

SURREY HEATH BOROUGH COUNCIL

Surrey Heath House
Knoll Road
Camberley
Surrey
GU15 3HD

Tuesday, 4 June 2019

To: The Members of the Surrey Heath Borough Council

Dear Councillor,

You are hereby summoned to attend an Extraordinary meeting of Surrey Heath Borough Council to be held in the Council Chamber, Surrey Heath House on Wednesday, 12 June 2019 at 7.00 pm. The business which it is proposed to transact at the meeting is set out below.

Please note that this meeting will be recorded.

Yours sincerely

Karen Whelan

Chief Executive

1. Apologies for Absence

To report apologies for absence.

2. Declarations of Interest

Members are invited to declare any Disclosable Pecuniary interests and non-pecuniary interests they may have with respect to matters which are to be considered at this meeting.

3. The Making of the Windlesham Neighbourhood Development Plan 2018-2028 (Pages 3 - 84)

To consider the Executive Head of Regulatory's report (attached).

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The Making of the Windlesham Neighbourhood Development Plan 2018-2028

Summary

The Windlesham Neighbourhood Plan is the first Neighbourhood Plan to be produced in Surrey Heath that has reached the post-referendum stage. The preparation of the Plan was led by Windlesham Parish Council ('the qualifying body') and a steering group comprising a group of volunteers from the local community. Surrey Heath Borough Council's role in the process is to ensure the Plan meets legal requirements.

The Plan has been the subject of independent examination. The Examiner's report concluded that, subject to modifications, the plan complies with the legal requirements and basic conditions set out in legislation and could proceed to referendum. A referendum was held in the Neighbourhood Plan Area on 2nd May 2019 where the Plan received a 77% yes vote, meaning the Plan has already received full legal effect and should proceed to be 'made' by the local authority. Once the Plan is made, it will be formalised that the Neighbourhood Plan forms part of the Surrey Heath Local Development Plan and will be used for determining planning applications in the Windlesham Neighbourhood Area.

Wards Affected

Windlesham & Chobham; Bagshot.

Recommendation

The Council is advised to RESOLVE that under section 38A(4) of the Planning and Compulsory Purchase Act 2004, the Windlesham Neighbourhood Development Plan, as set out at Annex 1, be made and the Decision Statement for the Plan, as set out at Annex 2, be published.

1. Resource Implications

- 1.1 Once the Windlesham Neighbourhood Plan is made, 25% of any Community Infrastructure Levy receipts generated from development within the neighbourhood area will be passed to Windlesham Parish Council.

2. Background

- 2.1 Windlesham Parish Council applied to Surrey Heath Borough Council for the designation of a Neighbourhood Area for the Windlesham Ward (as drawn prior to the implementation of the electoral boundary changes on 2nd May 2019) of the Parish on 14th October 2014. Following a 6 week consultation the Windlesham ward was designated by the Council on 27th January 2015 as a Neighbourhood Plan Area. The Parish Council and the Neighbourhood

Plan Steering Group comprising a group of volunteers from the local community, have prepared the Windlesham Neighbourhood Plan (WNP) 2018-2028.

- 2.2 Following the formal submission of the WNP to Surrey Heath Borough Council on 15th February 2018, the Council publicised the Plan and invited comments from the public and stakeholders.
- 2.3 The Council appointed Ms Deborah McCann MRTPI to examine the Plan. Examiners are tasked with reviewing whether a neighbourhood plan meets the basic conditions required by legislation and whether it should proceed to referendum. The examiner's report (Annex 3) concluded that the Plan meets the basic conditions, and that subject to the modifications proposed in the report, the Plan should proceed to referendum.
- 2.4 At the Executive Committee held on 19th February 2019, the Council's Executive resolved to agree that the modifications were implemented and the WNP proceed to referendum.
- 2.5 A local referendum for the WNP took place on 2nd May 2019. The result was as follows:
 - Yes = 944 votes (77.12%)
 - No = 280 votes (22.88 %)
 - Turnout = 36.24%Therefore, the majority of local electors voted in favour of the plan.
- 2.6 Section 38A(4)(a) of the Planning and Compulsory Purchase Act 2004 requires the Council to 'make' a neighbourhood plan if more than half of those voting in a referendum vote in favour of it. The making of a neighbourhood plan is therefore a legal requirement, save for in narrow circumstances where making the plan would breach, or otherwise be incompatible with, any EU or human rights -obligations.
- 2.7 The Council's Executive decision on 19th February 2019, confirmed that the WNP, as modified by the Examiner's recommendations, would not breach, and be otherwise incompatible with EU obligations or human rights legislation. The Local Planning Authority is therefore under a statutory duty to 'make' the Neighbourhood Plan as soon as reasonably practicable after the referendum has been held and no more than 8 weeks later than the referendum date.
- 2.8 The WNP will be used in the determination of planning applications that fall within the neighbourhood area.

