



# MASTERPLAN CONSULTATION

Dunstable Park



*Our Vision for a Sustainable Village*

# Masterplan Consultation - Our Vision for a Sustainable Community



Illustrations from the outline planning application approved in 2018

## Purpose of this exhibition

This exhibition explains how the masterplan for the new village has been evolving recently. It goes into more detail about the vision for Dunsfold Park, as well as the content and layout of the new settlement.

It is the first in what we anticipate to be a series of consultations on the development of Dunsfold Park. This first phase is largely shaped by Waverley Borough Council's Adopted Local Plan Part 1: Strategic Policies and Sites. Dunsfold Aerodrome has its own specific policies, SS7 and SS7a within the document which outline how the development should create a high quality, mixed use community. This consultation process will also support the discharge of condition 8 of the planning agreement which requires submission of a Masterplan Document detailing design principles and character areas (including density, scale, car parking).

We are seeking your feedback on its form and content prior to submission of a formal planning application for approval of the masterplan design. Consultation on the design of new buildings, including their appearance, will come later as each phase is brought forward. The application will be based on what you see here, taking account of your feedback and further ideas.

## About us

Dunsfold Park comprises Dunsfold Aerodrome and the adjoining business park. These facilities have been managed by The Rutland Group, an award-winning property development, management & investment company since 2002.

The Rutland Group has won a number of environmental awards for its projects, both for

landscaping and buildings. It created Bedfont Lakes Country Park; the largest public park built in London in the 20th century.

In late 2013 The Rutland Group transferred ownership of Dunsfold Park to Trinity College Cambridge, and the two entered into a long term partnership to progress the development proposals on show today.

Trinity College Cambridge was founded by Henry VIII in 1546 and is one of the largest Cambridge Colleges.

## Status of the plans

In March 2018 the Secretary of State for Housing Communities and Local Government granted outline planning permission for a new Surrey village of 1,800 homes to be created at Dunsfold Park. This permission is based on an illustrative masterplan with scope for further design development.

In the previous month, Waverley Borough Council's Local Plan was approved, including an allocation of 2,600 homes at Dunsfold Park.

In June 2019 central government awarded Waverley Garden Village status for Dunsfold Park.

These decisions follow 15 years of planning and advocacy by the applicants, and extensive engagement with Waverley, the local community and other stakeholders.

The principle of developing 1,800 homes, and related community and technical infrastructure, is therefore established. Potential expansion to 2,600 homes is also identified in local planning policy, albeit this will require a future planning application and related consultation.

## Welcome

Welcome to this exhibition of plans for a new Surrey village at Dunsfold Park. This event is an opportunity for us to explain our vision and how the masterplan has and is continuing to evolve since outline planning consent was granted in 2018. We want to hear your views and for you to ask us any questions you might have.

We are proud of our Surrey heritage and we value our relationship with the people of Waverley. We want Dunsfold Park to be the best example of new development in the borough – a place where people are proud to live and work, and which everyone will enjoy visiting.



2015 public exhibition



2007 consultation event

# Dunsfold Park Today



Aerial view of Dunsfold Park

## Surrey's most secret airfield

Today the aerodrome is designated as a private unlicensed airfield with an underlying planning permission for the erection, repair and flight testing of aircraft.

Alongside the aerodrome, 500,000 sq. ft of redundant buildings left behind by BAE have been transformed and rejuvenated to provide a home to over 100 local businesses, employing around 1,000 people.

The business park is unique in being able to offer large open spaces, various different sized buildings and roadways and runways ideal for car testing and filming.

Expansion of the business park progressed substantially in 2015 with planning consent for 9,966 sq. m. of new industrial buildings. This development of 25 warehouse and production units was completed in 2017 and is now almost fully let to a variety of businesses.

## Sustainability

Sustainability is at the heart of everything we do. Dunsfold Park was the first business park in the UK to be fed substantially by green energy with the construction of its 2MW solar farm in 2011. In 2019 we added an anaerobic digestion plant which produces biomethane from food waste.

## Wey & Arun Canal

We also support the Wey & Arun Canal Trust's impressive efforts to restore the canal. The

section forming our southern boundary has been transformed with new and repaired bridges and tow-path, and the work continues.

## Filming at Dunsfold Park

Alongside the businesses, Dunsfold Park is also home to the infamous Top Gear team and has acted as a backdrop to a number of small screen and Hollywood blockbusters, including World War Z, Casino Royale, the Da Vinci Code, Fast & Furious Presents: Hobbs & Shaw, Kingsman 2 and The Crown.



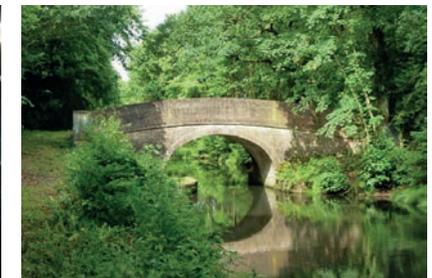
Dunsfold Park Business Park home to over 100 businesses



Solar Farm serving the Business Park



Filming at Dunsfold Park



Farnhurst bridge crossing the Wey & Arun Canal



New Compasses Bridge at the south entrance to the site



BBC's Top Gear at Dunsfold Park

# Consented Outline Masterplan



Consented outline planning application masterplan diagram

## A Summary

Dunsfold Park will be a new Surrey village, offering a new concept in sustainable rural living. Development at Dunsfold Park provides an opportunity to deliver a truly mixed-use community, not just a 'dormitory suburb'.

