

Thank you for taking the time to attend our consultation today to view our emerging proposals for Land at Normandy and Flexford, Guildford.

Members of the project team are here to provide further information on the emerging proposals and answer any questions you may have.

We value your feedback, so please do take the time to fill in a feedback form or visit our project website to let us know what you think.

Consultation

At Taylor Wimpey, we take the views of the local community seriously and as such, we are carrying out two public consultation events prior to submitting an Outline Planning Application later in the year. This means that all residents will have the opportunity to view the proposals and have their say.

We value your feedback, so please do take the time to fill in a feedback form or visit our project website to let us know what you think.

Your feedback will be taken into consideration as we move forward with our Outline proposals.

The consultation period for our first period of engagement has now started and we will be receiving feedback up to midnight on **Friday 1 August 2025.**

About Taylor Wimpey



New Homes at Oakapple Place

Taylor Wimpey is one of the UK's largest residential developers, building and selling over 10,000 homes each year. In 2007, George Wimpey and Taylor Woodrow merged to form Taylor Wimpey.

We are proud of the home building and construction heritage of both companies, which dates back more than 100 years.

As a responsible developer, we are committed to working with local people and communities, and we make a positive contribution to the communities in which we work.

In 2021, we launched our environment strategy, setting out how we will help protect our environment for future generations, partner with suppliers to reduce the impact of the homes and developments we build, and make it easier for our customers to live a sustainable lifestyle.

The land at Normandy and Flexford comprises a series of grass and agricultural fields between Westwood Lane and Glaziers Lane, with Wanborough Station and the railway to the south and Guildford Road to the north. A number of existing properties border the site.



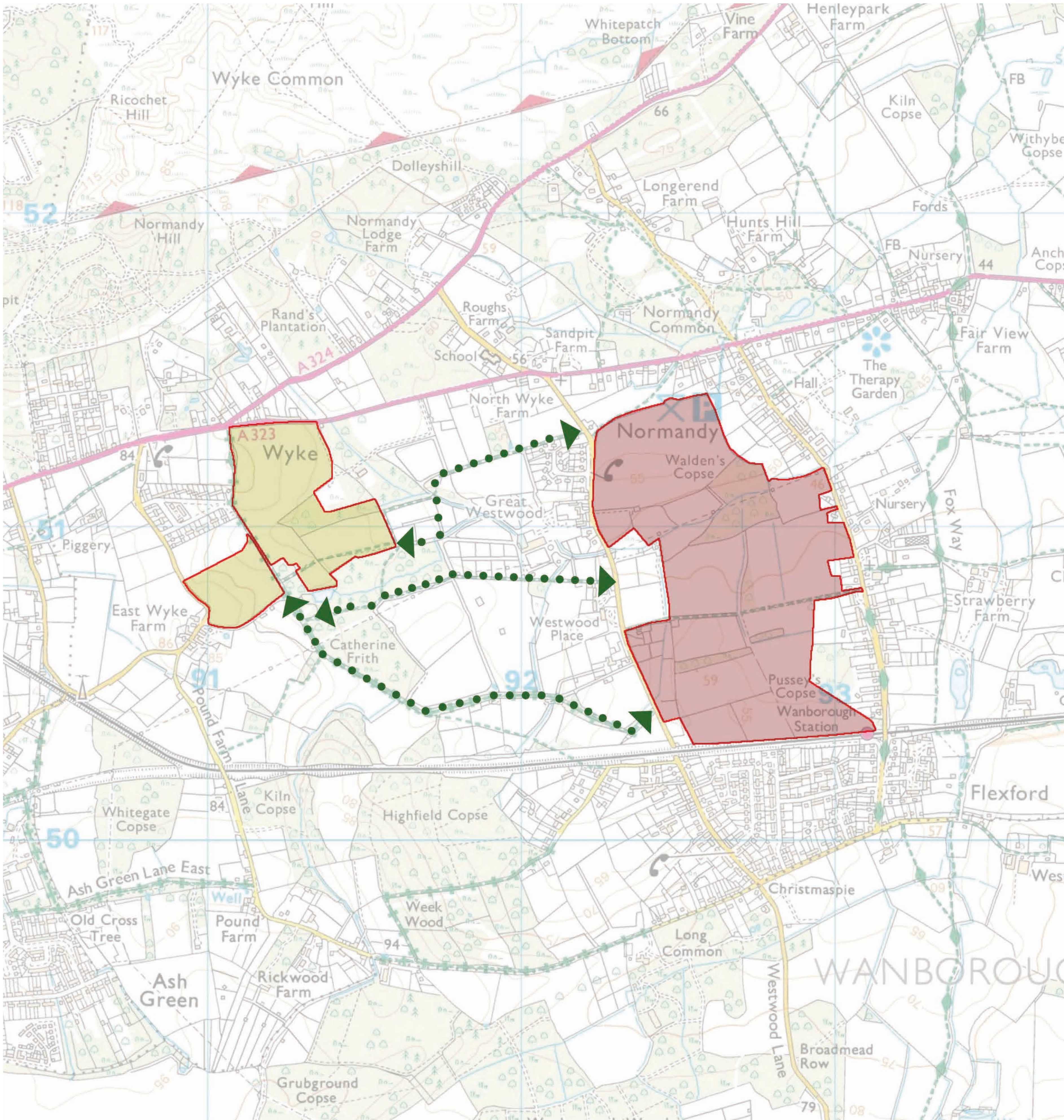
The site is sustainable, benefiting from a series of existing vehicular, footpath and rail connections, with the potential for a direct link onto the Wanborough rail station platform to Guildford.

