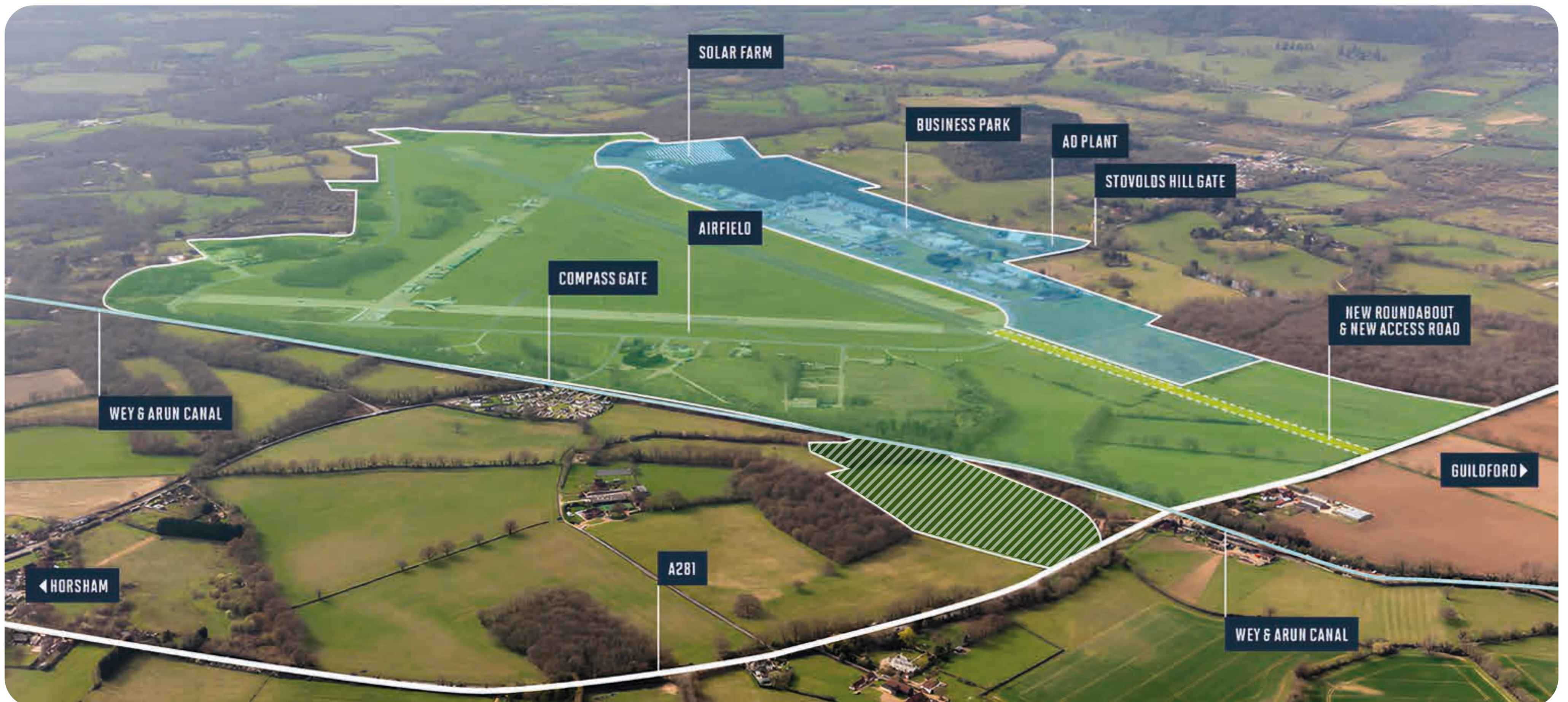


WELCOME (BACK!) to DUNSFOLD PARK



Thank you so much for making it this far

For some of you, these development plans will be brand new. For others, you have patiently waited years for news that work is underway. This exhibition has been created to serve both groups.

This is an exciting period, when plans start to become real. Dunsfold Park is an incredible space with extraordinary potential and, in the months and years to come, that potential will be realised. It sits within the most beautiful landscape, framed by the Downs to the South and the Surrey Hills to the North. The aerodrome has a fascinating history and a number of special landmarks.

The opportunity to build a new place here, from scratch, is thrilling. Our aim is to create something unique and inspiring, with beautiful homes built around the waterways and contours of the land, linking to shops and schools, cafes and bars, sports pitches and cycle paths, walkways and parkland. Success will not simply be measured against the building of houses, but the creation of a place that becomes a community. In our opinion, great places are all about people and their joy of living there.

Plans and dreams are all well and good, but we also understand that you've heard this all before. After all, it's six years since Outline Planning Consent was granted. Many of you will remember the last public consultation held here in 2019. Since then, Canada Avenue has been built but there are still no new homes. You would be forgiven for feeling a little weary.

The aim of this consultation is threefold:

- to explain why there's been a delay and what's been happening on site
- to show you the work we've been doing
- to ask for your views so you can influence how the place will look and feel.

We know that trust in developers is low, and many people sense that consultations are a charade with plans already set-in-stone. That's not our way. We have worked hard and are excited about our plans, but we know it's not the finished article. That's where you come in. You, as local people, know this area best. You will see things from a different perspective. The outline plan is fixed, but there are still many areas you can influence. Have we captured the best views, put play areas in the right places or missed things that the community will need on day one?

We will be transparent and candid about the evolution of these plans and the timing of our work as it progresses. You can choose to have updates emailed to you directly, or to check our website and social media accounts. We will publish your collective feedback from this consultation over the summer.

Thanks once again for being part of this process. Please help us make Dunsfold Park as exciting as possible for you, for your loved ones and for generations to come.

How to make the most out of this consultation

You want to know exactly what is planned for Dunsfold Park. We are here to help, to listen and to adapt. As you read on, you can:

- **Speak to any member of our wider team to get to know us, share your thoughts and ask questions. We are all wearing name badges.**
- **Put your thoughts into writing.**
- **Have your say on a series of choices.**
- **Complete our online consultation survey either with us today or in your own time.**

Our team will be able to explain in more detail how your input will be used and the difference between the 'fixed' elements of our design and those that we can easily adapt and develop.

We have tried to make every board as self-explanatory as possible. There are, inevitably, a few technical terms that may require clarification.

- **Masterplan** sets the boundaries and ways different areas will be used to guide character and placemaking of Dunsfold Park
- **Phasing Plan** illustrates the chronology and sequencing of the development
- **Active Travel Routes** are the paths and cycle paths and other links that connect Dunsfold Park
- **Sports and Open Space Strategy** identifies open spaces for the community and the sport they play

Together these unlock the detailed proposals for the site, and we look forward to your thoughts on them all.

WHY HAS THIS TAKEN SO LONG?

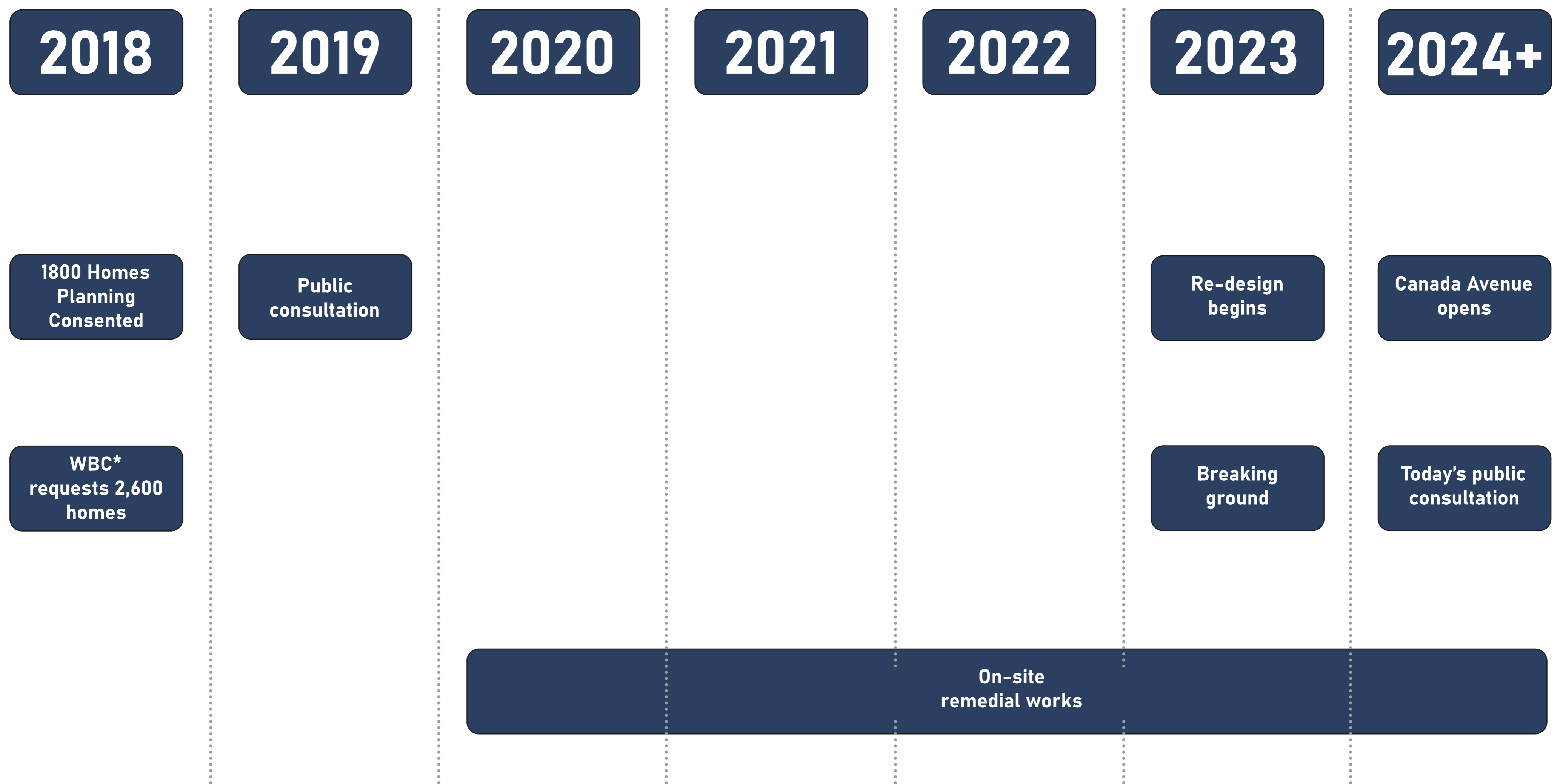
For the benefit of those who are new to this project, it has taken more time than anyone expected. There are three reasons for this:

- **Planning** - Consent for 1,800 homes was first approved 2018. This part of Surrey has been recognised as an area of high housing demand and the adopted Local Plan have allocated the site for up to 2,600 homes. This has increased the scale and complexity of designing the site.
- **Brownfield Remediation** - Sites of this scale that have had prior uses (i.e. large brownfield sites) almost always require remediation. Identified substances may need to be tested regularly, others removed.

Dunsfold Park has been used in wartime, as a testing ground, as a factory, and for the training of firefighters. All these activities have left contaminants. These are not unusual for an airfield but require thorough site-specific investigation and remediation strategies. In our case, one substance has been particularly challenging - the remnants of the foam used by fire-fighters in their training. This foam contained PFAS which stands for 'Perfluoroalkyl and Polyfluoroalkyl Substances'. PFAS represents a family of chemicals used widely for many decades, from non-stick pans to pizza boxes.

These contaminants require careful management and removal. We are working with Waverley Borough Council and environmental regulators to ensure that we complete this process in the best possible way and to the highest standards.

- **External Factors** – Developing large sites is extremely complex, capital intensive and requires skills that are in short supply. The owner of Dunsfold Park - Dunsfold Aerodrome Limited (DAL), a trading subsidiary of Trinity College Cambridge - has sought development partners with expertise in large sites. A combination of COVID and market conditions has made this process longer than the owner had hoped and expected. Following a competition, DAL appointed GummerLeathes in 2023 to lead the development.



*Waverley Borough Council (WBC)

Central to our vision has been our commitment to a 'Master Developer' approach. This means, rather than the development being handed to housebuilders, we manage it in its entirety, with responsibility for design and infrastructure in the hands of specialists looking to put everything in place for a sustainable, community-led environment. Only at that point, with everything from roads and paths, schools and shops, surgeries and sports fields set-in-stone, will parcels be sold on to housebuilders who will only be able to work within a tightly managed plan, ensuring they align with our vision and design standards.

That way, it's not only the boundaries of the area that remain fixed, but also its entire philosophy and values.

Dunsfold Aerodrome and our adjoining business park continue to be managed by The Rutland Group, an award-winning property development, management and investment company. The Group created Bedfont Lakes Country Park, London's largest public park built in the last century. We have won a number of environmental awards for landscaping and buildings.

Trinity College, Cambridge, has owned Dunsfold Park since acquiring it from The Rutland Group in 2013. The two entered a long-term partnership to progress the development. Trinity is the largest Cambridge college, a world-leading academic institution in its own right, that is supported by a historic endowment built-up over many centuries.

In recent months we have been delighted to welcome GummerLeathes into the team as our delivery partner. GummerLeathes is a Master Developer bringing a full team of employees and consultants with the experience to bring to fruition a project of this scale.

Tim Leathes and Ben Gummer created the business to build thriving communities. These are places people aspire to live in and where residents feel a real sense of belonging. This people-first approach is consultative throughout and our process offers a fabulous opportunity to speak with local residents and neighbours.

The Master Developer approach means we think about all the ingredients of a wonderful place before housebuilding begins. Infrastructure isn't an inspiring word, but it provides the power and connectedness to link people and nature together, the spaces in which they will meet and play, the schools and offices they will commute into, the allotments they will nurture and the views that will be protected. This can't all happen simultaneously. Once the plans are in place, we work in phases, to enable people start living in the place with everything they need around them. Specifically, GummerLeathes is committed to:

- **Designing around natural landscapes**
- **Connecting seamlessly with neighbouring places**
- **Enabling healthy living**
- **Committing to a net zero carbon outcome**

Collectively, that means looking to create long-term value and a meaningful legacy, rather than short-term profit.