The existing planning permission is supported by an illustrative masterplan, which identifies the general arrangement of the new settlement, including location of the access points and roads, open spaces and built areas for housing and other uses. Here are some of the main features:

- » 1,800 new homes
- » Market Square with shops and services, including a wellness centre
- » Education hub with two schools, nursery and community centre.
- » Waverley's largest business park further upgraded and expanded to provide over 2,000 jobs.
- » Runway Park celebrating Dunsfold Park's aviation history.
- » Village centre with intricate network of pedestrian streets and lanes.
- » The Brook, a tree-lined avenue and stream curving around the village centre.
- » Outlying residential neighbourhoods shaped like petals, with larger houses and gardens.
- » Variety of distinctive places, each with its own character.
- » Country park with space for nature, play, sport and general recreation.



# The Evolving Masterplan - Revised Access Design



Site plan of the proposed new access road (Planning application reference:WA/2019/1278)



Plan showing the new main access road overlaid on the consented masterplan



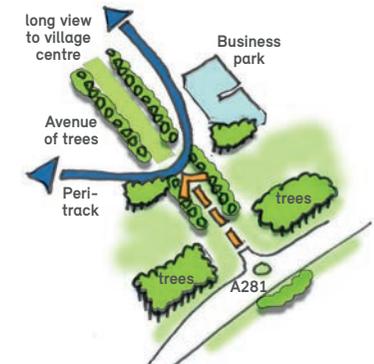
Example of formal tree lined avenue



Example of Canadian maple trees in Autumn

The new main access road is exactly aligned with the main runway and the detailed design comprises the following features:

- » A generous carriageway to take commercial and residential traffic.
- » Wide green verges each side with a double avenue of Canadian maple trees.
- » Broad cycle and footpaths each side, separated from vehicles by the green verges. These align with the edges of the main runway and will extend into Runway Park connecting directly to the village centre and the country park beyond.
- » The southern cycle route crosses the A281 south of the proposed roundabout and connects with a proposed cycle route to Cranleigh.



New access road concept sketch

## Avenue Approach - The new access road

The main access point to Dunsfold Park will be from the A281 to the east, with business park traffic bypassing the village centre and residential neighbourhoods.

The revised main access will be a dramatic celebration of Dunsfold Park's aviation heritage, lining up with the planned Runway Park.

Turning into Dunsfold Park from the public road will be like entering the formal entrance to a country park, with a double avenue of maple trees commemorating the Royal Canadian Engineers who built the airfield, as well as the seventeen thousand Canadian aircrew who lost their lives in WW2, many of whom flew from Dunsfold.



View looking down 'Avenue Approach' from the A281

# The Vision



**An active centre at the heart of the village**



**A parkland setting**



**A wide range of homes for all**



**A healthy place to live and work**



**A walkable place**



**Innovative technologies for energy and waste**



**Promoting jobs alongside homes**



**Celebrating Dunsfold Park's heritage**



**Encouraging sustainable travel**



**Beautiful modern homes inspired by their context**

## **Our vision for a sustainable community**

Dunsfold Park will be a new Surrey village and the first planned village to be built in the county for more than 100 years. It offers a new concept in rural living, surrounded by parkland, inspired by its aviation history and landscape context.

Like a traditional village Dunsfold Park will combine working and living and will offer a degree of self-containment in its provision of local services. It will be integrated with the surrounding landscape dedicated to recreation and biodiversity.

Dunsfold Park offers the best of both worlds, taking all the best bits of a traditional village and combining them into a modern and sustainable place to live.

Our ten-point vision statement summarises what is special about Dunsfold Park and continues to be refined and expanded. The exhibition panels which follow explain each point.

# An Active Centre at the Heart of the Village



Aerial view of Masterplan



Indicative view of Market Square



Indicative view of Market Square



Indicative entrance to a village centre apartment block

## » Places and spaces for community life

Market Square is the heart of the village: a beautiful gathering place surrounded by first-class facilities meeting people's daily needs.

## » A centre for all, serving the new village, business park and wider community

Market Square is located where the new village meets the existing business park. It will welcome residents, workers and visitors from the surrounding villages and beyond.

## » Space for special events

Market Square could host an outdoor market and seasonal community celebrations – also a permanent centre and special events focused on Dunsfold Park's aviation and motoring heritage

## » Active and funded management through a community liaison group

A community trust, representing residents, businesses and neighbouring villages will look after the parkland and other public spaces.

## What happens in and around Market Square?

Market Square lies at the centre of Runway Park and of the whole village, within ten minutes' walk from every home and business.

Clustered around the square are places for shopping, doing business, socialising and learning.

It aims to be the focus of community life: intimate enough for everyday use, with sheltered places in all weathers, and yet large enough to host a farmers' market and community events.

## Questions

- » Would you use the proposed facilities in the village centre?
- » Would you visit Market Square for special events e.g. farmers market?
- » Would you be interested in giving time or advice to a community management trust?

# An Active Centre at the Heart of the Village



Aerial view of the Village Centre

## » Places for learning

Dunsfold Park will be a great place for children and young people. The village includes a new two form entry primary school, a nursery, and new premises for Jigsaw CABAS@ school, an independent day school for children and young people with an autism spectrum disorder (ASD), both with ready access to the village's country park, play and sports facilities.

## » Space for wellbeing

The wellness centre could offer facilities such as a surgery, gym, sports hall and health club – also a sacred space for worship.

## » Places for socialising and shopping

Market Square will contain places to shop, eat, meet friends and spaces for community gatherings, classes and clubs.

## » Space for local businesses to grow and thrive

The proposed business hub and retail spaces offer employment and business start-up opportunities.



Indicative view of Market Square



Indicative view of a street around Market Square

## What facilities will you find in the Village Centre?

The combination of a new residential community and existing business park will provide enough customers and visitors to enable Dunsfold Park to offer a good range of community and commercial facilities to meet every-day needs.