3. Options

- 3.1 As outlined above, the making of the Plan is mandatory in light of the referendum result. The options in this regard are therefore limited, as follows.
 - (i) **AGREE** that Under section 38A(4) of the Planning and Compulsory Purchase Act 2004, the Council formally make the Windlesham

Neighbourhood Development Plan (see Annex 1) with immediate effect and the Decision Statement for the Plan (see Annex 2) is published.

4. Supporting Information

- 4.1 The Windlesham Neighbourhood Development Plan 2018-2028 as modified is included at Annex 1. This includes information about the preparation of the Plan itself and the procedure it has been through in accordance with the Neighbourhood (General) Planning Regulations 2012 (and subsequent) and other relevant planning legalisation.

5. Corporate Objectives And Key Priorities

- 5.1 The Windlesham Neighbourhood Plan contributes to the delivery of the following two Corporate Objectives:
- Place – to make Surrey Heath an even better place where people are happy to live;
 - People – to build and encourage communities where people can live happily and healthily in an environment that the Community is proud to be part of.

6. Policy Framework

- 6.1 Neighbourhood Planning is promoted through the National Planning Policy Framework (NPPF). The Neighbourhood Plan is prepared in accordance with the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and subsequent. Section 3 of the Neighbourhood Planning Act 2017, which came into force on 19 July 2017, amends section 38 of the Planning and Compulsory Purchase Act 2004 to ensure that neighbourhood plans have full legal effect once they have passed their local referenda. The Windlesham Neighbourhood Plan has now reached this stage.

7. Legal Issues

- 7.1 No matters arising.

8. Risk Management

- 8.1 Upon being 'made', the WNP will be subject to a statutory period of time (six weeks) within which a legal challenge can be lodged.

9. Consultation

- 9.1 The Windlesham Neighbourhood Plan has been the subject of public consultation and a referendum held in the Neighbourhood Area.

Annexes	Annex 1 - Windlesham Neighbourhood Development Plan 2018-2028 (as modified) – see hand out Annex 2 – Decision Statement for the Windlesham Neighbourhood Plan Annex 3 – Examiner’s Report for the Windlesham Neighbourhood Plan – see hand out
Background Papers	None
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Head of Service	Jenny Rickard – Executive Head of Regulatory

Windlesham Neighbourhood Plan 2018-2028 Referendum Version



Windlesham Parish Council
The Council Offices, Lightwater

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INTRODUCTION

Foreword from the Parish Council

Windlesham Neighbourhood Plan (WNP) sets out a vision for Windlesham village that reflects the thoughts and feelings of local people with a real interest in their community. The vision is for Windlesham to retain its semi-rural character, while being recognised as a place to live and work that offers an unparalleled opportunity to be part of a community and provides a friendly and safe environment surrounded by areas of natural beauty.

The Plan sets objectives on key themes such as housing, travelling around, green space and employment. All of the policies contained within the Plan are designed to achieve this vision for Windlesham.