The site is in close proximity to schools, GP services, tennis courts and other amenity facilities within a short walk.

As with other sites in Guildford coming forward for development, the site would require SANG – Suitable Alternative Natural Green Space – to offset any recreational impact to the Thames Basin Heaths.

Taylor Wimpey have secured land 700 metres to the west at Wyke, within a 10 minute walk, comprising c.55 acres, linked to the main site by three public footpaths for this purpose, which will offer significant health and wellbeing benefits to local residents.

This will be subject to a separate planning application.



- Proposed Site
- SANG (Suitable Alternative Natural Greenspace)
- PROW (Public Right Of Way)

The site was originally included as a draft allocation in Guildford's initial 2016 Regulation 19 Local Plan, which included a vision to deliver 1,100 new homes and community facilities, including a secondary school.

However, during the Local Plan examination, the site was removed. The council allocated Blackwell Farm to deliver the secondary school (which has not yet been delivered) and Garlick's Arch for new homes.

Guildford Borough Council cannot demonstrate a five year housing and land supply and the existing 2019 Local Plan is out-of-date. Guildford have started the process for a new Local Plan, which will require several housing sites for allocation.

Crucially, National planning policy changed in December 2024 via the NPPF (National Planning Policy Framework). The housing need significantly increased based on the up to date data and it encourages sites to be developed in sustainable locations.

Updated planning policy allows for residential development in the Green Belt, so long as four important tests are met:

1. The land is **grey belt**, previously developed or underused and not strongly contributing to the Green Belt's wider purposes.
2. There's a **clear need** for the development, such as housing and educational facilities.
3. The location is **sustainable** – with access to jobs, schools, services and transport.
4. It meets '**golden rules**' offering 50% affordable housing, infrastructure and open space.

These changes are applicable and relevant to this site, hence Taylor Wimpey are seeking to engage with local stakeholders about how this site could help meet local needs and any additional facilities that residents would like to suggest.

The design team has conducted initial baseline analysis of the local area including existing amenities, existing footpaths, road and train links, along with a wider review of the landscape context and existing vegetation within and adjacent to the site.