For bigger or specialist shops, secondary schools and other major services, people will travel to Cranleigh, Godalming, Guildford and Horsham.

## Questions

- » Would you be interested in community clubs and classes?
- » Would you use the wellness centre?
- » What shops and eateries would you use?

# A Wide Range of Homes for All



Potential Phase one showing a range of homes



Later living next to Market Square



Village centre apartments



Village centre houses



Outer neighbourhood houses



Parkside & village edge houses

## Who will live at Dunsfold Park?

Dunsfold Park will offer a wide range of homes to buy or to rent, including family houses, apartments for smaller households and specialist housing for older residents. It will be a genuinely mixed and balanced community to meet local demand, including affordable homes delivered through registered providers and prestigious homes for sale.

Homes will be arranged to create distinctive neighbourhoods with different characters: village centre apartments, terraced and mews cottages, larger family houses, including country homes in a landscape setting.

### » A place to start and a place to stay

Dunsfold Park aims to attract people who want to help create a happy, stable and sustainable community: the best place to live in the UK.

### » Wide choice of beautiful and convenient homes for modern lifestyles

The 1,800 homes on offer will include village centre apartments with one or two bedrooms, terraced, mews, semi-detached and detached houses. House sizes will range from two-bedrooms to six-bedrooms, with some plots for large self-build homes.

### » Homes to rent and buy to suit a wide range of households

We want to offer homes to buy and for shared ownership, and homes at market rents and subsidised rents. 30% will be affordable homes delivered through housing association partners.

### » Integration of different types and tenures

Affordable homes will be in small clusters grouped with open market homes. Apartments and smaller houses will be focused in the village centre and larger houses in the outlying neighbourhoods or 'hamlets'.

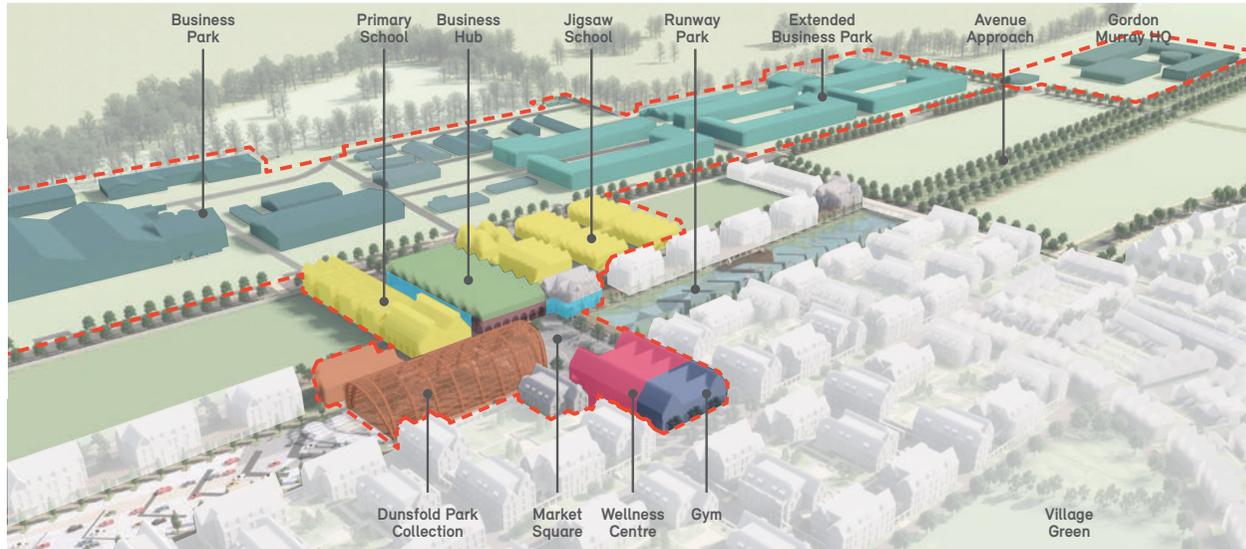
### » Homes for all ages

Around 30% of the homes will be apartments for smaller households of all ages, including specialist 'later living' apartments for independent downsizers and potentially a care service for frailer residents. The 'later living' lifestyle will offer social and wellness facilities connected with the village centre services.

## Questions

- » Do you think the range of homes proposed for Dunsfold Park is the right mix to meet local needs?
- » Are you interested in living at Dunsfold Park?
- » If yes, what type of home are you interested in?

# Promoting Jobs Alongside Homes



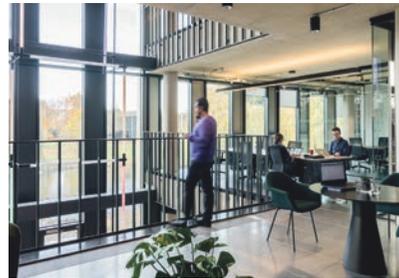
Aerial view showing the range of job opportunities



Dunsfold Business Park



Impression of Gordon Murray HQ (Design Engine Architects)



Precedent for Dunsfold Park Business Hub

## » Enabling a live-work balance

People will be able to live and work at Dunsfold Park, avoiding the time and stress of commuting and using the time saved to enhance productivity and lifestyle.

## » Generating local employment

A programme of improvement, replacement and expansion will significantly increase the capacity and quality of the business park, building on the recent success of the Simpson buildings. New businesses and jobs will also be created in the village centre.

## » Encouraging enterprise and innovation through clustering

It is our intention to continue the tradition of high-tech businesses locating themselves at Dunsfold Park. Gordon Murray Design will be first in continuing this expansion.

## » Provision for home-working and business support

Superfast broadband will facilitate homeworking. The village centre business hub will provide support services for homeworkers and for small businesses renting managed workspace in the centre.