The GummerLeathes design team includes consultants from:

JTP – an award-winning placemaking practice of architects and masterplanners with extensive experience of delivering successful projects for both private and public sectors throughout the UK and Europe.

Churchman Thornhill Finch - creative and skilled landscape architects who value collaboration between community and nature to enrich the life within.

Stantec – world-leading planners, designers, engineers, economists, programme managers and environmental specialists who work together to make places work efficiently and effectively.



STEP 1

Landscape Community Infrastructure



STEP 2

Transport Infrastructure



STEP 3

Housing and Mixed Uses



Each phase of residential development will be preceded by beautiful landscaping, containing both parks and play areas but also the natural drainage the site requires. By establishing the landscaping first, this provides time for the trees and plants to mature and will allow residents to have early access to high quality open spaces.



By delivering a proportionate amount of infrastructure relative to its phase of delivery, our approach minimises the amount of primary road infrastructure that will need to be delivered from the early phases. This is more efficient than front loading the delivery of all transport infrastructure required which has substantial impacts on the environment given the amount of embodied carbon it will entail.



Our approach allows for an early completion of a variety of family homes in a range of neighbourhood character areas. In doing so, our developments are able to appropriately respond to the market conditions by providing the right type of home for the right type of place.



GummerLeathes



Churchman
Thornhill
Finch



Vision

It may have taken a while to get here, but our vision for Dunsfold Park remains clear and loyal to the principles that shaped it from the start. We are not developing an 'estate' but a place rooted in its environment with a thriving community connected to nature, just like its neighbouring local villages that have developed organically over the centuries.

The runway will be reinterpreted, whilst remaining a defining element of the space, providing access, alignment and a link to Dunsfold's history.

Residential areas will be created in separate parcels embracing our low-density approach, each seamlessly moulded into their landscape, with spectacular views across Dunsfold's natural green bowl. If you follow us on social media, you will appreciate how much we care about carbon reduction and nature recovery, with a particular focus on cultivated and natural green spaces within this landscape-led development.

Our vision also embraces a wide range of homes of different sizes. This will not be a place dominated by 'cut and paste' four-bedroom houses. Houses will be built with a focus on beauty, responsibility and utility. They will provide for households of all sizes and all budgets, providing wonderful, multi-tenure homes, each linked to a prioritised network of walkways and cycle paths leading into the beating heart of Dunsfold Park, where education, employment and entertainment will unite the community.

We are designing a place in which every resident feels 'local', where passers-by will greet each other with a cheery wave, and where the atmosphere is warm and welcoming. It will promote safe, healthy living, whether that means walking the kids to school, paddling up the canal, or cycling to the shops or to visit friends.

All of this is true to the organising principles of the original design.

What's Changed

So, if the vision remains, what's new?

The answer is in the fleshing-out of our plans and the sequence in which they will be realised.

For a start, we are delighted to have completed the construction of Canada Way. We are so proud to celebrate the extraordinary role Canadian servicemen and women played here during the Second World War. The road has been named in their honour. As you drove here today you will have seen wildflowers and Red Canadian Maple trees growing fast alongside the road. These are testament to the role nature will play in everything we build. It won't be long before those trees will leave the road visible only to those driving along it.

As you'll see during this consultation, we are now able to share details on fundamental features including landscape, community, nature recovery, field patterns, the role of play, mixed-use housing, and connectedness. All these have moved from ideals to practical steps on the route to delivery. All have benefitted from the time we have had to encompass more contemporary, relevant techniques and approaches. And each can still be adapted in line with your thoughts.

The new Phasing Strategy enables us to ensure that the very first residents of Dunsfold Park will benefit from homes in green spaces of their own. As we seek to create a place that is net zero carbon, it also involves a stronger emphasis on space, green corridors and nature recovery, as well as a focus on cyclists and pedestrians rather than cars.



Artist's impression of Phase 1 proposals at Dunsfold Park

Masterplan Document Structure & Contents

Role & Purpose of the Masterplan Document

The Masterplan Document is required under Planning Condition 8 of the Outline Planning Permission*. It takes the parameters established in the outline stages and builds upon them to create a more detailed overarching strategy and framework for the site. The document will function at a more strategic level to retain flexibility, given the scale of Dunsfold Park and its intended delivery programme, but will ensure the core elements of the site come together as a coherent plan.

Future Reserved Matters Applications (RMA) must demonstrate compliance with the Outline Parameter Plans and Masterplan Document whereby a Statement of Compliance will be prepared for each RMA submission.

The document will cover a development period of several years, during which differing external factors will influence aspects of how the development is delivered. It is therefore intended that reviews of the Masterplan Document and its associated plans are undertaken at suitable stages and shall be agreed with Waverley Borough Council. These reviews will identify any areas where the document is considered to have become out-of-date and/or require updating to reflect the latest delivery strategy, in the expectation that they are then suitably amended to inform future design guidance and RMAs.

*Note: Alongside other site-wide conditions, including Planning Condition 29: Open Space & Sport Strategy and Planning Condition 23: Non-Motorised Movement Network

The Masterplan Document is structured in four parts:

Part A: Introduction & Background

This chapter summarises the relevant background information, including planning context, the vision, design principles & concepts, site constraints & opportunities and the updated Illustrative Masterplan.

Part B: Landscape Strategy

This chapter describes the green and blue infrastructure strategy for the site covering topics such as landscape character areas, sports and play, biodiversity, wayfinding and public art.

Part C: Access & Movement Strategy

This chapter describes the movement strategy for the site covering topics such as pedestrian and cycle movement, street hierarchy, public transport, parking and utilities.

Part D: Land Use Strategy

This chapter describes the land use strategy for the site covering topics such as neighbourhood character, building heights and density.



Illustrative Masterplan

Landscape Strategy

Our masterplan is informed by the existing landscape of Low Wealden. This is the 'natural infrastructure' on which everything we build will sit. The landscape can be characterised as 'wooded and watery', with fields and hedgerows, water gathering in stream valleys and low-lying wet meadows and wet woodland.

Green Infrastructure

Dunsfold Park contains, and will continue to contain, areas of species-rich grasslands, ponds and seasonally inundated wetlands.

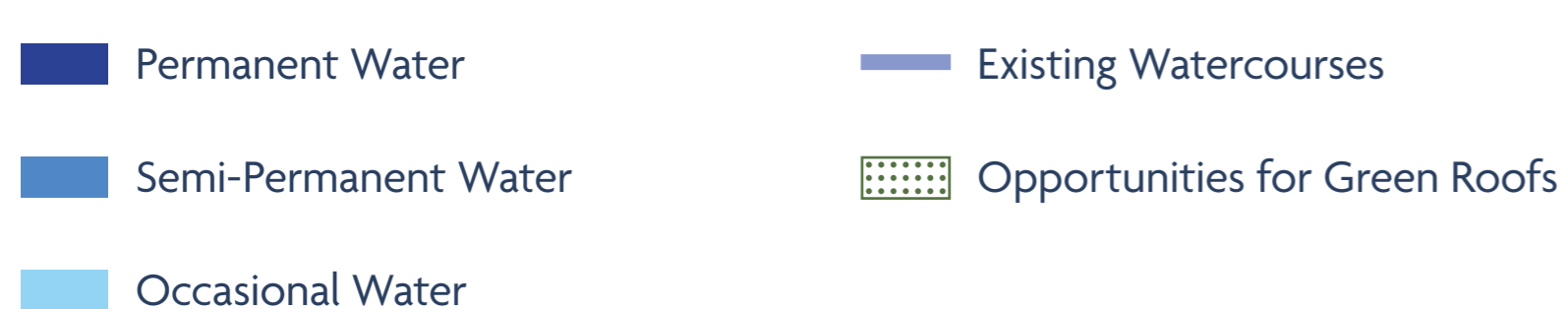
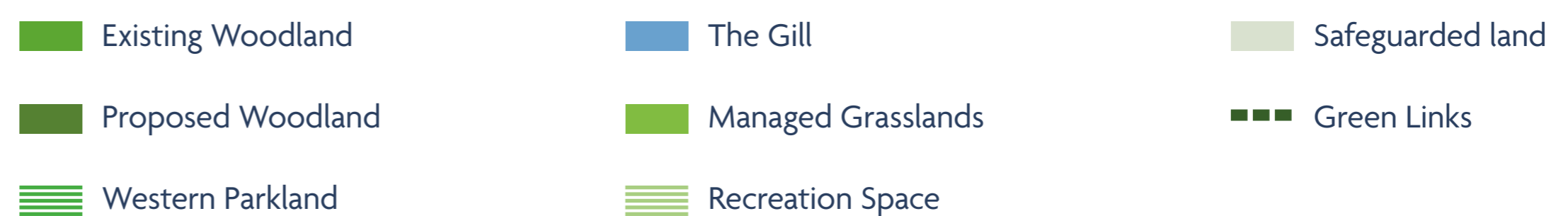
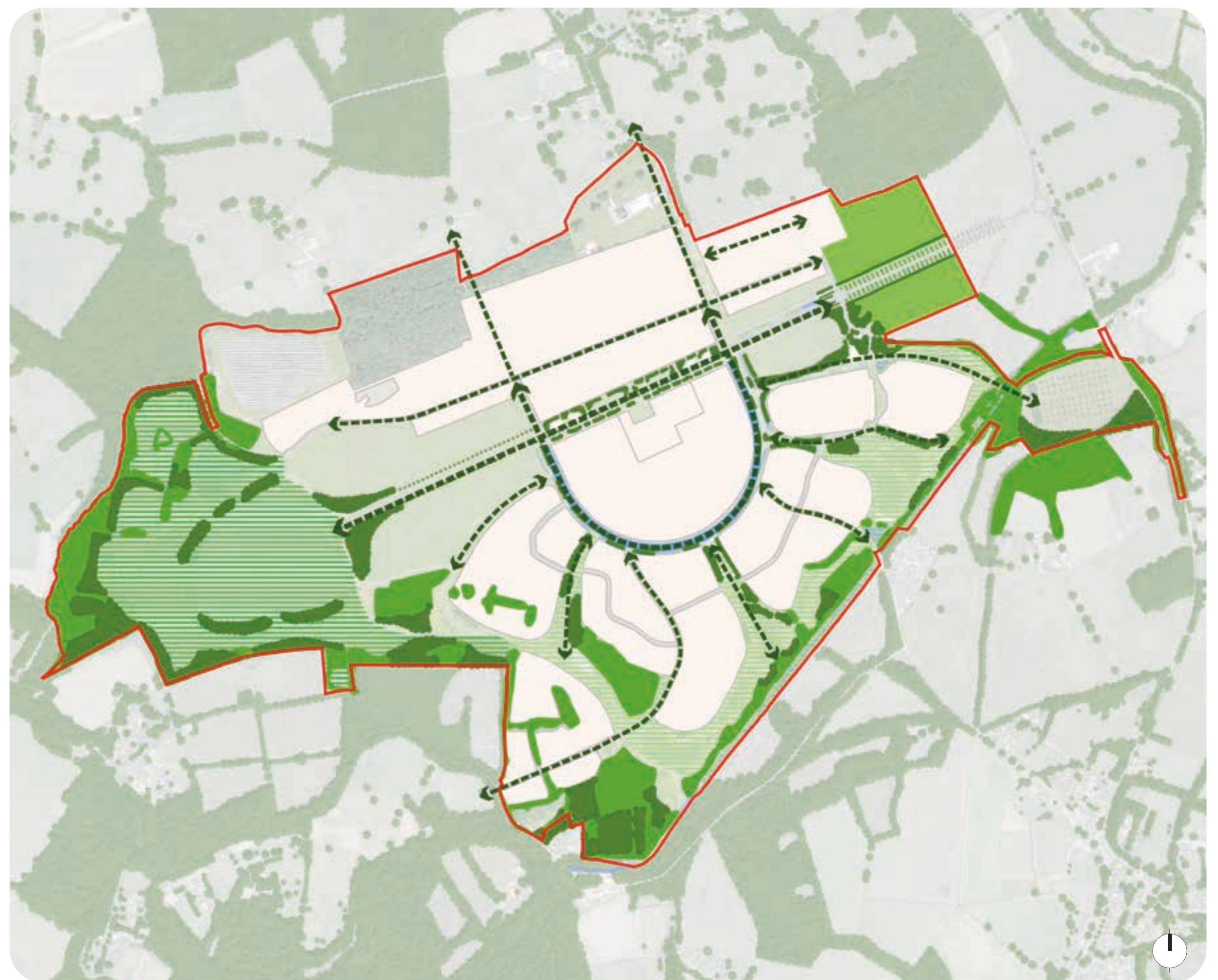
We'll retain and creatively restore the framework of small-scale, irregular field patterns and hedgerows – known as 'assarted enclosures' – that are so characteristic of the Low Weald.

In addition to extensive new planting, many trees and hedgerows removed 80 years ago will be put back.

Green Corridors around and between homes will provide a natural setting for wildflower meadows and new trees. These corridors will also provide walking and cycling routes, children's play spaces and sustainable drainage systems.

Parkland in the west of the site and adjoining the Wey and Arun Canal will be framed by edges of retained or restored hedgerows and lines of trees, as well as grass areas for playing pitches.

We'll transform the runway into a long park, lined with trees and featuring rain gardens and species-rich perennial plantings.



Blue Infrastructure

Our site is blessed with both natural and man-made water features, from the Gill to the Wey and Arun Canal. We're making the most of this.

- We're creating a permanent pond to mark the entrance to the first homes, as well as forming a 'gill', a series of long, stream-like water bodies that collect and convey rainwater from nearby housing.
- We'll take a sustainable drainage systems (SuDS) approach to rainwater attenuation by maintaining the swales, or wet grassland and wet woodland for temporary stormwater, which lie to the west within the green corridors.
- And we'll establish new connections into the proposed Canal Basin by Compasses Bridge, leading into the Wey and Arun Canal.

Runway Park

Visitors' first impressions of the site are formed by Canada Avenue and the main runway. We propose to blend this vista into the wider Dunsfold landscape with a water feature that reflects the skies to the west, framed by a floral meadow parterre beyond. Hedges and pleached 'aerial hedges' will complement the avenue of Red Maple trees, framing the view and screening views of the business park. Local buses will run along this sustainable transport route. Further west, Runway Park will have community facilities, play spaces for children and water features.