Site Landscape Appraisal



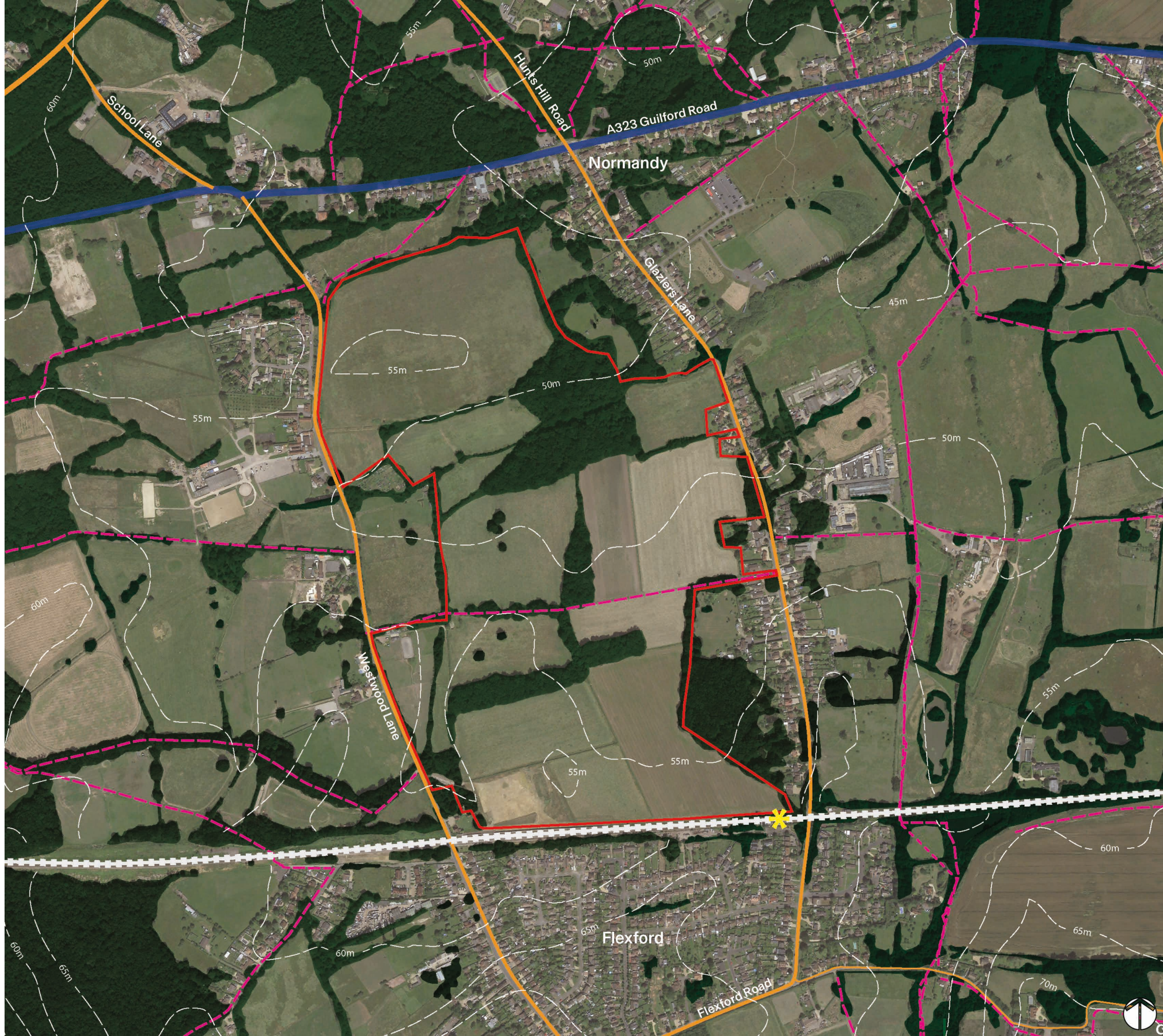
- Site boundary
- Green Belt
- Woodland / tree belt / hedgerows
- Ancient Woodland
- Public Footpath
- Public Bridleway
- Public Byway
- Long Distance path Fox Way
- Streams
- Water bodies
- Listed Building
- Railway station
- Railway embankment
- Railway line
- Overhead power line and easement
- Contour @ 5m intervals

Existing Local Amenities



- Site boundary
- Woodland / tree belt / hedgerows
- Parks / Play / Sports Ground
- School
- Shop / Cafe / Community Garden
- Religious Buildings
- Contour @ 5m intervals

Local Connectivity



- Site boundary
- Public Right of Way
- A - Roads
- Arterial Routes
- Railway line
- Railway station



www.normandyandflexford.co.uk



info@normandyandflexford.co.uk



0800 689 5209

High-quality, mixed tenure homes including affordable homes and homes reserved for older people to meet local needs.



A new local centre/community hub with a mix of potential non-residential uses to include small scale retail uses, community and/or flexible co-working space.



Children's play, natural and semi-natural spaces, amenity space including parks and gardens and potentially allotments and orchards.



Land and accompanying play space for educational uses, which could include a secondary school.



A dedicated SANG (Suitable Alternative Natural Greenspace) provision within walking distance of the site to serve future and existing residents.



A focus around green infrastructure, landscaping, new public open space and public realm which could include outdoor sports provision.



A network of new and enhanced pedestrian and cycle routes (on-site and off-site) to improve connectivity to Wanborough Station as well as to the open countryside and beyond.



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A mix of new homes – including 50% affordable.



New, landscaped open space made available to the public with supporting facilities.



At least 50% of the site will remain green and undeveloped, with the majority of trees retained.



Potential for new education facilities (including a secondary school) and supporting open space.



Dedicated homes reserved for the elderly.



Plans for a new bus route, mobility hub and e-bike facilities.



A new community hub for use by local people within a dedicated local centre, including space for local shops.



New SANG 700m to the west, connected by public footpaths.