## » Growing a working population to enjoy and support village facilities

The working population will benefit from the village centre facilities and their custom will enable a better range and quality of services than could be supported by a residential settlement alone.



Existing Business Park



Expanded Business Park

## Who will work at Dunsfold Park?

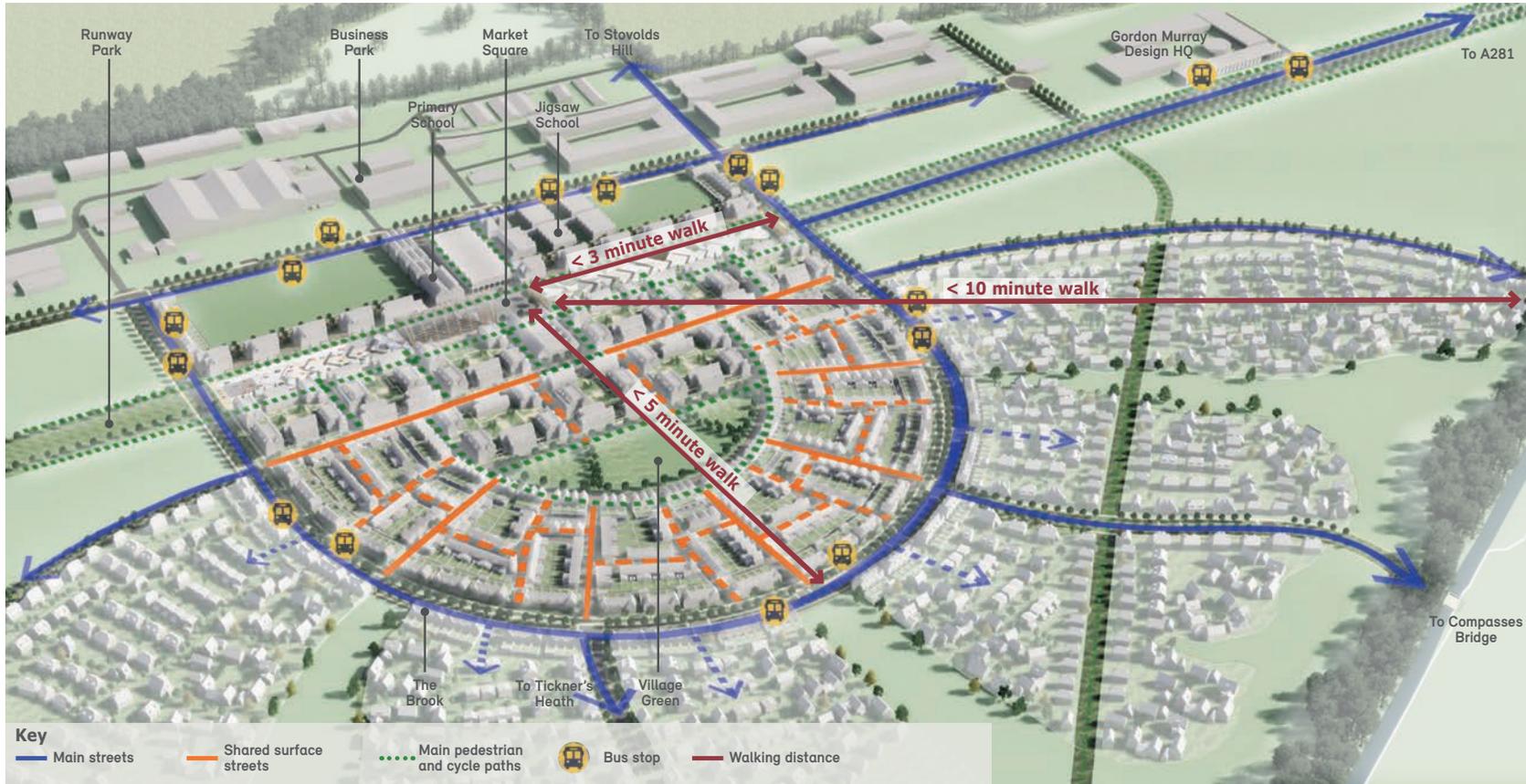
Dunsfold Park will be a truly mixed use community, not just a dormitory or housing estate. Its 1,800 homes will be integrated with Waverley's largest employment centre, which already supports around 100 businesses and over 1,000 jobs, with potential for over 2,000.

In April 2019 Gordon Murray Design (GMD) secured a resolution to grant planning permission for a new headquarters and research & development campus on a prominent site at Dunsfold Park near the proposed new entrance.

## Questions

- » Would you like to live and work at Dunsfold Park?
- » Would you consider using the Business Hub to support your home working needs?
- » What facilities would you like the Business Hub to provide?

# A Walkable Place



Aerial view of Dunsfold Park with walking distances and bus stops

## » Market place and country park easily walkable from every home and business

Every part of the village and business park will be within approx. 10 minutes' walk of the centre and approx. 5 minutes from the country park.

## » Attractive and convenient network of streets, scaled for people

Within the residential neighbourhoods, streets will have shared surfaces, with people taking priority over vehicles and restricted through traffic.

## » Pedestrianised village centre

At the heart of the village, streets will be largely car-free apart from essential access and servicing.

## » Streets and public spaces which encourage a sociable community

Streets will be safe, green and beautiful, encouraging people to linger and chat to neighbours

## » Recreational routes for exercise and strolling

Streets will offer convenient direct routes for those in a hurry and meandering routes for leisurely recreation.

## How will people move about within Dunsfold Park?

The consented proposals encourage sustainable movement and travel - walking, cycling and public transport. The new village is designed to make it easy and pleasurable to walk or cycle everywhere within and between the residential village, business park and country park.

