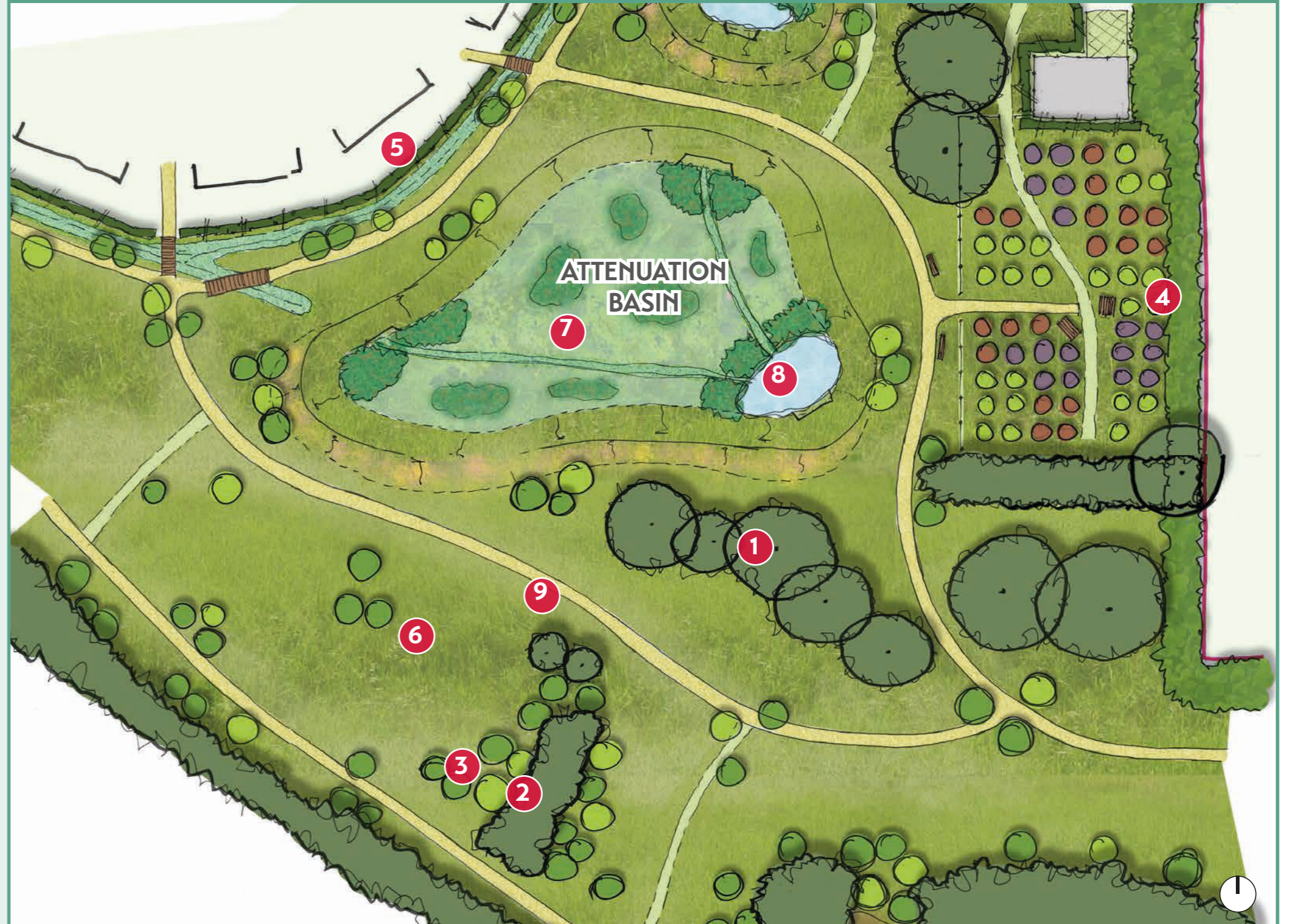


Key

- 1 Existing trees retained
- 2 Existing vegetation retained
- 3 Proposed native tree planting
- 4 Native buffer planting to site boundary
- 5 Proposed native hedgerow to residential edge
- 6 Species rich meadow
- 7 Species rich wet meadow
- 8 Area of permanent water
- 9 Self-binding gravel surfaced footpath