Example of garden rooms and sustainable recreation



Example of floral meadows

The Gill (Green Corridor)

'Gill' is an old Sussex word for stream valleys that were dammed into Hammer Ponds for the iron industry.

Dunsfold Park's Gill will provide a permanent water channel and wider flood zone, set within a curved green corridor. This ecologically rich setting will accommodate children's play areas, active travel routes and sustainable drainage.



Example of informal children's play



Example of integrated landscaped active travel routes



Example of viewing decks to allow for nature contemplation



Example of an enhanced accessible canal towpath

Canal Basin Park

The Wey and Arun Canal is a major asset to the site and we aim to make the most of it. A network of footpaths will converge on the beautiful brick and stone Farnhurst Bridge and the site of Simmonds Bridge. The canal will be accessed and revealed with 'touch points' where the towpath will be accessible via stepped or ramped routes and the canal and its bridges can be seen from elevated viewing decks. These touch points will be linked with trails for natural play along the tree-lined edge of the canal embankment.



Example of an enhanced natural parkland



Example of outdoor sports pitches integrated in a woodland setting

Western Parkland

Parkland in the west of the site and adjoining the Wey and Arun Canal will feature edges of retained or restored hedgerows, lines of trees and more managed grass areas for playing pitches. The edge of the site is defined by mature open tree lines and remnant field boundaries. These gradually give way to more open areas with long views west and the greens and ridges to the north west. The playing pitches will be framed with bowl-like amphitheatre earthworks for spectators.

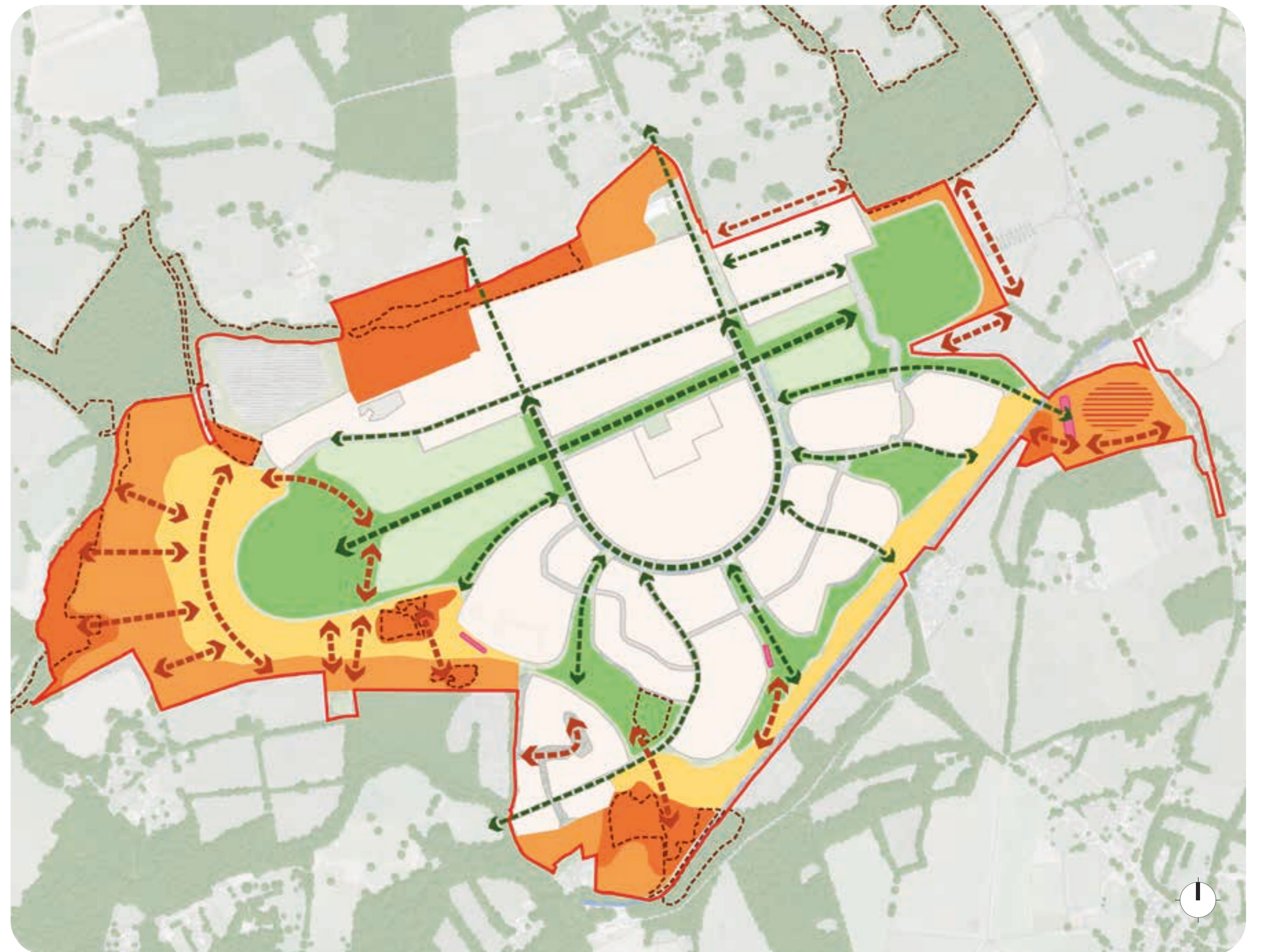
Biodiversity

We want to improve the site's biodiversity by creating the right habitats for plants and fauna native to the area but which have declined over the last few decades. We'll increase biodiversity by ten percent simply in the process of landscaping, and aim to make further gains in the course of building homes.

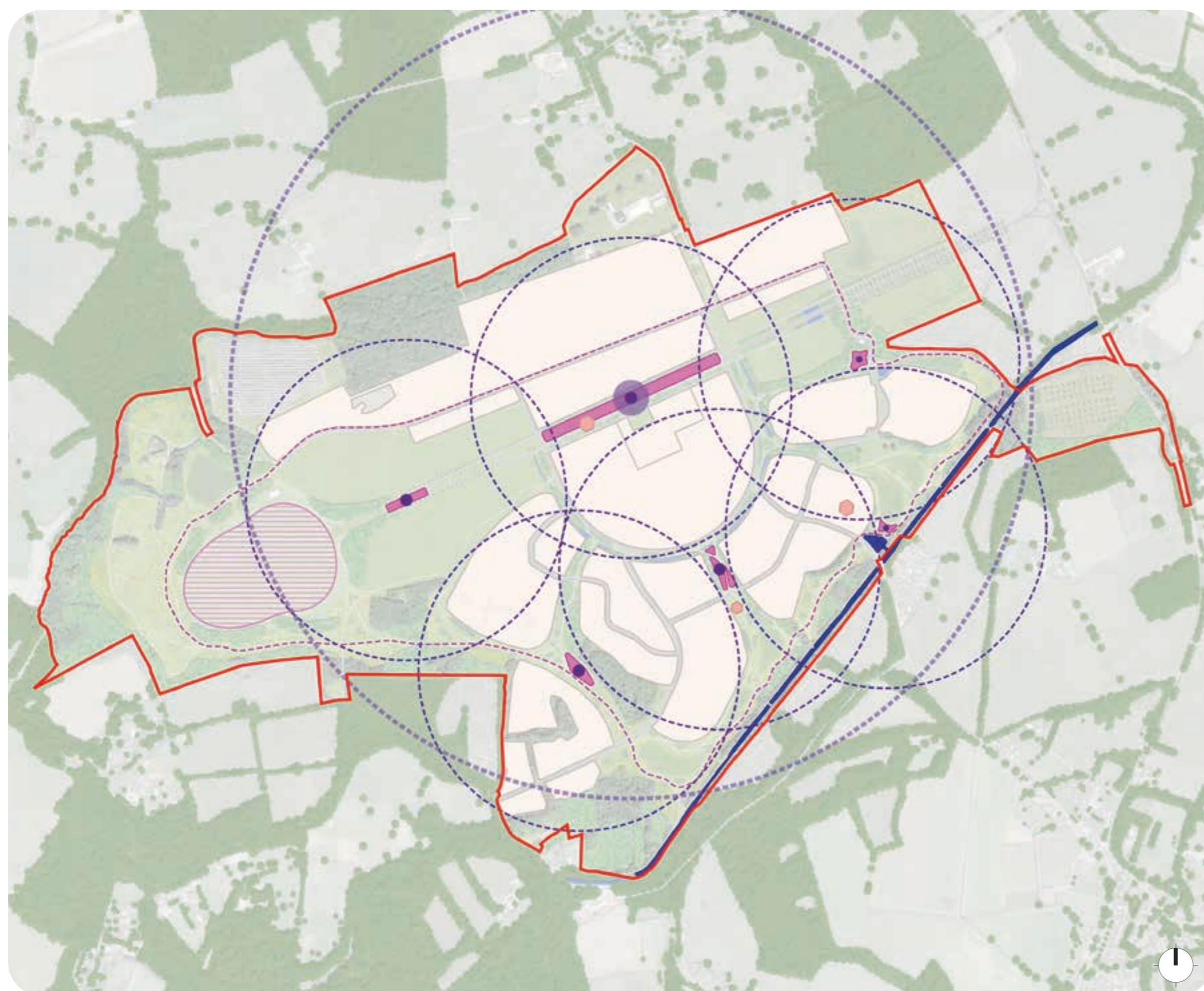
We'll retain high-value ancient woodland and veteran hedge and field trees, as well as retaining and creating species-rich hedgerows and grasslands.

New biodiverse wetland habitats will form part of our sustainable urban drainage system, including wet grasslands, wet woodland and ponds, and improved riparian (waterbank) zones to the Wey and Arun canal.

We'll establish wildlife corridors that connect through the village plots into the wider landscape, and incorporate wildlife habitat through the built infrastructure. This will include street trees, rain gardens, herbaceous planting, nesting and roosting opportunities for birds and bats, and habitat structures for pollinating insects.



- Areas of particular ecological sensitivity
- Wildlife habitats with informal access to nature
- Wildlife habitats with formalised access to nature
- Green Links
- Restored Ecological Links
- Ancient Woodland
- Orchards
- Allotments
- Safeguarded Land
- Recreation space with integrated wildlife habitats



- NEAP (1000m radius)
- LEAPs (400m radius)
- Play Areas
- Perimeter Track
- Sports Pitches
- MUGA
- Wey and Arun Canal & Canal Basin

Sports and Play

We know how important sport and play is building a strong community, and to each resident's physical, mental and emotional health. That is why we want every resident of Dunsfold Park to have easy access to play areas and exceptional sports facilities.

We'll build a cricket pitch and a junior football pitch along the western end of the runway park, with natural, bowl-like amphitheatre spaces for spectators.

Bespoke and site-specific play areas will also be dotted about the site. These will include roughly 23 playgrounds for very young children and five areas with equipment for older children, as well as spaces for teenagers, including social spaces and an area for ball games like five-a-side football.

Wayfinding

Wayfinding elements will include information boards, miniliths (short signposts), and finger posts. These will help residents find their way around, both on-site and in the surrounding areas, including out to the Surrey Hills Area of Outstanding Natural Beauty.

We'll work with the Wey and Arun Canal and the Surrey Wildlife Trust to help identify local points of interest and ensure that they can be found easily from within Dunsfold Park and beyond.

These wayfinding elements will highlight the distinctive character of the place and connect to nearby National Trails, like the Wey-South Path.



Example of integrated, informative and naturalistic wayfinding



Example of integrated, informative and naturalistic wayfinding



Example of integrated, informative and naturalistic wayfinding



Potential foul water and waster water treatment plant options

Foul Water and Waste Water Treatment Plant

Two zones are being explored for one foul water (sewerage) disposal from Dunsfold Park.

Works are being undertaken to establish the capacity at the local Thames Water waste water treatment works at Cranleigh. Any connection made from Dunsfold Park will be done so that it does not affect the existing foul sewerage network.

If Thames Water are unable to accommodate a connection from Dunsfold Park, then an alternative new onsite treatment works will be built to deal with all new flows arising from the development.

Access & Movement Strategy

User-Friendly Streets

Streets are an essential component of any new built community. Getting the streets 'right' is essential to making Dunsfold Park succeed as a place.

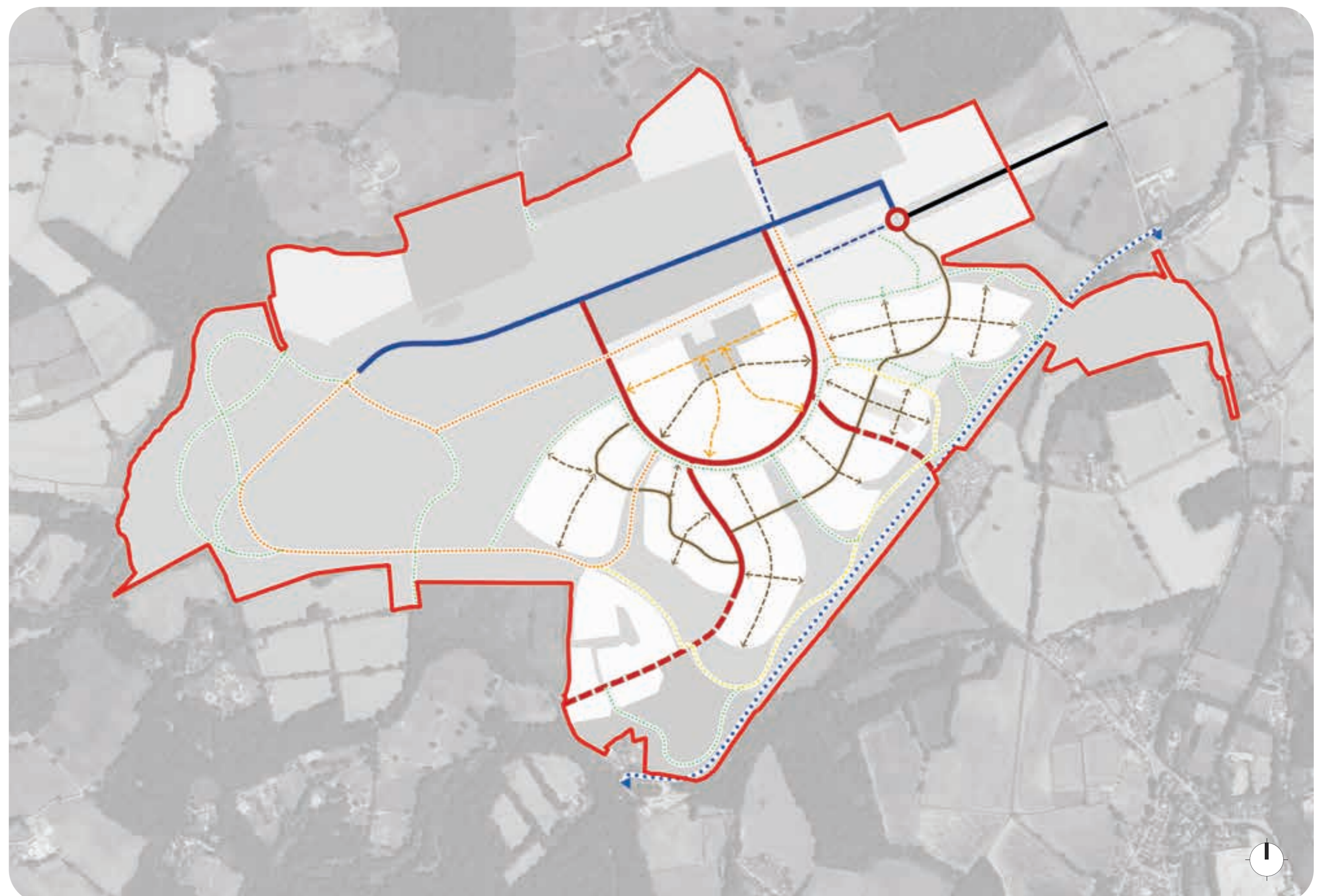
We will start with the road pattern that was covered over when the aerodrome was built, reconnecting routes broken for over 80 years.