Roads will be calmed and landscaped, offering a safe and enjoyable environment for people - streets not highways. The main routes will be tree-lined avenues

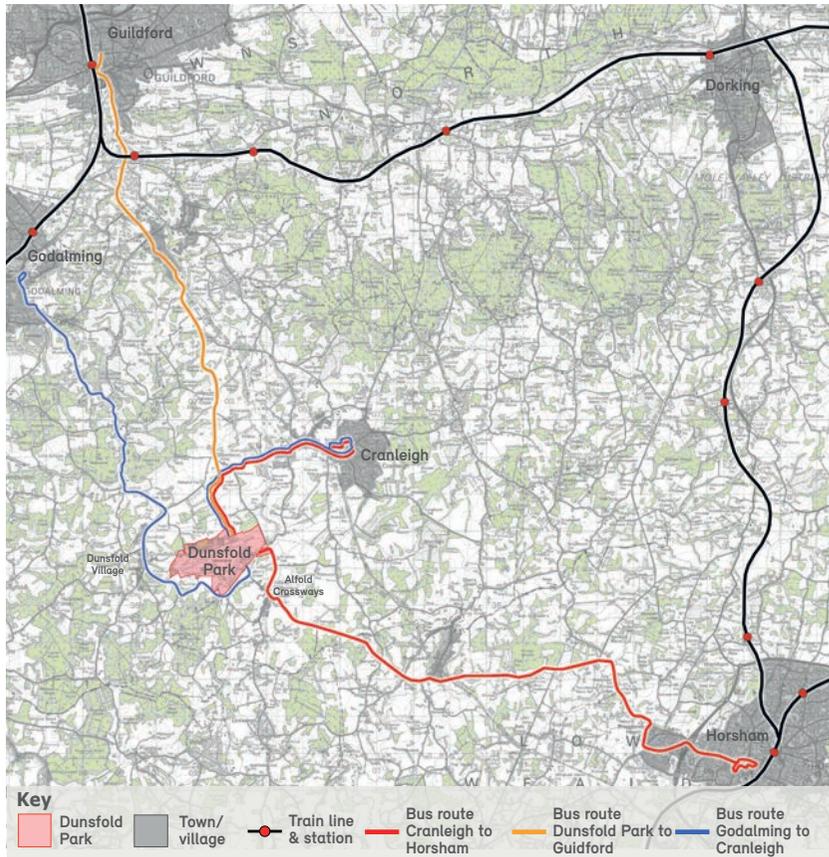
with green verges and broad cycle and footways. Residential streets will prioritise pedestrians and cyclists.

The main access point to Dunsfold Park will be from the A281 to the east, with business park traffic bypassing the village centre and residential neighbourhoods. A package of off-site highway improvements and local bus services will reduce the impact on the highway network.

## Questions

- » Would you walk to local shops and community facilities if they were close to your home, safe and easily accessible?
- » Would you like to be part of a more sociable community organised around beautiful walkable streets?

# Encouraging Sustainable Travel



Proposed bus routes (and existing rail lines)



Streets designed for sustainable travel



Pedestrian and cycle priority village centre streets



Pedestrian and cycle priority street at the Brook

## » Walking and cycling as first choice for all internal journeys

Short distances and attractive routes mean that there will be no need to use a car for journeys within Dunsfold Park.

## » Walking and cycling connections to neighbouring towns and villages

There will be cycle routes connecting Dunsfold Park with Cranleigh and Dunsfold village. The Wey & Arun Canal Trust is also planning to upgrade the canal towpath.

## » Enhanced bus services

Dunsfold Park is committed to investing in enhanced bus services to Cranleigh, Godalming, Guildford, Horsham and local villages. Every home will be within 5 minutes' walk of a bus stop.

## » Discrete integration of car parking

Every apartment will have a car parking space in a secure undercroft, reducing the need to park on streets. Every house will have two on-plot spaces (more for larger houses) beside the house.

## » Planning for future change in car ownership, movement patterns and behaviour

Dunsfold Park will promote electric vehicles, car clubs, ride-sharing, cycle hire and subsidised cycle purchase.

## » Reducing needless journeys through self-containment, delivery services and home-working

The need for wider travel, especially by car at peak hours, will be reduced through internet services, home-working and the clustering of jobs and services at Dunsfold Park.

## » Welcome pack and travel plan

Dunsfold Park will offer personalised travel planning for every household and every employee to encourage sustainable travel. Welcome packs will include free 12 month membership of the car club and vouchers for bike purchases.

## How will people travel beyond Dunsfold Park?

Dunsfold Park is not only designed to make walking and cycling first choice for internal journeys, but also to promote alternatives to wider conventional car travel, including enhanced bus services, dedicated cycle routes and car sharing.

Changing ways of working, learning and shopping will eliminate many journeys completely and provide

flexibility to travel outside peak times. Smart technologies will facilitate home working and the ordering of goods online. Health and education services will also be accessible online.

Dunsfold Park will encourage energy-efficient non-polluting electric vehicles through the provision of universal charging facilities.

## Questions

- » Would you use the cycle routes connecting Dunsfold Park with Cranleigh and Dunsfold village?
- » Would you use enhanced (Real Time Information) bus services to be provided by Dunsfold Park?
- » How would you travel to the village centre?

# A Parkland Setting



Landscape Strategy



View of village centre apartment courtyard



View of the peri-track



View along the Country Park edge



View looking south over the site in its rural context

## Who will get to enjoy the landscape at Dunsfold Park?

Dunsfold Park enjoys an outstanding rural setting, but at present 'Surrey's most secret airfield' is inaccessible to the public and largely hidden from view. This will all change with the dedication of over 200 acres of open space for a country park for the enjoyment of residents, businesses and the neighbouring villages.