Your Plan has been produced by local resident volunteers and the Parish Council. Through a series of consultations, we have listened to the community, residents, land-owners and businesses regarding sustainability and long-term development of our community. We have worked hard to ensure that the views and policies contained in this document reflect the views of Windlesham residents, conform to the National Planning Policy Framework (NPPF) and do not conflict with the Surrey Heath Core Strategy and Developments Policies Development Plan Document (CSDMP DPD). As such, it is only these Policies that form part of the WNP and are those that are voted on in this local referendum.

Other aspects that fall outside of the proposed policies of the WNP have been consolidated into two key sections, that of the Windlesham Village Rejuvenation Project proposed by the Windlesham Plan Steering Group, and that of a separate statement that consolidates all other issues and recommendations, please see the sections at the end of the Appendices of the WNP for the respective details of these two areas. Other aspects that fall outside the remit of the WNP, are those such as the reserve site of Heathpark Woods as this is covered by Surrey Heath's Core Strategy.

We wish to thank all residents who played their part in shaping and supporting the Plan by taking the time to complete questionnaires, attend meetings and fill in surveys. The information gathered from these documents has formed the basis of this Neighbourhood Plan and guided the team to focus on the most important things that make our Neighbourhood unique and a great place to live. For this we are exceedingly grateful.

In addition, thanks must be given to all of our volunteers, our Parish Councillors and those Officers of Surrey Heath Borough Council whose engagement and advice has added greatly to our efforts.

A Neighbourhood Plan – Defined

A Neighbourhood Plan (Plan) provides an opportunity for a local community to create a framework to deliver sustainable growth for the benefit of the community, including those who work and visit the area, in this case Windlesham village.

The right to prepare a Plan was established through the Localism Act 2011 and the rules governing the preparation were published in 2012. The National Planning Policy Framework (NPPF) states that the Plan gives the community the direct power to develop a shared vision for the neighbourhood and deliver the sustainable development it needs ([NPPF para 183](#)). The plan area is shown in Figure 1 (pg. 7) and covers Windlesham ward, which is a larger area than Windlesham village.

Once approved, the Windlesham Plan (WNP) will become part of the Statutory Local Strategic Development Plan. In this specific case, it is principally the [CSDMP DPD](#) and the saved policies of the Surrey Heath Local Plan 2000.

A Plan must be based on robust evidence; this includes evidence of community engagement and consultation and how the views, aspirations, wishes and needs of the local people have been obtained and applied. A detailed Statement of Consultation and a comprehensive Evidence Base has to be assembled to support the Plan.

How Windlesham benefits from a Plan

By setting out planning policies to achieve the established requirements of the community, it is possible to ensure that the village grows and develops in a way that is sustainable, economically, socially and environmentally viable and which enhances and improves the village.

Once made, the WNP becomes part of SHBC's Local Plan and will have to be considered with the latter, when addressing new planning applications. In accordance with NPPF, there is a "presumption in favour of sustainable development" with which both the Local Plan and the WNP must comply. Within the prescribed limits, the WNP will give the community the opportunity to define what sustainable growth means for the village and its residents. Sustainable growth is recognised as not only necessary but also desirable; without which the village will stagnate. The purpose of the WNP is to influence and direct the shape and nature of this growth. The intention is to achieve organic growth rather than imposed growth.

It is reasonable to expect that over the period from 2018 - 2028, between 25 and 50 new dwellings would be more than sufficient to sustain the 1% to 2% organic growth rate sought by the community (see Background on Policy WNP1 for further details on this).

Restrictions to the Neighbourhood Plan process

There are some restrictions which apply to the WNP, such as:

- It cannot promote less development than is set out in the Local Plan;
- It cannot override Green Belt policies or boundaries;
- It cannot alter the regulations relating to Special Protection Areas (SPAs);
- It cannot alter parking regulations or Tree Preservation Orders;
- It must add value to the Local Plan (i.e. not just support what is already in the Local Plan);
- It must be in general conformity with the strategic policies in the Local Plan;
- It cannot oppose anything in the Local Plan;
- It must contribute to achieving sustainable growth;
- It must have appropriate regard to relevant policies in the NPPF;
- It cannot influence permitted development or development that does not require a change of use (i.e. it can only influence development that requires a planning application);
- It cannot influence the use of land for farming or forestry or the activities that take place within a building;
- It cannot make proposals for development outside the defined area; and
- It must be compatible with human rights requirements and EU obligations.