New streets will be designed to feel organic and easy to navigate. A network of streets and pedestrian and cycle routes will make it easy to get from one part of the community to another.

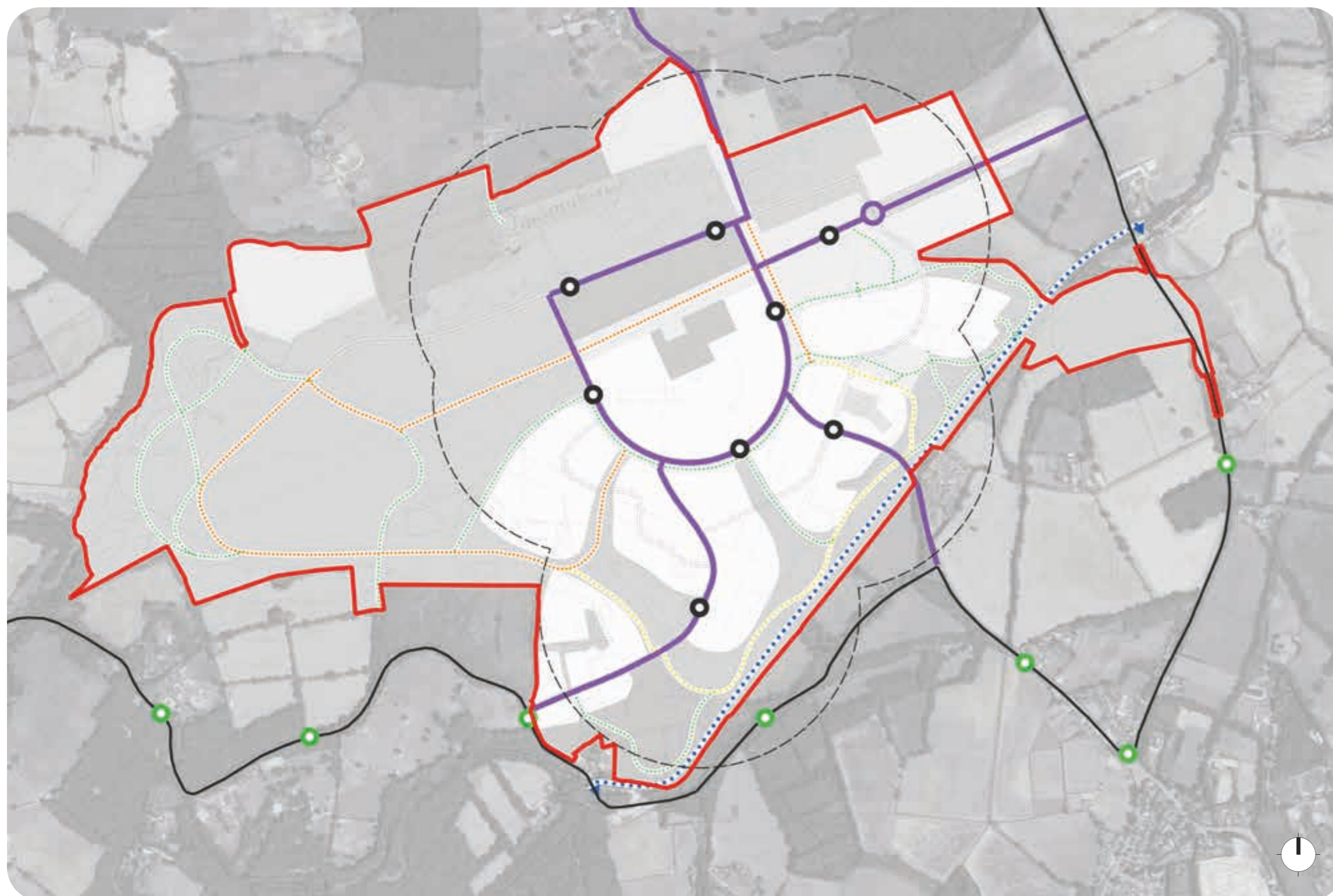
To help residents make sense of their neighbourhoods and find their way around, we'll ensure those streets have a different look and feel across the site. Nothing about Dunsfold Park will be 'off-the-shelf'.

Key connections are shown on the plan, but the exact route and layout is to be confirmed.

We will also consult you about road names in due course.



- Canada Avenue
- Perimeter Road (Employment route)
- Compasses Way (Type A)
- Compasses Way (Type B)
- Village Street (indicative alignment)
- Cross Parcel Permeability (indicative alignment)
- Pedestrian Priority Streets (indicative alignment)
- Sustainable Transport Modes only
- Pedestrian and Cycle routes (formal)
- ... Pedestrian and Cycle routes (informal) (indicative alignment)
- ... Informal Pedestrian Routes (indicative alignment)
- ... Canal towpath



- Proposed Bus Routes
- Proposed Bus Stops (indicative location)
- Existing Bus Routes
- Existing Bus Stops
- 400m isochrones
- ... Pedestrian and Cycle routes (formal)
- ... Pedestrian and Cycle routes (informal) (indicative alignment)
- ... Informal Pedestrian Routes (indicative alignment)
- ... Canal Towpath

Public Transport

The plan shows existing and proposed bus routes and stops. The general location of bus stops are outlined, with the exact location and design to be detailed in future.

The majority of residents will live within 400m (approximately five minutes' walk) of a bus stop. We'll also include an integrated network of routes for pedestrians and cyclists.

We'll implement our proposals in line with the development's construction and occupation phases so the service will always meet the rising demand. There will also be sustainable transport options to sites further afield.

Compasses Way

Compasses Way will be one of Dunsfold Park's main streets, with two-way traffic including buses.

Trees will be planted on verges along the length of the road.

The illustrations show how it could look at different points.



Illustrative axonometric of Compasses Way (Type A)



Precedent of Compasses Way, Pease Pottage, Sussex



Illustrative axonometric of Compasses Way (Type B)



Precedent of Compasses Way, Pease Pottage, Sussex

Village Street

The Village Street will link Canada Avenue and Compasses Way through residential areas.

It will be a meandering route in keeping with similar roads in local Surrey villages, providing direct access to homes.

Private front gardens will be complemented by incidental verges or pocket greens along the route.

The detailed alignment of these routes is to be finalised.



Illustrative axonometric of Village Street



Precedent of the Village Street, Princess Royal Barracks, Surrey



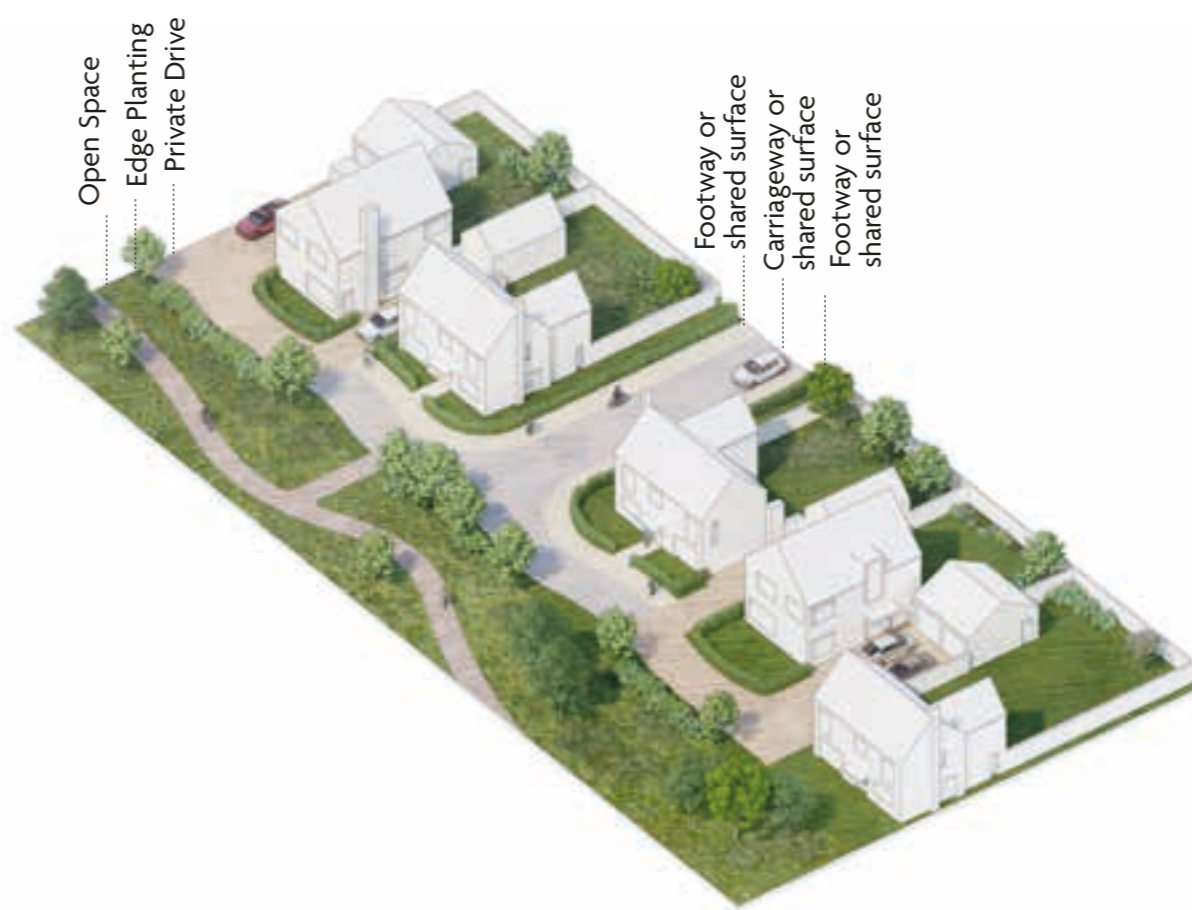
Precedent of the Village Street, Hurtmore, Surrey

Local Streets

'Local streets' are quieter, well-enclosed residential streets. Typically, they will only be used by people living in or visiting that area, so they can be narrower and less formal in character than Compasses Way or Village Street.

Local streets also include mews and streets designed to 'home zone' principles - see below.

The detailed alignment of these is still to be finalised and your input will be crucial in making those decisions.



Illustrative axonometric of a local street



Precedent of a local street, Princess Royal Barracks, Deepcut, Surrey



Illustrative axonometric of a local street



Precedent of a local street, Swallowhurst, Cranleigh, Surrey

Mews & Home Zones

Mews or 'Home Zones' are public spaces with landscape features and restricted driving speeds so pedestrians and cyclists can safely share the road space.