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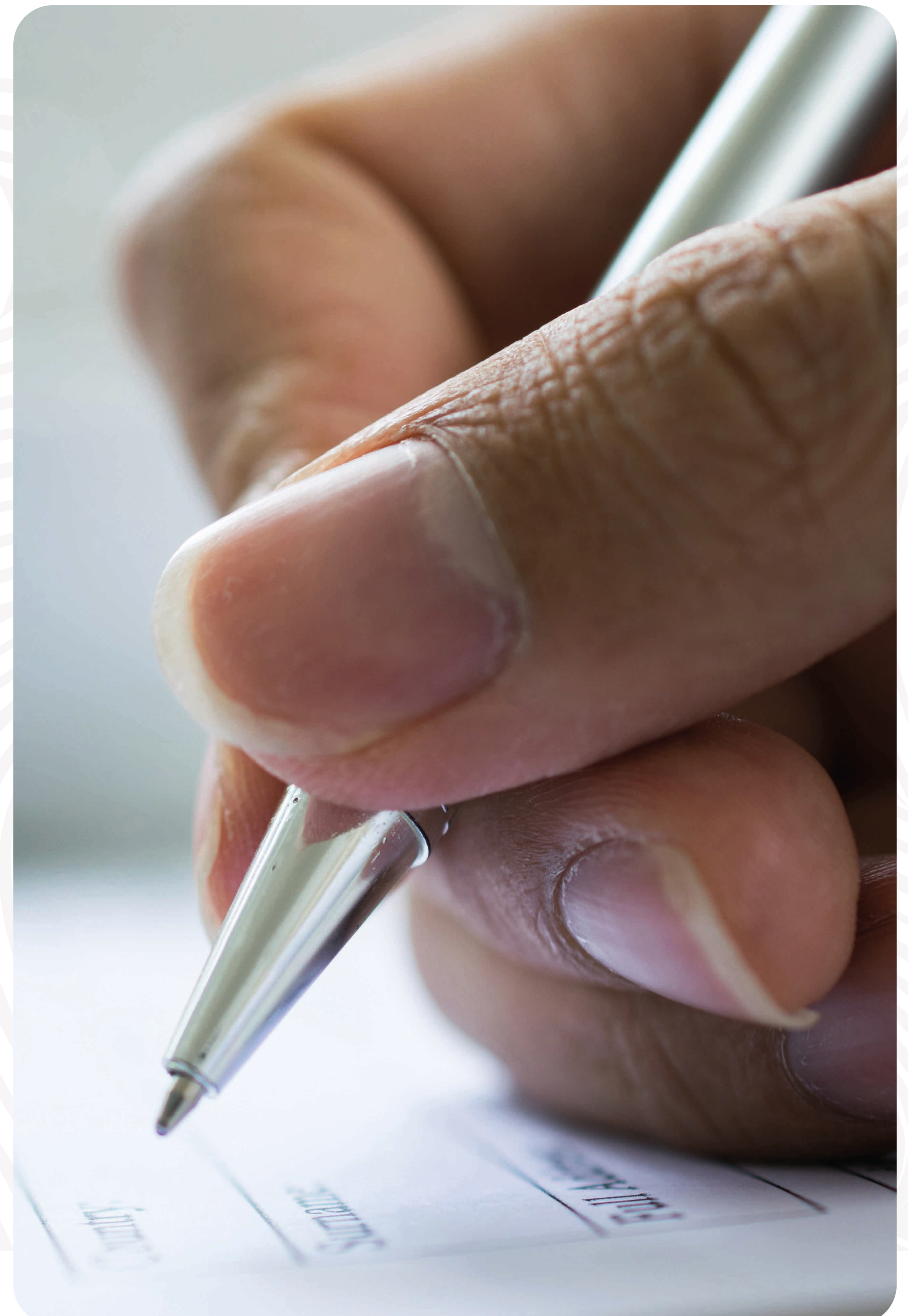


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Thank you for taking the time to attend our consultation event today to look through the emerging proposals for Land at Normandy and Flexford.

We have provided feedback forms on tables around the room and would like to hear your views on the initial concept 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 Friday 1st August 2025.

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

-  Filling in a feedback form here today
-  Email the team on: **info@normandyandflexford.co.uk**
-  Taking a feedback form away with you and posting it free of charge to: **Freepost CONSULTATION REPLY**
-  Call our community helpline on: **0800 689 5209**
-  Fill in a feedback form online at: **www.normandyandflexford.co.uk**

What happens next

- **August 2025**
The project team will consider all comments received from local residents and stakeholders on the emerging proposals and will seek to incorporate feedback received where possible to inform the more detailed vision and proposals for the site.
- **Autumn 2025**
A second public consultation event will take place to show local residents and key stakeholders how comments received have informed the detailed proposals for the site. Feedback on the more detailed proposals will also be sought from residents and key stakeholders.
- **Late 2025**
The Outline Planning Application for the site will be finalised and the application will be submitted to Guildford Borough Council.
- **During 2026**
Outline Planning Application determined by Guildford Borough Council.