How the Plan was prepared

Windlesham Parish Council started the process of producing a Plan by appointing a Steering Group comprising members of the local community and local Parish Councillors. This Steering Group was responsible for running the process, planning the work and controlling costs. Working Groups were then formed to investigate and report on the built environment, the natural environment and amenity and infrastructure. These groups were later amalgamated into one Working Group that reported on a regular basis to the Steering Group. A launch event was held in the village hall in the Summer of 2014 where views of residents were collected. These views were then analysed and presented to residents in the following manner:

- In the Autumn of 2014 residents were asked to complete a survey and comment on the information gathered from the fete and launch event.
- A detailed analysis of responses to this survey was carried out by the Working Group and the survey data used to identify the main issues facing the village.
- The information collected was researched and then tested in a second survey launched at the annual village fete in June 2015.
- The draft WNP was prepared using the analysis of these two survey returns. This information was then shown to all major stakeholders in the village and their comments noted.
- In June 2016 village stakeholders were invited to attend a meeting where the draft WNP was explained. Comments on the draft WNP were collected and amendments made.
- A consultation meeting with residents was held in September 2016. This information was then analysed and amendments made as required.

The Parish Council approved the draft Plan for public consultation on 31st January 2017 and promoted the public consultation opportunity. The Plan has been amended in response to the feedback received ([see Appendix 7, Consultation Statement](#)).

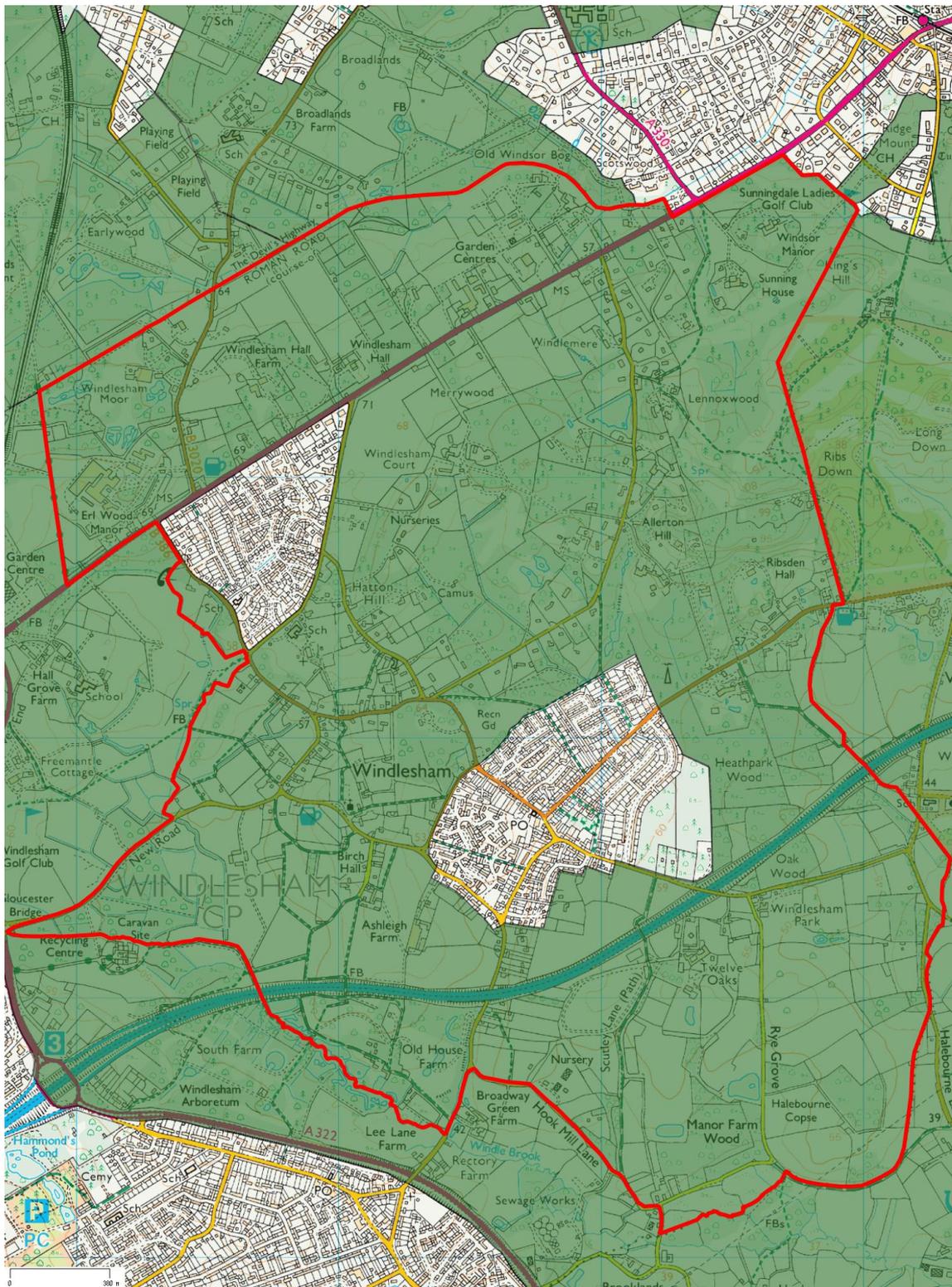
The Plan was subjected to a health check by an independent examiner in December 2017 and subsequent changes were made in response to its recommendations.