Illustrative axonometric of a home zone



Precedent of a home zone, Trumpington Meadows, Cambridge



Illustrative axonometric of a home zone



Precedent of a home zone, Pease Pottage, Sussex

Village Centre

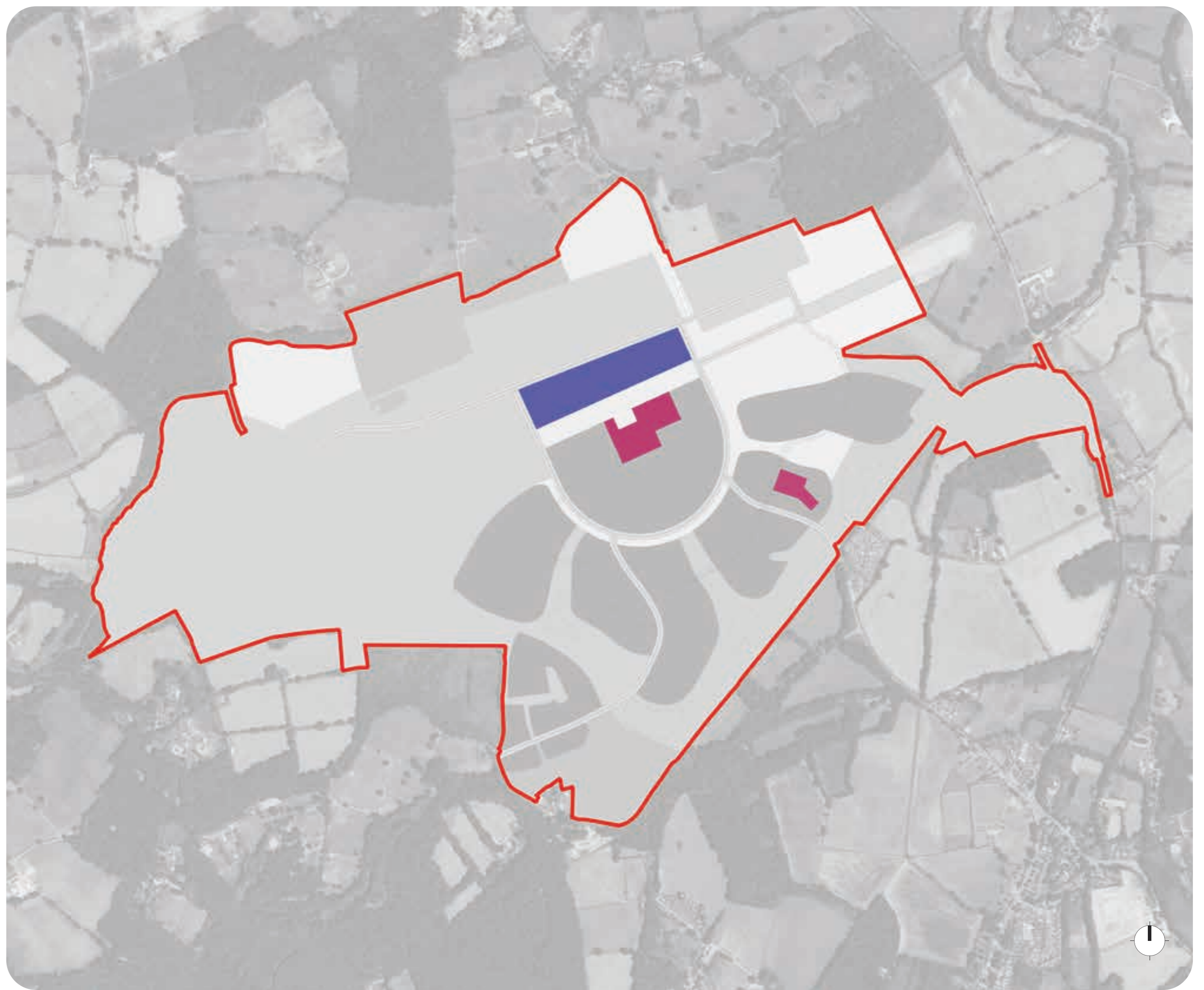
The heart of the village will be a mixed-use local centre, built around a public square. Village services will meet the day-to-day needs of residents, workers and visitors, complementing rather than competing with the much more extensive services in Cranleigh.

The village centre will have shops, including a convenience store, and places to eat, as well as sports and leisure facilities and a community and faith centre.

There will also be a two-form entry primary school, nursery, and pre-school for up to 420 children, and the existing Jigsaw School for pupils with Special Educational Needs will be relocated here. There will be a primary health care centre for a GP surgery with supporting preventative health facilities.

Canal Community Hub (Phase 1)

We also propose establishing a community hub alongside the existing 'Little Harriers' Day nursery and the tennis and squash courts. This sits next to the proposed canal basin which marks the arrival space from Compasses Bridge. It will help ensure adequate provision of services as the community grows.



- Education
- Community and Mixed-Uses



Illustrative Plan of Phase 1 Proposed Canal Basin



Precedent of a local mixed use cluster. Houlton, Rugby



Precedent of a new mixed-use centre. Pease Pottage, Sussex



Artist Impression of Phase 1 Community Hub



Precedent of a new primary school. Houlton, Rugby



Precedent of a new primary school. Pease Pottage, Sussex

Beautiful, Sustainable and Affordable Homes

Sustainability

We have a unique opportunity at Dunstable Park to create a truly sustainable development, emitting as little carbon as possible into the atmosphere. We will embrace a whole-life carbon approach from design through to living. Our firm intention is for Dunstable Park to be a Net Zero development, seeing carbon emissions decline along a trajectory informed by Science Based Targets.

We will minimize embodied carbon in construction and operational carbon in the way people live in the new community. The homes themselves will be designed for high levels of insulation and air tightness, using low carbon technologies and renewable energy. We will use also local materials where appropriate to assist the local economy, reduce carbon emissions from transport and reflect local identity.

We also aspire to achieve significant nature recovery, including along the western edge of the scheme (the country park): native meadows, trees, hedgerows and new wetlands will complement the existing ecology, provide new habitats for birds, bats and reptiles, and protect areas of highest ecological value.



Precedent of homes with a highly sustainable design and construction that embraces a "fabric first approach". Marmalade Lane, Cambridge.



Precedent of homes set within new landscape and opportunities for spontaneous play. Houlton, Rugby.



Precedent of homes set within mature and ecologically-rich landscapes. Houlton, Rugby.

Beautiful, Sustainable and Affordable Homes

Managing Quality

Trinity, Rutland and GummerLeathes all want Dunsfold Park to be an exceptional new place – beautiful, thriving and sustainable, where every resident can flourish. Achieving that aspiration takes deep thought and constant care. As a master developer, we have a number of tools we can use to ensure that what we say we want to do, actually happens.

First, and most importantly, we will be delivering the school, roads, parks, utilities, play areas, community hall, shops and all the things that help build a community. This will not be outsourced to someone else: the foundation of a strong community, and all the assets that make that possible, are our responsibility, and it is one we take seriously. We will be designing and building these things to the very highest standards, not only to help the new community flourish but because we know that it is the best chance of helping Dunsfold Park be a success.

Secondly, we will be choosing our development partners – the people who will build the actual houses – on the basis not only of financial benefit but also based on their approach to design and carbon reduction. This “triple check” – design, carbon and price – ensures that we will work with the people who will do most to improve Dunsfold Park as a whole, not just concentrate on their own little bit.

Finally, we will produce a comprehensive design guide for our development partners, based on local precedents and rooted in Surrey vernacular. This document will be more comprehensive than the ‘design codes’ that get ignored elsewhere, and will be enforced through our contract with the housebuilder.



The team have a wealth of experience in delivering quality homes within new and existing landscape settings. Princess Royal Barracks, Deepcut, Surrey.



The team have a wealth of experience in delivering quality homes within new and existing landscape settings. Edenbrook, Fleet

Affordable Housing

Our Section 106 requirement is to deliver 540 affordable homes. Our priority is to deliver affordable homes to those who need them the most. This means we will build a range of homes of different types and sizes to address broader needs within the Borough. Through the delivery of different affordable homes will help to create a well-integrated, mixed community.



Homes will be designed to be tenure blind to ensure homes across different tenures will be indistinguishable. Daedalus Waterfront, Lee on Solent

Beautiful, Sustainable and Affordable Homes

How high will we build?

The shape and size of buildings and how they stand in relation to one another is important to the look and feel of any new development.

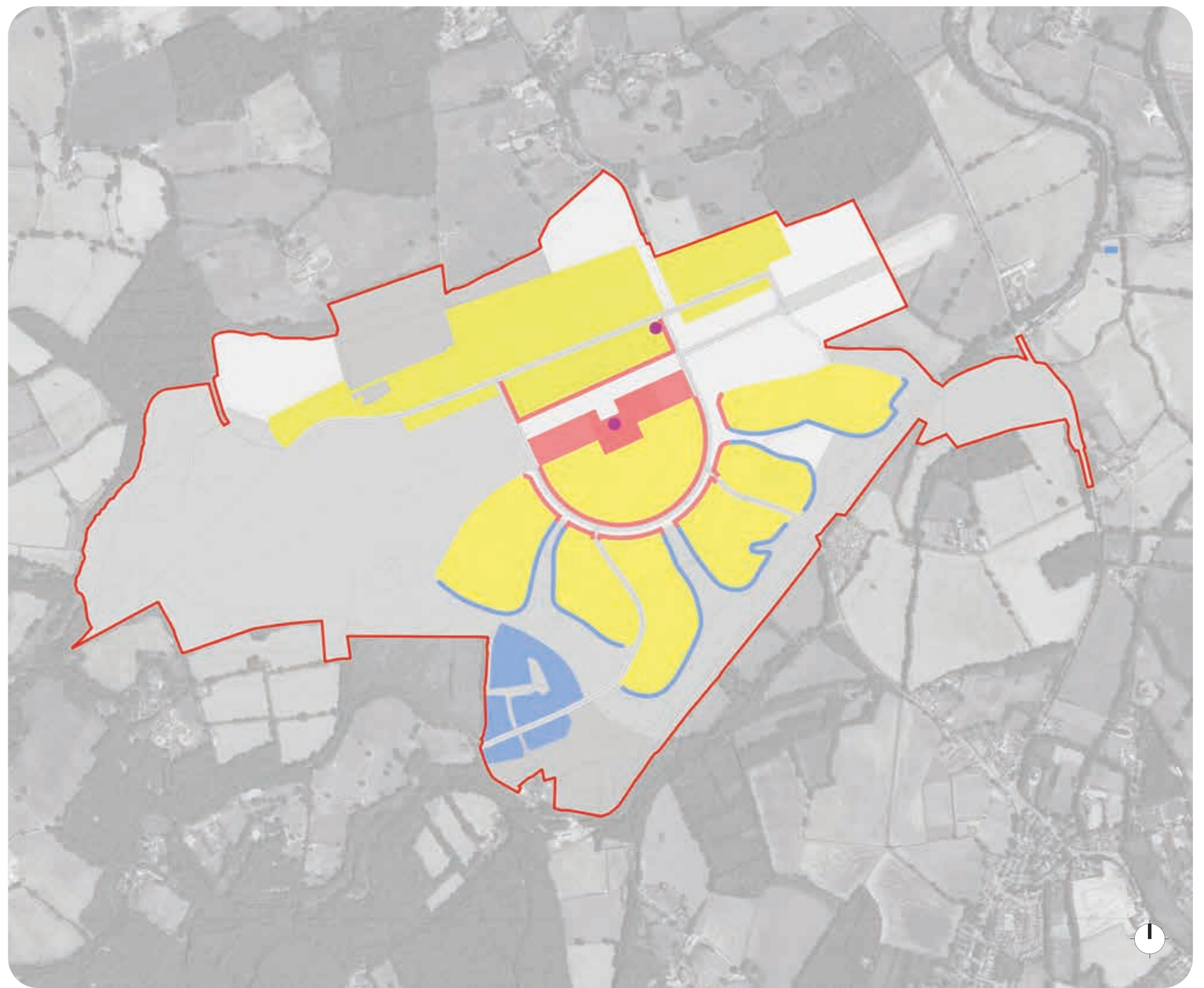
We have taken care to understand the site and its context, including topography, surrounding settlements and views from and towards it.

As a result, we've decided to limit most building heights to 'up to 2.5 storeys' around the periphery of the Outer Petals and 'up to 4 storeys' in the Village Centre.

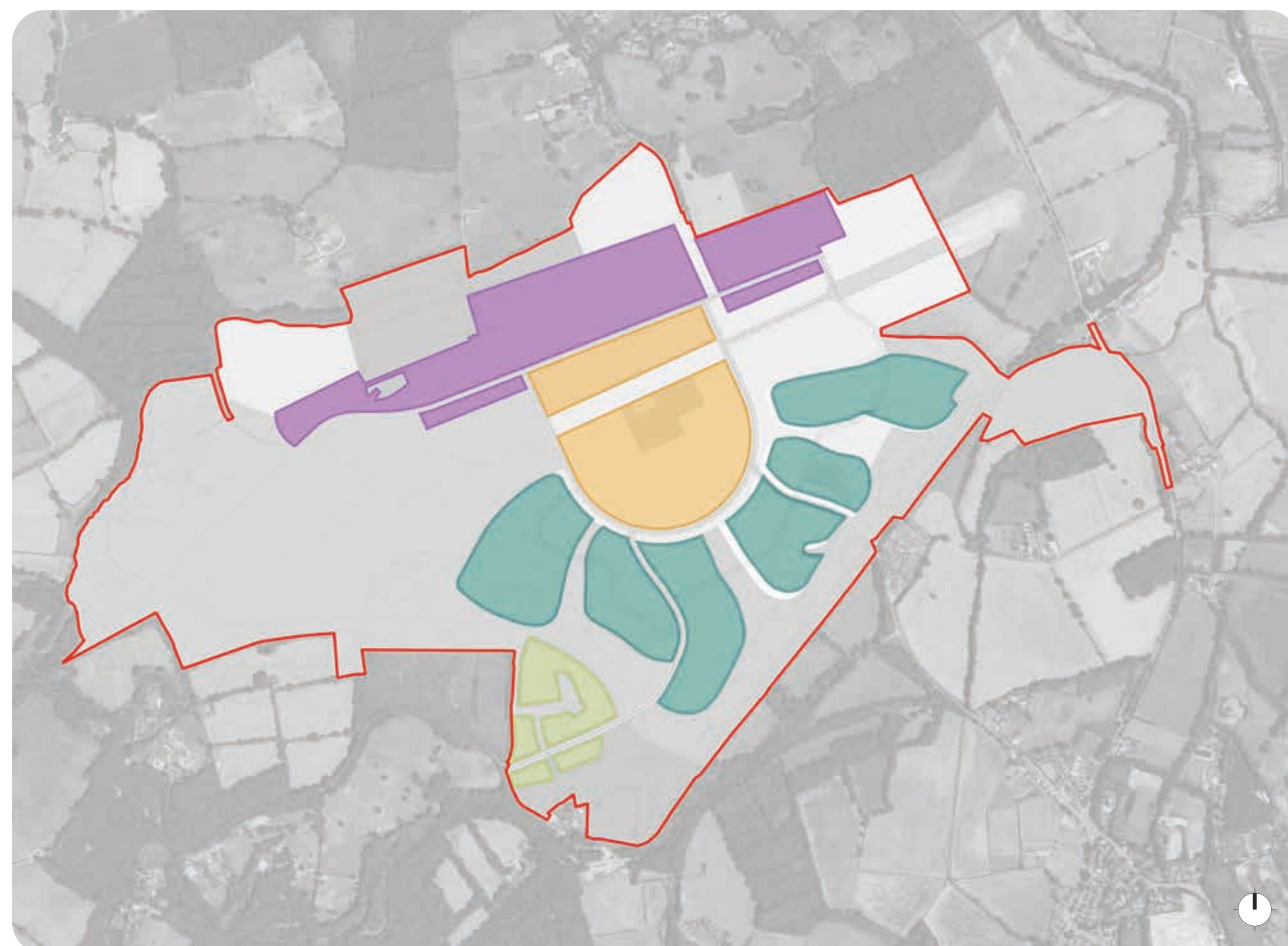
Landmark Buildings

'Landmark buildings' are exceptional buildings that help define important civic spaces. They should stand out from the surrounding buildings.