The variety and extent of open spaces offer multiple benefits: for biodiversity and natural landscape; for sport and recreation; for water management and food production.

### » Outstanding country park to benefit residents, workers and the wider community

The country park surrounds the village and integrates the existing wooded landscape around the perimeter of the aerodrome. It will become an outstanding place for recreation, sport and leisure, as well as a haven for wildlife.

### » Enhanced landscape with a net biodiversity gain

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.

### » Stewardship of the landscape and public realm in perpetuity

We intend to set up a Community Land Trust to manage and maintain the open spaces for the benefit of the community.

### » Greenery extended throughout the village streets, gardens and open spaces

Green fingers of parkland extend between the residential neighbourhoods and into the village centre. Street-trees, shared and private gardens endorse the award of Garden Village status.

### » Integrated natural water management features

We plan to design a series of streams, swales and lakes which will enhance the landscape beauty of the site and help to manage and recycle water. Excess rainwater will flow into the Wey & Arun Canal, providing much needed water at its summit.

## Questions

- » Would you use the proposed country park?
- » What facilities would you like to see incorporated into the country park?

# A Healthy Place to Live and Work



Landscape and Open Space Strategy



Sports pitches



Equipped areas of play



Country park activities



Allotment gardens



Water sport activities

## How will living at Dunsfold Park promote a healthy lifestyle?

Dunsfold Park will be designed to be a healthy place. All the elements of the ten-point vision combine to promote a happy, stable and inclusive community, with consequent benefits for physical and mental health.

The integration of spaces for living and working, sport, play and formal health care all contribute to a balanced lifestyle. Walking and cycling within a green environment make healthy living a natural part of the Dunsfold Park experience.

### » Space for sport, play, recreation and leisure

The country park and village green offer sports and play facilities for all ages, as well as space for general recreation or just walking the dog: football and cricket pitches, 'events bowl', tennis and multi-use ball courts, equipped play areas for different age groups.

### » Encouraging active lifestyles through walking and cycling

Walking and cycling will be the normal way to get around Dunsfold Park. In addition, the country park incorporates the 5km airfield perimeter track ('peritrack'), which will become a recreational route for runners, cyclists and other leisure pursuits.

### » Space for community food production and consumption

The green fingers of parkland between the residential neighbourhood 'petals' could contain allotments and community orchards. Produce from these could be distributed through the farmers' market in the village centre.

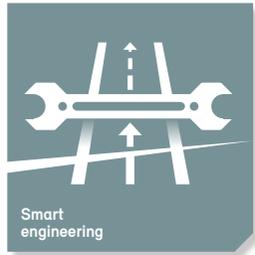
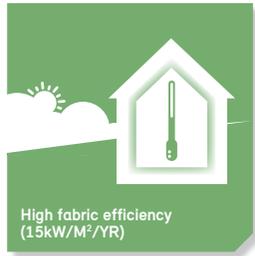
### » Health care through formal services and a balanced sociable lifestyle

The proposed wellness centre next to Market Square would support the holistic vision of promoting health and wellbeing. This will be through the overall lifestyle offered to those who live and work at Dunsfold Park and those from the wider community who visit the country park and village centre.

## Questions

- » What sport and play facilities would you like to see at Dunsfold Park?
- » Would you be interested in growing your own food, for example in allotments or part of a community garden?

# Innovative Technologies for Energy and Waste



## » Planning for technological change by removing fossil fuels

The new homes will aim to use as much clean, renewable electricity as possible as their energy source instead of gas or oil.

## » Diverting all non-hazardous construction and domestic waste from landfill

The development will minimise the amount of waste sent to landfill through construction and over its lifetime. Existing materials on site, such as the runway, will be used to construct the roads on the new development. This in itself will save some 1,000,000 miles of HGV traffic on the wider road network

## » Future proofing against climate change

The development will be designed to meet climate change scenarios of higher temperatures and increased rainfall. Homes will have natural ventilation and shading as

necessary to maintain good comfort levels.

## » Anticipating the forthcoming Future Homes Standard

The new homes are likely to incorporate high levels of fabric efficiency of 15 kWh/m<sup>2</sup>/yr, which means the homes will require little or no heating to be comfortable. The homes will aim to meet stringent targets for energy and water consumption (105l/p/day), in advance of increased national standards.

## » Prioritising on-site environmental performance and minimising off-site impacts

The existing Solar Farm and Anaerobic Digester will be joined by a new surface water attenuation system – all helping to reduce reliance on mains utilities.



The anaerobic digestion facility at Dunsfold Park



The solar farm at Dunsfold Park

## How will Dunsfold Park promote a sustainable lifestyle?

Dunsfold Park will have outstanding sustainability credentials.

The combined residential village and business park will foster a sustainable way of living and working. They offer the critical mass to include sustainable features in construction techniques, energy conservation and energy production, and to reduce reliance on mains utilities.

Environmental initiatives have already seen the development of a solar farm, which secured Dunsfold Park's place in history as the first business park in the UK to be fed substantially by green energy, and the new anaerobic digestion plant, which produces biomethane and could, in future, generate electricity for our tenants.

## Questions

- » Would you like to live in a place which has better, more frequent waste and recycling collections to reduce household waste storage?
- » Would you pay more for a home with reduced energy bills?
- » How important is it to you to reduce your environmental impact?