The Parish Council approved this Plan for submission on 30th January 2018.



Photos 1 and 2 (See [Appendix 6](#) for reference details)

Figure 1 Geographical map of the WNP area



The two settlements areas in Windlesham shown within the Green Belt (denoted by green shading). Red line marks the boundary of the Windlesham Neighbourhood Plan area.

Submission Plan and Examination

Surrey Heath Borough Council undertook consultation on the Submission Plan between 6 April and 18 May 2018. The Plan was then submitted for independent Examination. The Examiner's Report was received on 13 December 2018. The Examiner's Report concluded that subject to modifications, the Plan met the basic conditions and should proceed to referendum.

THE DEVELOPMENT OF WINDLESHAM

Growth and Nature

A geographical map of Windlesham village is given in Fig 1. Windlesham is a medieval village with a first recorded date of 1178. The name derives from the Anglo Saxon Windle or Wyndle meaning winding or meandering and 'Ham' a home or dwelling place. There are buildings still surviving from the 16thC and 17thC but most are 18thC, 19thC and 20thC. Much of the west side of the village is low lying, essentially flood plain and peaty sub-soils are wide spread. The remaining areas are floored or formed in the predominantly sandy Bagshot and Bracklesham Beds, ranging in elevation from about 50m to 100m.

The area was originally agricultural and 22 farms can still be identified. Mixed arable and livestock farming initially dominated, but during the 18thC to 20thC the cultivation of trees and later shrubs became the dominant form of agriculture. At one stage, more than 50% of the total workforce was employed in this activity. The industry fell into decline during the 1980s but livestock and cereal crops were still evident around the village until the mid-1990s when the Windlesham Golf Course was built. Small-scale livestock farming is still practised with cattle and sheep. Equine activity is a major user of the former farmlands.

In 1947 the principle of Green Belt land was introduced into law, designed to preserve green open spaces around larger towns and cities and prevent merging of smaller townships. In 1955 the Government encouraged Districts to incorporate Green Belts into their strategic planning. Windlesham village is inset within the Green Belt, with the Green Belt designation covering 89% of land within the WNP area, and as a result there are strictly applied regulations to any proposed new developments. There are conservation areas, such as building conservation and archaeological sites, which are shown on the Surrey Heath Borough Council ([SHBC](#)) [Proposals Map](#). An extract of this is shown in Figure 1 above.