Current consent permits buildings up to a maximum of 30m to serve as landmark features. However, we will explore appropriate height and scale when delivering such features as height is not the only component to making a landmark building.



- Up to 4 Storeys (16m)
- Up to 3 Storeys (13m)
- Up to 2.5 Storeys (12m)
- Landmarks (Up to 30m)



- Village Centre
- Outer Petals
- The Woods
- Employment

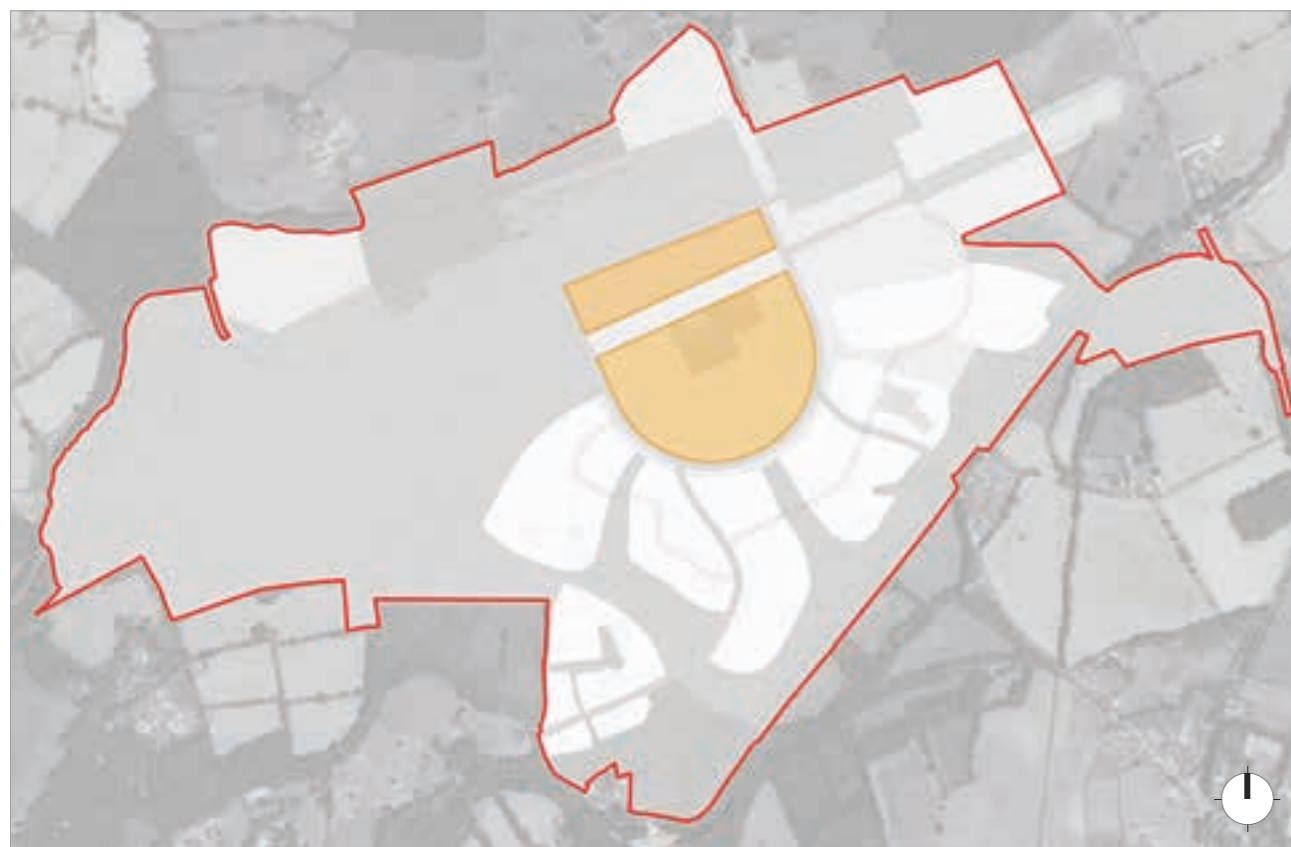
What is the character?

Creating a diverse range of homes with a coherent design language, in keeping with the Surrey context, is important to establishing the intended richness of character across Dunsfold Park.

The adjacent board summarises the key characteristics of a couple of the main character areas. It is important that we establish a high quality framework that will guide the approach to built form and allow the intended richness of character to be realised.

Beautiful, Sustainable and Affordable Homes

Character Area 1 - Village Centre



This table below presents guidance on the design approach to built form for the residential uses within each character area described. Whilst the table defines the predominant characteristics of this area, some variation may be acceptable where a design rationale can be demonstrated and suitable justification provided.

Design feature	Character Area Approach
Density	A formal, higher density urban character providing a critical mass of homes in close proximity to the public square. Refer to Density Parameter Plan.
Uses	Mixed-use, community, education, health, residential.
Height	Typically 2-3 storeys, refer to Heights Parameter Plan.
Street Pattern	The residential area surrounding the Village Centre should follow an intricate formal street pattern. The street network should consist of pedestrian-priority and shared surface streets.
Building typologies	Apartments, urban housetypes, townhouses and short terraces.
Roof form	Pitched.
Parking	Mixed-Use: Rear parking courts. In the Village Centre public parking should be provided that should be available to all users of the centre. There should be shared use of parking between different facilities. Residential: Mix of parking courts, car barns, on-plot and on-street.



Local scale mixed-use Community Hub facilities. Pease Pottage, Sussex



Urban typologies providing strong continuous frontage. Pease Pottage, Sussex

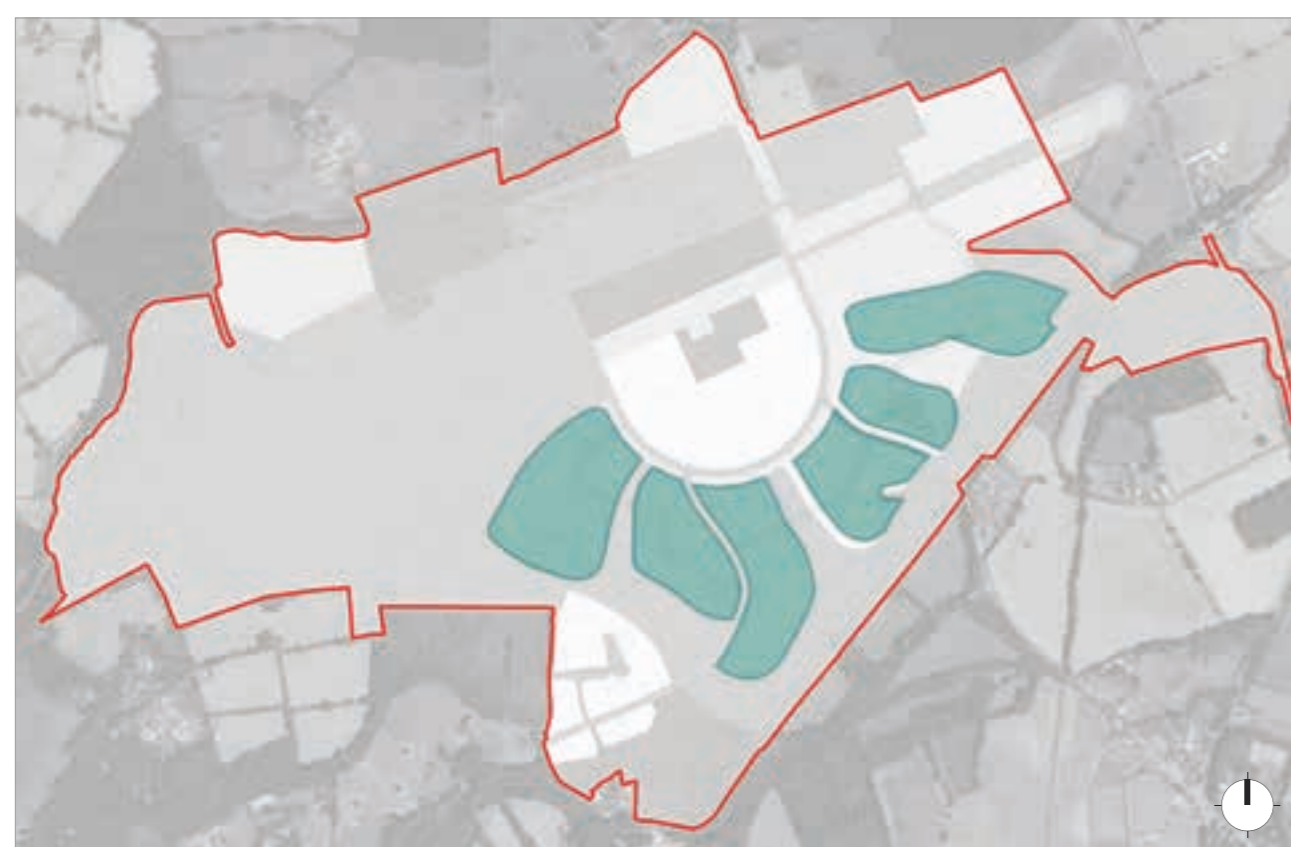


Example of Village Centre character. Barton Farm, Hampshire



Example of a formally arranged street pattern. Knowle Park, Surrey

Character Area 2 - The Outer Petals



This table below presents guidance on the design approach to built form for the residential uses within each character area described. Whilst the table defines the predominant characteristics of this area, some variation may be acceptable where a design rationale can be demonstrated and suitable justification provided.

Design feature	Character Area Approach
Density	Characterised by low-medium density development; a transitional decrease from the Village Center character area towards the lower density edges of the Outer Petals.
Uses	Residential.
Height	Typically 2 - 2.5 Storeys. Refer to Heights Parameter Plan.
Street Pattern	Informal / Sinuous. It should predominantly be characterised by an informal layout reflecting local Surrey villages with localised internal residential courtyards reflecting local farmsteads.
Building typologies	Detached, semi-detached, terraces. It should have larger family homes, particularly where fronting the outer edges onto landscape.
Roof form	Pitched. Mix of gable & eaves frontage.
Parking	Predominantly on-plot.



Example of Outer Petal character area approach. Knowle Park, Surrey



Example of Outer Petal character area approach. Ewhurst, Surrey



Example of Outer Petal character area approach. Mindenhurst, Surrey



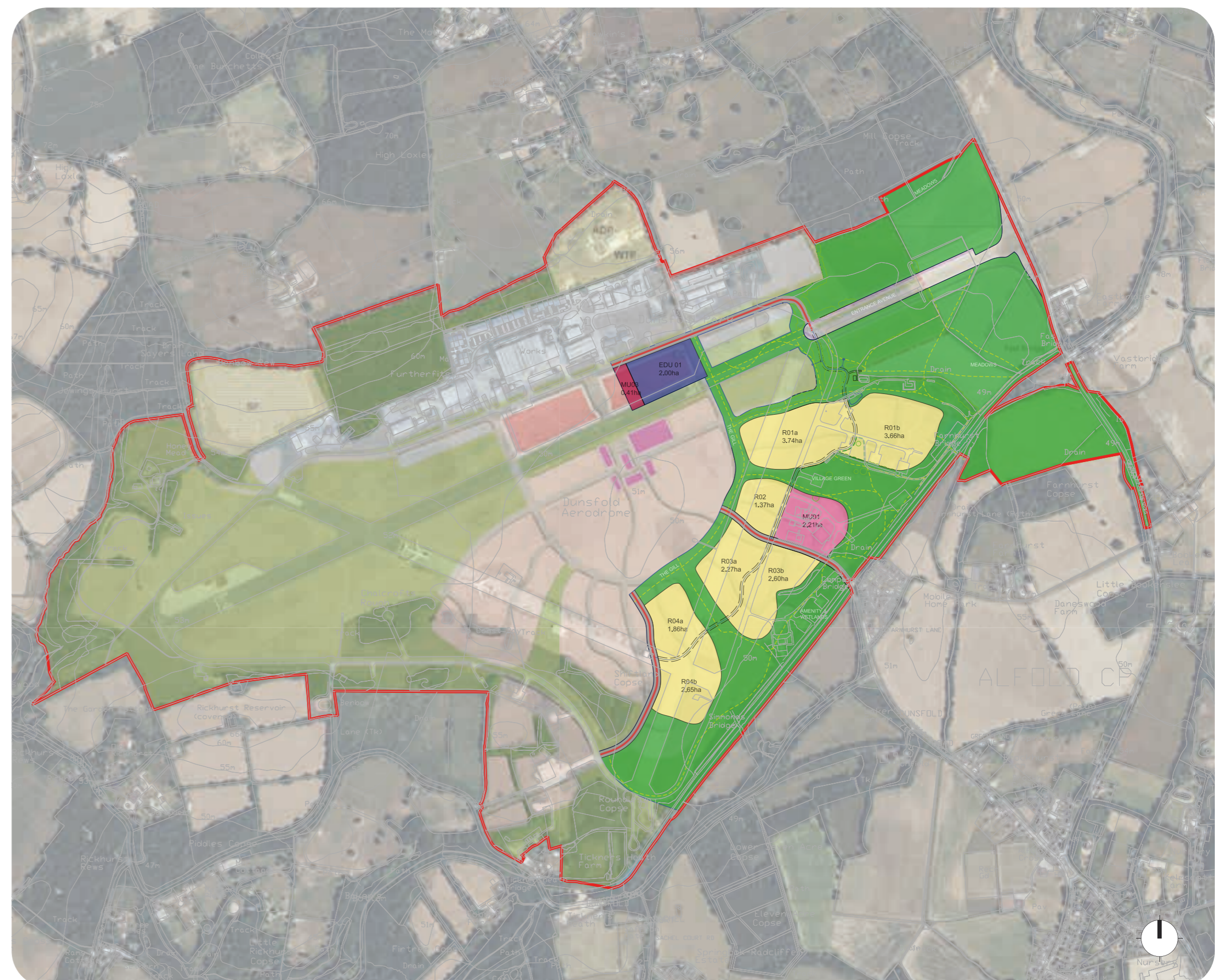
Example of a low density localised internal residential courtyards. Channels, Chelmsford

Phase 1 - Getting Started

Phase 1

We are building a new, high quality Surrey village capitalising on the natural assets of this site: big skies, mature woodland belts and the Wey and Arun Canal. Shaped by a rich spectrum of different landscape environments, homes will benefit from enclosure and access to blue and green space on their doorsteps.