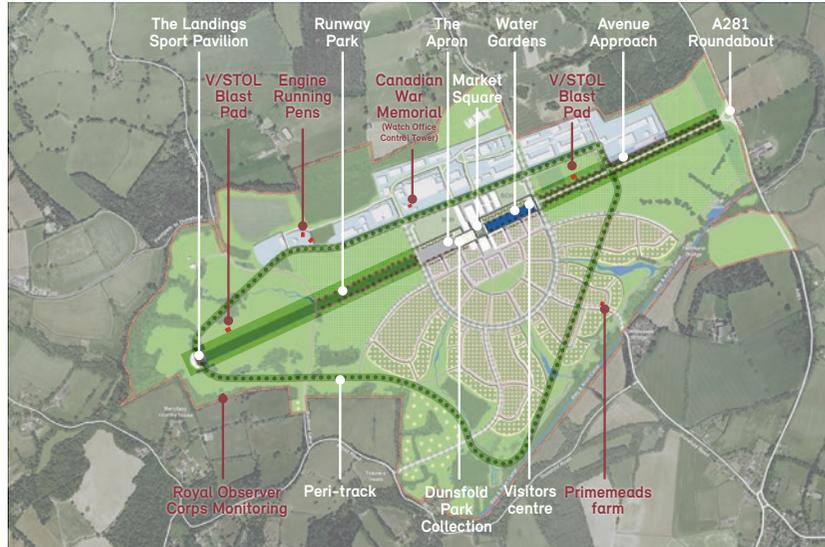
# Celebrating Dunsfold Park's Heritage

## History of Dunsfold Aerodrome

Dunsfold Aerodrome was built by the First Canadian Army in just 20 weeks in 1942 as a base for the Royal Canadian Air Force flying missions to Europe. Before this the site was farmland.

After the war the Aerodrome was used as a repatriation centre. Skyways, a charter airline, leased the aerodrome and played a significant part in the Berlin Airlift of 1948-49. Skyways also used the aerodrome to refurbish, test and deliver aircraft for the Portuguese Air Force.

In 1950 the Hawker Aircraft Company took over Dunsfold Aerodrome as a flight test centre and as a base to support British military actions overseas until 2000, when BAE Systems ceased activity at the aerodrome.



Map showing listed structures at Dunsfold (shown in red text)

### » Integrating heritage features into the masterplan

The masterplan is structured around the main runway, which will be transformed into a sequence of dramatic landscape features: main entrance avenue, lake, market square, museum, event space and Runway Park. The peri-track will become a recreational route. The Harrier jump-jet tethering platforms, war memorial and other listed heritage structures are retained and integrated into the village and park.

### » Permanent collection telling Dunsfold Park's story

The proposed Dunsfold Park Collection could display the historic aircraft associated with the aerodrome, aligned with the runway as though in flight, as well as incorporating the more recent motoring and filming history. This dramatic building will provide space for visitors, research, education and hire for corporate or private events.

### » Continuing programme of aviation and motoring events

The Dunsfold Park Collection will open to a section of Runway Park called the Apron. This could provide a space for motoring and static aviation displays and an everyday place for other wheeled activities, especially (but not only) for young people: for example, motorcycle, motoring and cycle training and competitions, skateboarding, and go-karting.

### » Fostering technically innovative businesses

Dunsfold Park has a distinguished record of pioneering innovation in the aeronautical industry. The business park is a centre of excellence for a growing cohort of companies engaged in advanced engineering research and development. Gordon Murray Design is a great example, and our investment in alternative energy and waste recycling is another.



Event day on The Apron



Event day on The Apron



Inside the Dunsfold Park Collection



Harrier Jump Jet and V/STOL blast pad



Dunsfold Park 747 Jumbo Jet

## How will we celebrate Dunsfold Park's heritage?

Although the existing aviation and motorsports uses will cease, Dunsfold Aerodrome's heritage will be celebrated in the plan of the village – incorporating a unique landscape treatment of the former runway and in a collection of the celebrated aircraft associated with 'Surrey's most secret airfield'.

Looking to the future, the business park will continue to attract innovative companies engaged in green technology and advanced engineering.

## Questions

- » Would you welcome a continuing programme of motoring, aviation or other events?
- » Would you visit a museum collection telling Dunsfold Park's story?
- » What future use would you like to see take place on the 747 Jumbo Jet?

# Beautiful Modern Homes Inspired by their Context



## » Modern homes for modern lifestyles using modern technologies

New homes at Dunsfold Park will be spacious, adaptable and full of light, with large windows providing views to the garden and street. Smart technologies will enhance comfort and convenience for the consumer and innovative construction techniques will ensure quality and energy efficiency.

## » 'Harmonious diversity' creating distinctive neighbourhoods

Each residential neighbourhood will have a distinctive character derived from the particular context and combination of homes. Individual housebuilders and design teams will add their signatures, working together to achieve 'harmonious diversity'.

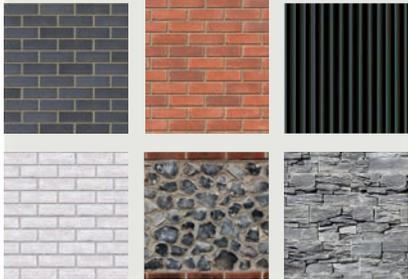


## » Material, colour and texture reflecting Surrey's architectural traditions

Modern homes can be clothed in familiar and beautiful materials: brick, tile, render and timber.

## » Placemaking through creative integration of homes with their setting

Each group of homes will be designed to suit its position in the village: from small clusters of apartment blocks in the centre to large family houses overlooking the parkland. Streets and open spaces are given character by the homes which enclose them and the detailing of hard and soft landscape.



Modern homes for modern lifestyles

Materials, colour and textures reflecting Surrey's character

Placemaking by integrating homes with their setting



'Smart homes' with smart technology



Custom build homes controlled by an app

## How will we achieve holistic design quality from masterplan through to detail?

Beautiful and sustainable places must work at every level: from the layout of the streets to the colours of the front doors, and everything in between.