Between 1968/70 and 1988/90, three major housing developments were carried out, Snows Ride, Heath Park Drive and Windmill Field. In the same period substantial, but smaller developments were constructed off Kings Lane and Coopers Road. Collectively these developments came close to doubling the size of the village. Snows Ride and Windmill Field were both located on green field sites and Heathpark Drive on a woodlands site, but these and other smaller sites are within the designated Settlement Areas.



Photos 3 and 4 (See [Appendix 6](#) for reference details)

THE PRESENT SITUATION

The Setting

A geographical map of the area, Fig. 1 on page 7, shows the WNP area is set on the A30 London Road, with only a small section to the north, the main area lying to the south. The M3 motorway passes through the most southerly area of the village. Adjacent settlements are Sunningdale and Sunninghill to the east, Chobham to the southeast, Bagshot and Lightwater to the west. All of the villages, with the exception of Sunningdale and Sunninghill, form part of Surrey Heath Borough. The nearest main townships are Windsor, Bracknell and Reading to the north, Camberley to the west and Woking and Guildford to the south.

Rail transport is available to London via direct services from Sunningdale and Woking, while transport to the north and Guildford in the south, together with London, is available from Camberley and Bagshot.

Access to the M3 motorway is at Lightwater (J3) approximately 1 mile, to the M25 at Chertsey or Staines via the M3 (J3) and the M4 about 12 miles via Bracknell. Heathrow airport is approximately 18 miles and Gatwick airport approximately 30 miles. The travel options make Windlesham a very convenient commuter area. The volume, speed and size of traffic through the village is a major problem, and there is very limited legal short-term parking. This has led to parking on pavements, which causes significant problems for people with prams or in a wheelchair.

There are two infant schools, Windlesham Village and Valley End C of E; both have high OFSTED and academic ratings. There are several independent schools for children up to age 13, in or close to Windlesham. For junior and secondary state education Windlesham children have to use Connaught School in Bagshot (2 miles), Hammond School in Lightwater (2 miles) and Collingwood College near Camberley (5 miles).

Population

Census figures for 2001 and 2011 show the village populations were 4,377 and 4,392 respectively; there was little change over the decade. The population profile in [Appendix 4](#) Table 1 shows a significant fall in the number of young people at age 13/14 years and also again at 18/19 years, attributed to University or other tertiary education or training. These numbers do not recover, remaining sensibly static until aged 30 years.

Per the census data ([Appendix 4](#)), at the higher age level, about 60 years, the census data indicates that residents appear to have remained in their family homes, rather than downsize or move to retirement properties. It appears that the process of moving started at around the age of late 50s in 2001 but not until the mid-60s in 2011. The economic instability, starting in 2007/8, could be an influence on this change, high moving costs or simply an absence of appropriate and cost efficient alternative properties.

It is important to note that the national statistics demonstrate an increasing general ageing of the population. Results from the surveys (section 2 of [Appendix 5](#)) indicate there is a need for smaller homes in the village, suitable for first time buyers and retirement.



Photo 5 (See [Appendix 6](#) for reference details)

Residents are in favour of housing growth, but at a rate that reflects the size of the village and the population. SHBC, recognising the limited opportunities for new building, set a nominal growth of 1% (20 dwellings) for the period 2011 to 2026. Because of recent developments within the village, this figure is likely to be exceeded in the near future.

Employment and Travel

There are over 2,200 residents in employment representing 70% of the potential work force. [Appendix 4](#) Table 2 shows 96% of those employed are in professional managerial and other skilled occupations. Only 4% are classified as unskilled.

There is little employment in or very close to the village centre. Table 3 in [Appendix 4](#) shows that 70% of the population use cars/vans as the main means of travel to work. Consequently, for many a second car becomes an unavoidable necessity to enable, for example, family members to be ferried to the station, school, shops, medical centres and deal with extramural activities such as sport and music. The train provides the main mode of transport to the work place for 8.4% of the workforce, up from 6.6% in 2001, but most will use a car to travel to and from the station.

70% of the population use cars / vans as the main means of travel to work.