The canal, green corridors, existing mixed-use spaces and attractive approach will all give the new village a strong identity.



Extents of Phase 1



Phase 1 Concept Plan

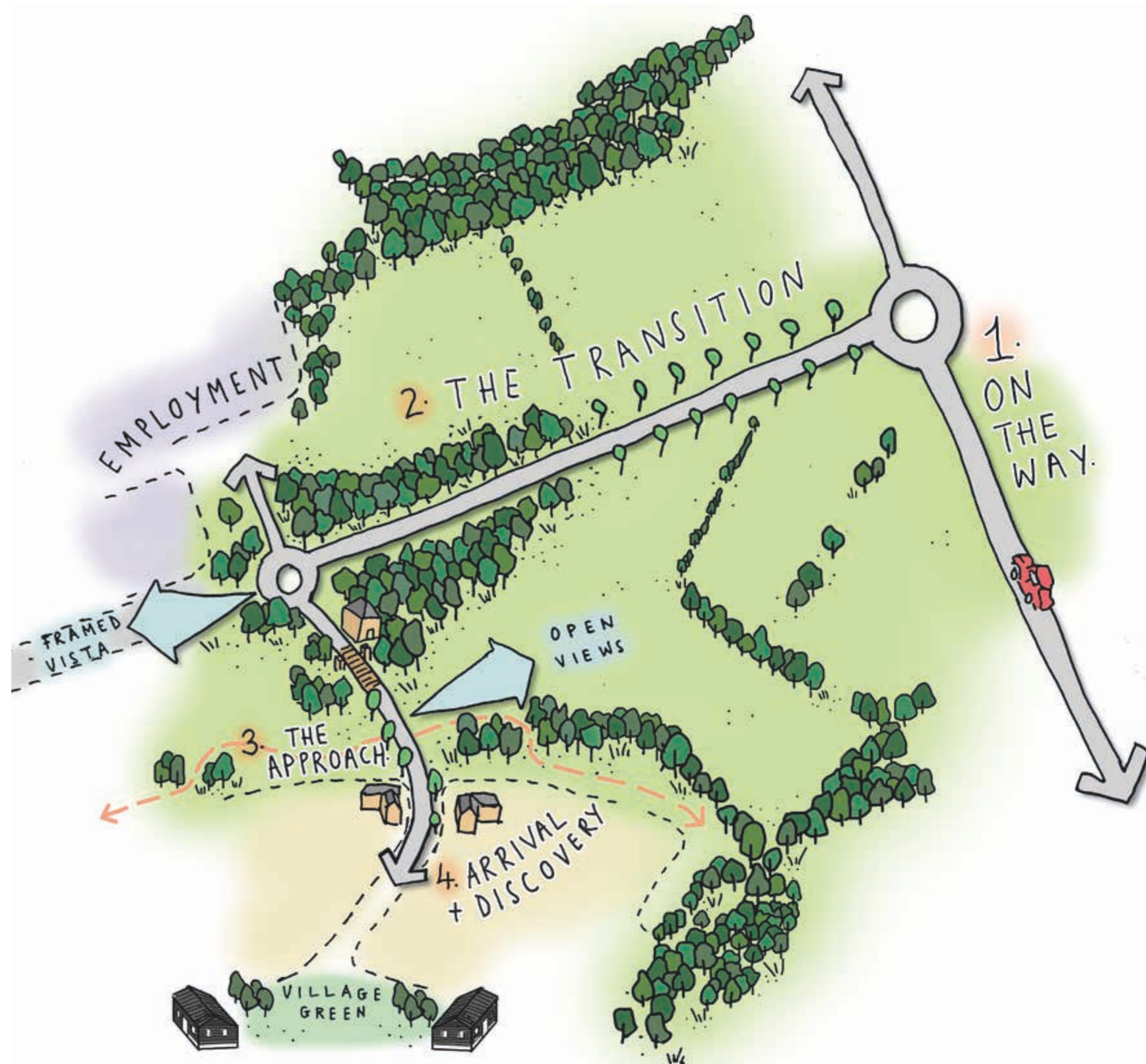
Arriving by The Gatehouse

This part of rural Surrey is characterised by historic routes and their unique mixture of enclosure and openness. The approach to the first phase of Dunsfold Park will be no different.

The journey to the first homes will be through a distinctive 4-stage sequence: 'on the way', 'transition', 'approach', and 'arrival & discovery'. Landscaping, including new trees, will help make all four stages unique and appealing.

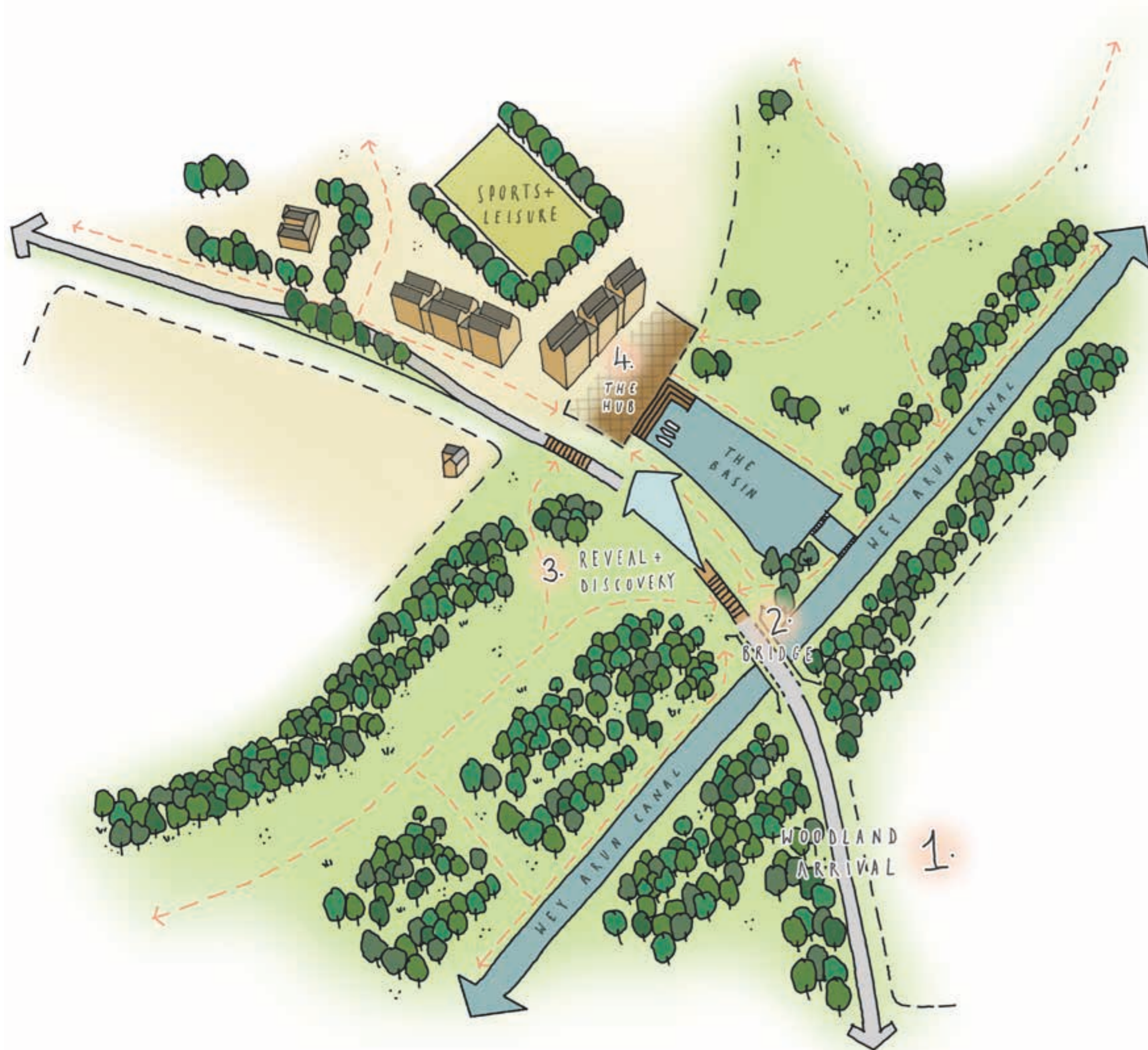
As part of Phase 1 of the development, 'a green curtain' is proposed to wrap around the first few parcels, granting residents early access to safe, high-quality and well landscaped green open space. This will segregate construction haul routes, whilst also ensuring that a circular green leisure route will be available to residents from early on.

The new Village Street is entered through a gatehouse that links the first residential parcels with the southern gateway at Compasses Bridge, where there will be a new Canal Basin. This will unlock early access into the Wey and Arun Canal and provide a unique destination for water-based leisure activities.



Arriving by Compasses Bridge

The existing community facilities by Compasses Bridge will be retained, enhanced and extended to synergise with the hub of activity generated by the proposed Canal Basin. This will help existing communities continue to thrive and grow.



Blending into the Landscape

The first new homes will be sensitively integrated into the existing setting of the wider site.

A new gatehouse and village pond between the first plots and Canada Avenue will create a positive first impression of the site. Initial plots have been carefully set out to complement, respect and be framed by existing mature hedgerows and trees.

Meanwhile, the Canal Basin Park between the first phase plots and the Wey and Arun Canal will include the first two green corridors, as well as the Canal parkland spaces with wildflower meadows, trees, footpaths and natural play spaces for children.



Example of a village gatehouse nestled in woodlands



Example of purposefully framing key views through landscape



Example of gateway pond marking the entrance and arrival



Example of homes overlooking naturally biodiverse landscapes



Example of a touchpoint along the water



Example of a touchpoint along the water



Example of natural play and trim trails



Example of natural play equipment integrated within woodlands

Wey and Arun Canal

The new Canal Basin will provide a point of focus in Phase 1 and for the whole development. It celebrates the Wey and Arun Canal and creates new access onto the canal both for small craft and pedestrians. The design is evolving and will be developed alongside the Wey and Arun Canal Trust.

Proposals include new inclusive access points negotiating the level change down onto the canal towpath with Belvedere raised viewing decks, and bench seating to allow for quiet contemplation, as well as an improved towpath surface on the north bank with access to and around the existing Farnhurst Bridge.

The new Canal Basin will provide a safe environment to learn how to navigate small craft and paddle boards, complemented by gently sloping access points. Points of access to the water between the basin and canal waterway are also being explored.

Waterside facilities will include a clubhouse, storage for craft, and nearby children's play areas.

On-Site

The main access to the site via Canada Avenue has been completed. The new avenue provides access to the existing business park and will form the key arrival point for the new development.

The avenue is lined with swales which convey surface water to the existing on-site watercourse. This nature-based approach will be carried across the proposed new access routes for the site.

Across the scheme, a series of roadways, cycle paths and green corridors will enable movement across the development and to the wider area. These pathways will drain into a series of swales and rainwater attenuation bases slowing the flow of water before discharging into the Wey and Arun canal. These systems will improve water quality, provide a home for nature and reduce the risk of flooding.



Photo showing newly completed main access road from the A281 - Canada Avenue



Aerial map showing agreed off-site improvement works as part of extant Outline Planning Permission

Off-Site

Off-site infrastructure work will include:

- A281 / B2130 Elmbridge Road – upgrades for capacity, cyclists and buses
- A281 / Barrihurst Lane – provision of right turn lane
- Public Rights of Way – improvements to create Dunsfold Park to Cranleigh and Dunsfold Park to Dunsfold Village Cycleways
- Broadford Road / A281 Shalford – new roundabout junction and improvements to existing roundabout at the A281/ Kings Road junction and connecting road
- Station Road / Snowdenham Lane / A281 Bramley – traffic signals and upgrades for pedestrians, cyclists and buses.



Off-site cycle enhancements between Dunsfold Park and Cranleigh, Alfold and Dunsfold



Frequent and reliable bus service improvements



Car Club



Promotion of car sharing



Shuttle bus services to key destinations including stations and education facilities



Public Transport Information



Resident Welcome Packs



Personal Travel Planning



Smart Technology



Interest-Free Season Ticket Loans for Employees

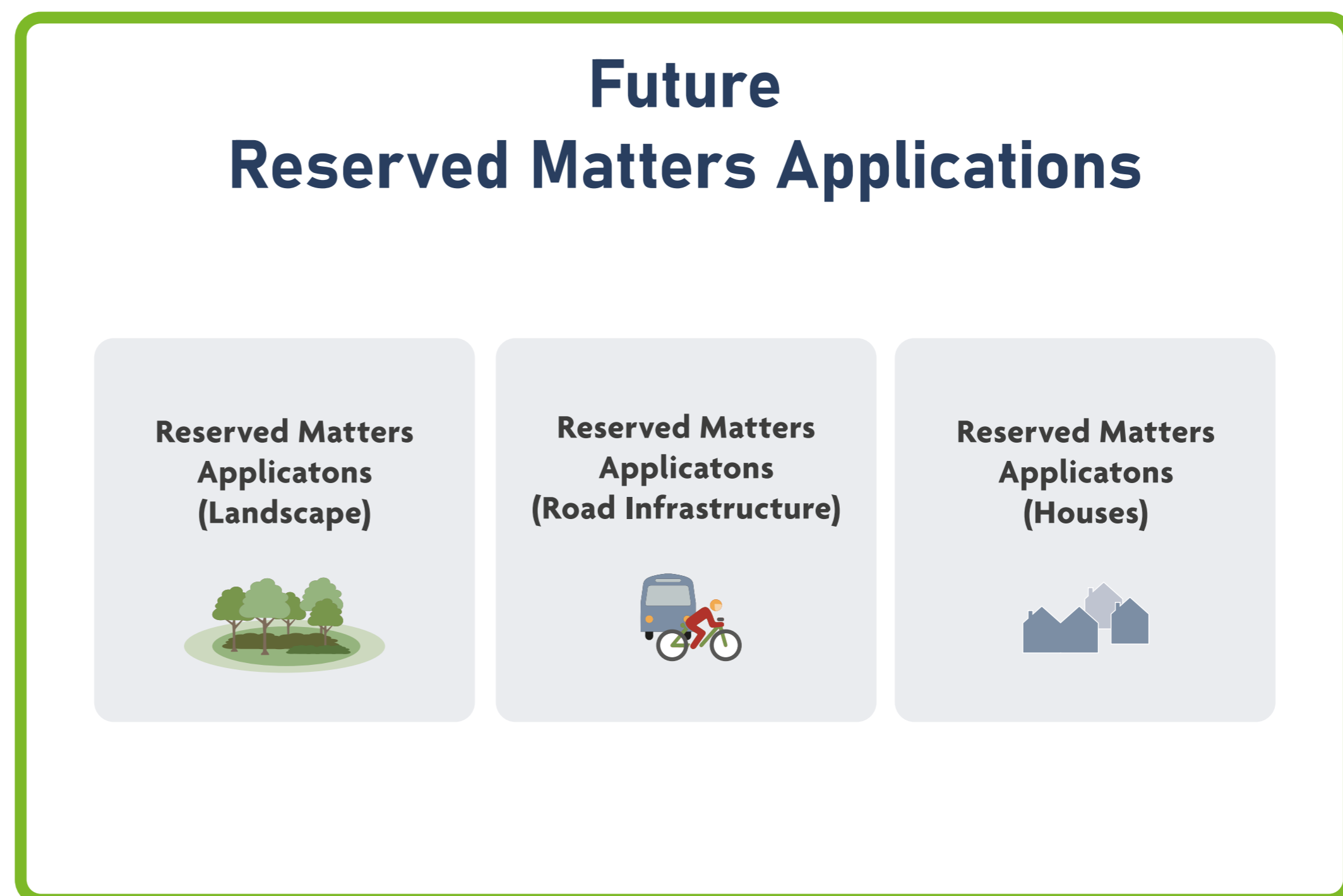
Future Expansion

Dunsfold Park has planning permission for 1,800 homes but the Council included an allocation in its Local Plan (2018) that expects the site to deliver around 2,600 homes.