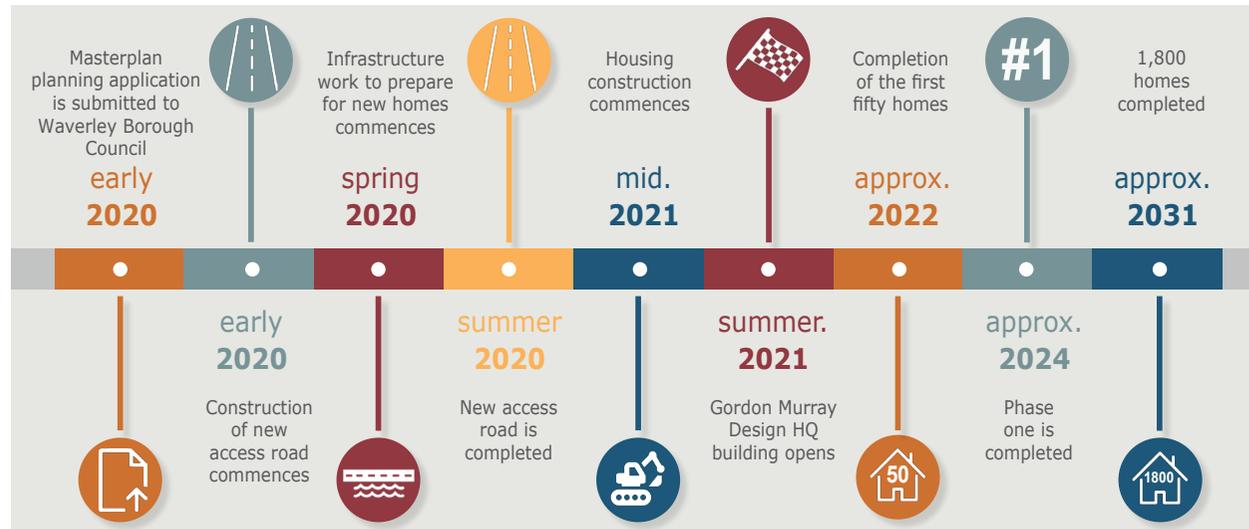
At this stage we are seeking your feedback on the overall concept and layout of the village and its parkland. Consultation on the design of new buildings, including their appearance, will come later as each phase is brought forward.

We will prepare a design code to guide the creation of the village centre and residential neighbourhoods and ensure that the various development partners and their design teams collaborate to set and maintain the highest attainable standards.

## Questions

- » Would you be interested in selecting your own custom-built home from a wide menu of choices?
- » Would you be interested in buying a plot to build a home to your own design?
- » What design features would you like in your new home?

# What Next?



Draft timeline



Past: WW2 aerodrome



Present: solar-powered business park



Future: a new Surrey village

## Have your say

We hope that you have found this exhibition informative. We want you to share your comments and questions with us and are here to talk with you. There is also a digital questionnaire, which you can complete here or at home.

The exhibition material will be accessible on our website [www.dunsfoldpark.com](http://www.dunsfoldpark.com) which is also where regular updates will be published. You can also follow our social media channels [f](#) [i](#) for news and general information on Dunsfold Park.

Once the exhibition and online consultation concludes we will review all the feedback and results of the questionnaire. The Masterplan will then undergo further evaluation and amends from the findings of the exhibition and the outcome of this will be identified in a detailed report. Our aim is to show, clearly, how we have taken on board your views.

Dunsfold Park's evolution will be accelerated compared with a historic village, but it will still take over 10 years to reach its planned completion and will grow organically, adapting to changing circumstances and the needs and aspirations of the expanding community. At each stage it needs to feel like a complete and balanced place.

The timeline shows our estimated programme for starting to deliver the new village at Dunsfold Park. These are some of the main stages:

### » Planning application for the masterplan

Early in 2020 we will make a formal planning application for approval of the masterplan design: this is required as a condition of the outline planning permission. The application will be based on what you see here, your feedback and further ideas.

### » New access

We intend to start building the new access road and roundabout on the A281 early 2020 and we expect to finish in the summer. The existing alignment will remain in use throughout to minimise disruption.

### » Infrastructure works

We expect to start building the main streets, utilities and drainage in Spring/Summer 2020, ready for development of the first residential phases.

### » Business Park

Work will start on Gordon Murray Design headquarters early next year and we aim to have it concluded in summer 2021. This is the next in a series of improvements and expansion to the business park, which we will be starting to plan over the next few months.

### » Design Code

In order to set design parameters we will be producing a Design Code within which housebuilders will need to operate. This will set the standard for future development of the various residential neighbourhoods, making sure that each contributes to achieving the vision.

### » First homes

We will select leading regional and national developers, using first-class design teams, to build the new homes and residential neighbourhoods. Our Design Code will control the quality and ensure that we achieve 'harmonious diversity'. Reserved matters applications will be subject to further consultation.

### » Market Square, Runway Park and Country Park

We will deliver the 'community infrastructure' in phases, alongside the roads, pipes and cables. Our aim is to ensure that residents can enjoy access to as many of the first community facilities and amenity areas as possible.

## Questions

- » What do you think of the overall concept and layout of the village?
- » What do you think of the overall concept and layout of the parkland?
- » What do you think of the overall concept and layout of the Masterplan as a whole?



Dunstable Park

Communications Team  
Estate Office  
Dunstable Park  
Cranleigh  
Surrey

T: 01483 542226

E: [community@rutland.co.uk](mailto:community@rutland.co.uk)