Indicative Sketch Plan of Southern SANG

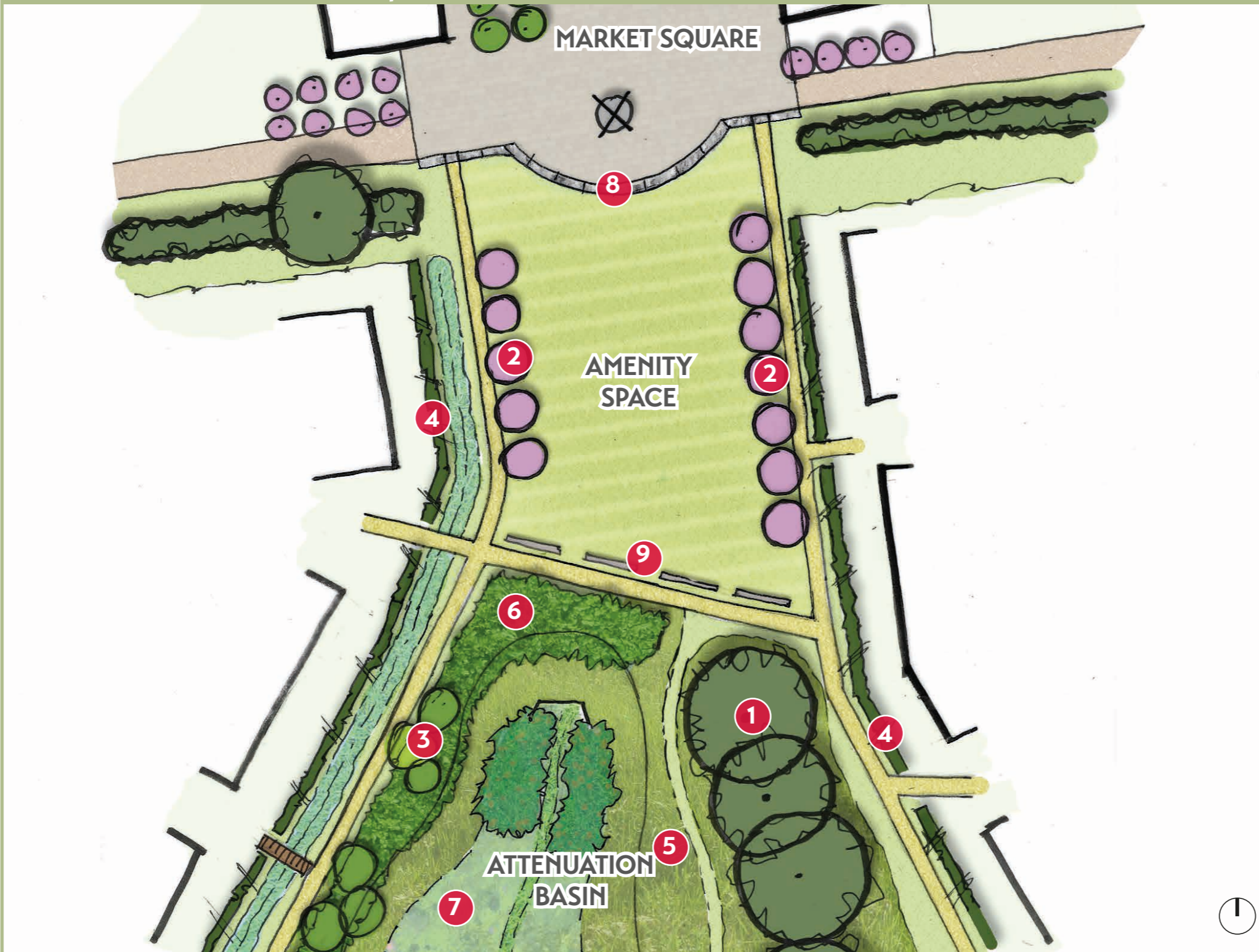


MARKET SQUARE

The public open space to the south of the Market Square will form a key node and transitional space between the urban Market Square and the more natural landscape of the Southern SANG.



Indicative Sketch Plan of Market Square



Key

- 1 Existing trees and vegetation retained
- 2 Formal tree planting reflecting that within Market Square
- 3 Native tree planting; informal groupings towards SANG
- 4 Proposed native hedgerow to residential edge
- 5 Species rich meadow transition towards SANG
- 6 Mixed native and ornamental planting of benefit to wildlife to enhance texture and biodiversity
- 7 Species rich wet meadow
- 8 Feature paving with potential inlay text potentially relating to vista and SANG
- 9 Potential seating



BEACON PARK CENTRAL - SOUTH

The Central and Southern sections of Beacon Park are located within the south east part of this application; the design of the open space will form a continuation of the rural to urban to rural transition through the wider development from the SANG to the north. A landscape approach that is sensitive to the ecological considerations within this area will be taken when bringing forward the proposals for this open space.

Key

- 1 Existing tree retained
- 2 Existing hedgerow retained and enhanced with new native planting and management
- 3 Proposed native copse
- 4 Proposed native tree planting
- 5 Native buffer planting to site boundary to soften the edge and create wildlife corridor
- 6 Amenity grassland
- 7 Species rich meadow to create a more natural landscape character and enhance biodiversity
- 8 Opportunities for seating

Indicative Sketch Plan of Beacon Park Central South



HALLAM LAND PROPOSALS