The priority is to move forward with the detailed proposals for Phase 1 of the 1,800-home masterplan to allow new homes to be built without further delay.

Beyond Phase 1, the team is reviewing opportunities to increase the number of homes to around 2,600 in line with the Local Plan whilst maintaining the high-quality landscape setting, extensive areas of public open space and Surrey village character.

Phase 1 will become the first neighbourhood of the new village and will set the tone in terms of design quality and character for the wider proposals, that will grow and evolve into a series of linked neighbourhoods.



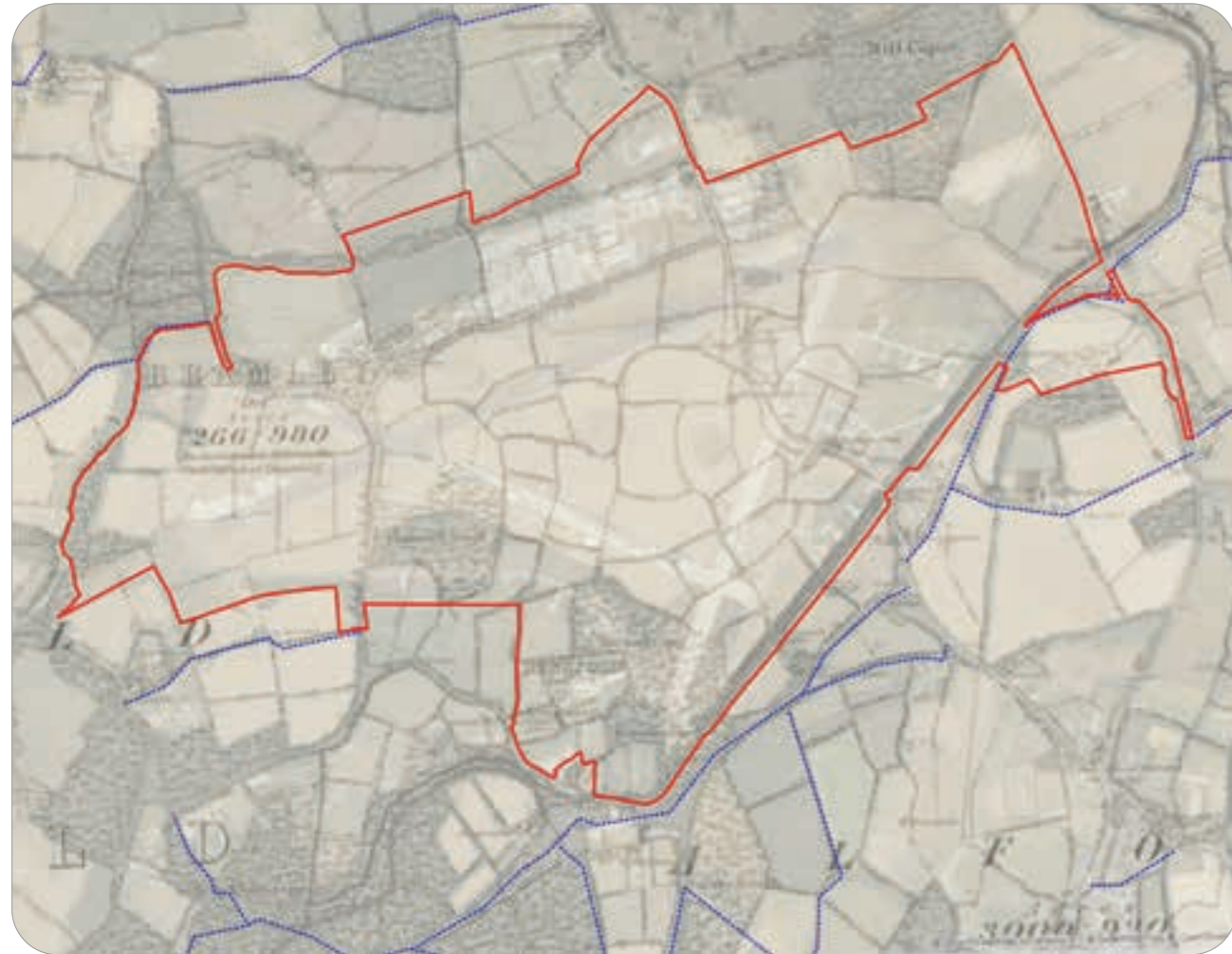
2018 - 2023

from late 2024

2025

Next Chapter – Future Expansion

Learning from the Past



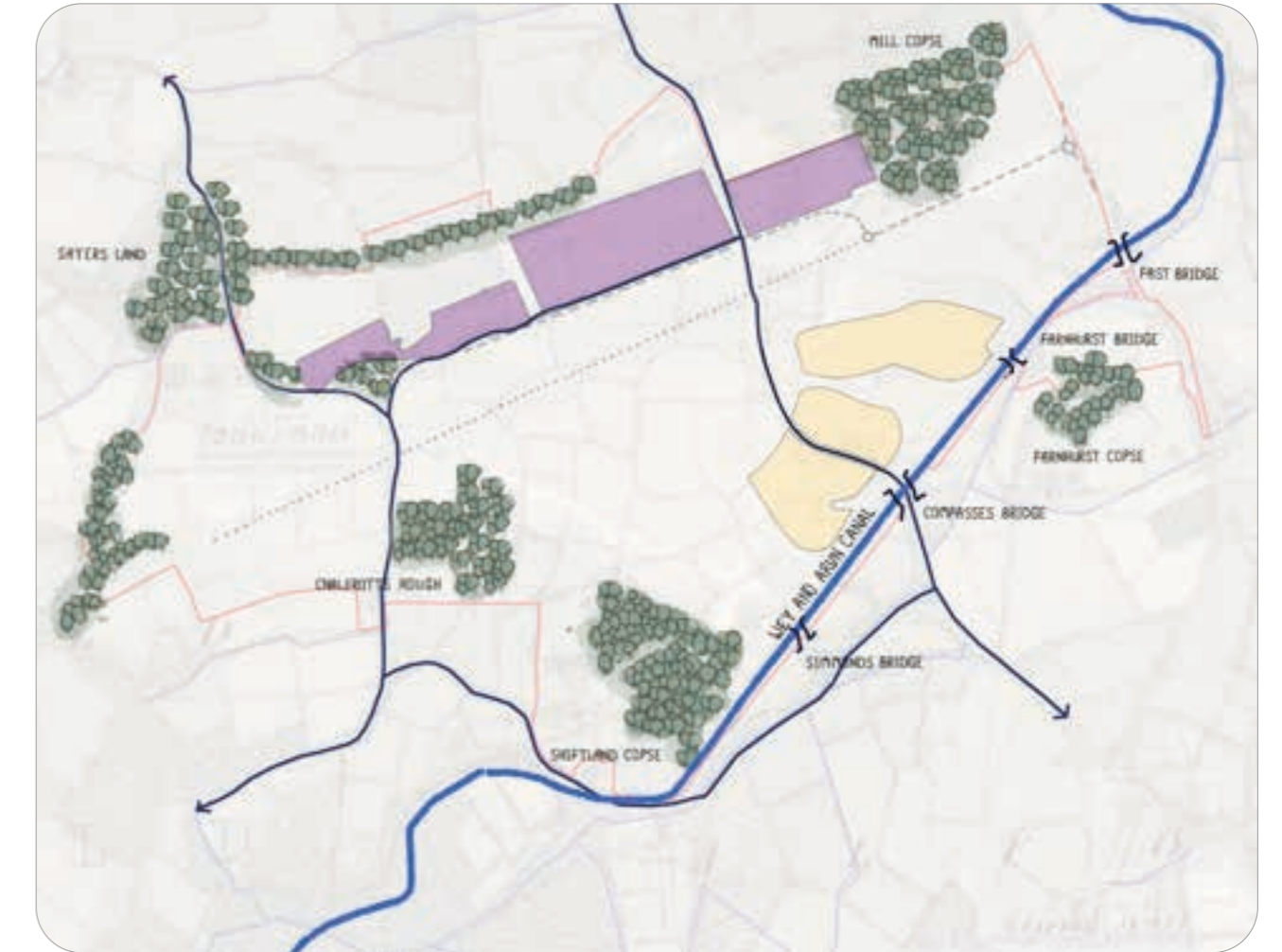
Understanding the DNA of a place is fundamental to successful placemaking. As we consider how the site-wide masterplan could evolve, we begin by understanding the history of the place. Above is a historic map overlay (c.1880) prior to the airfield.

1) Identifying Key Historic Assets



We start by paying close attention to the key existing assets: historical routes, the Wey and Arun Canal, Ancient Woodland landscapes, historic bridges and the principles of movement.

2) Embracing the Existing Uses and OPP Fixes



We then impose some of the key existing site features (the main runway, Canada Avenue and the existing employment uses) and the constraints imposed by the extant Outline Planning Permission for Phase 1.

3) Reconnecting Nature



As part of our landscape-led approach, we propose to increase the biodiversity network throughout the site. This embeds both people and wildlife into the development, allowing both to flourish.

4) Creating East-West Connections



We then consider the principal routes for active travel. Starting from the existing runway axis, we propose establishing a trio of east-west active travel corridors, gradually decreasing in formality the closer we get to the Wey and Arun Canal.

5) Establishing New Neighbourhoods



The remaining parcels are nestled within our proposed landscape framework enabling the built form to sympathetically blend within the wider Surrey landscape.

Revised Concept Masterplan

The layout principles identified above are reflected in the adjacent concept masterplan. This reflects and adopts the principles of the adopted SPD for the site and brings the proposals in line with the Local Plan Vision.

We are keen to hear your thoughts on the evolving masterplan and the core underlying principles.

Please feel free to leave your feedback in our comments box.



Revised Concept Masterplan for 2600 homes

THANK YOU!

Thank you once again from us all

We are so grateful for the time and effort you have put into coming along today. It is impossible to create a community-led place without a community, and we rely on your insights as local residents and neighbours.

We hope your visit has reassured you that this is the start of an exciting project which will add huge value to the area, and not only for people who will buy homes here.

It's really important to reiterate that this is part of a longer, ongoing consultation. We will reflect on the things you have told us and the preferences you have expressed. These will lead directly to design updates.

Here are ways you can stay in touch and be the first to know when we publish any information about Dunsfold Park moving forward.

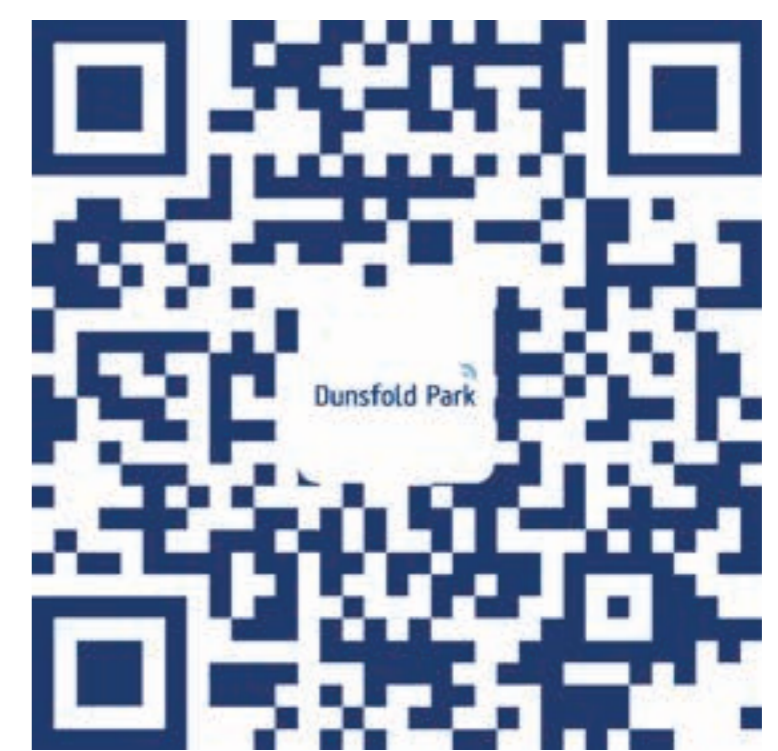
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Complete our online survey available through the QR code and through our website at:

www.dunsfoldparkmasterplan.com



If you haven't already done so, please provide our team with your contact details so we can send through news and updates.