Transportation

National rail services operated by South West Trains, are accessed from Sunningdale and Bagshot; both stations are about 2.5 miles from Windlesham. Brookwood and Woking stations, some 10 miles distant, provide some fast services.

One public bus route through Windlesham village serves the greater Surrey Heath Borough area with a link through to Frimley Park Hospital and there are connections with other bus services to Woking and Guildford. This service operates between 0800 hrs and 1500 hrs Monday to Friday at approximately 2 hourly intervals. Only two services operate on Saturdays and none on Sundays. Discussions are taking place to investigate the possibility of a new community bus service to link the new developments with Windlesham and the transport hubs mentioned above.

No public services or buses start early enough for travellers to catch early trains out of London mainline stations or early flights from major airports. Recourse is then to private car or taxi.

Cycleways

There are no dedicated cycleways within the WNP area and many of the roads are narrow, without pavements and unsuitable for the construction of new cycleways.

The priorities for cycleways, requested by residents in the second survey, is detailed in [Appendix 3](#). While some results were mixed, these results did set out a list of routes that residents would like to see prioritised. The top 3 in order are from Windlesham to Lightwater, Sunningdale and Bagshot.

There are opportunities for SCC and Windlesham Parish Council to explore future opportunities for cycle routes for the residents of Windlesham.

Parking

Parking has been identified as one of the major problems within the village. Parking facilities are minimal and unsatisfactory, giving rise to parking on the pavement and double yellow lines. This has been highlighted in the residents' surveys (see section 3 in [Appendix 5](#)). Two potential sites for parking have been identified within the village and the Parish Council are aware of the potential of these sites.

Roads and Traffic

Roads within the village are in a mixture of conditions, with some in good condition having been recently resurfaced, and some where the riding surfaces are in need of improvement, for example evidencing sunken drainage and service covers and badly repaired excavations within the road pavement. Where roads have no kerbs or edging stones, the margins are generally overlain by vegetation which effectively narrows the usable road pavement, and has also led to traffic signs being obscured.

With the large modern vehicles and the abundance of heavy commercial vehicles, many stretches of the roads are of inadequate width and construction thickness. The poor riding surfaces and loose debris make the roads unsuitable and unsafe for cyclists and they are often compelled to ride near the centre of the road.

The results of both the 2015 and 2016 surveys have shown that the greatest problem for residents is the volume, size and speed of traffic passing through the village, together with the lack of available parking. These matters are outside the remit of the WNP but have been covered in the Village Rejuvenation Project proposed by the Steering Group, a separate document attached to the WNP. This Village Rejuvenation Project is wide ranging and aspires to encourage improvement within the WNP area. The WNP encourages Windlesham Parish Council to pursue any opportunities that arise to work with Surrey County Council to progress those aspects of the Project that it is able to.

There are other major factors affecting the traffic intensity through Windlesham:

- The use of Windlesham village roads as short cuts for commuters transiting between the A30 and Chertsey / M3 - detailed in the survey results (section 4 in [Appendix 5](#));
- The new weight restriction on the bridge on the Chobham Road in Sunningdale;
- The new housing and commercial development planned and under construction on the DERA site in Longcross;
- The substantial new Deepcut development;
- Substantial new housing development in Bracknell; and
- The possible construction of a new runway at Heathrow airport.

All of the above will have a significant impact on Windlesham and any future development, even more so without infrastructure improvements. It is noted that at the time of this Plan, there is a proposal which has recently been agreed, to introduce a 7.5 tonne weight restriction on the village centre in 2018, which could reduce the impact on the use of the village by some freight and haulage drivers.

Housing

Affordable Social Housing

In order to reduce the imbalance in housing stock, SHBC in [CP5 'Affordable Housing'](#) sets out a target of between 20% and 40% (depending on the size of the development) of new housing to be 'affordable' as defined in [Annex 2 to NPPF](#). In 2011, around 78 dwellings (4.4%) see Table 5 in [Appendix 4](#) of dwellings in Windlesham constituted 'social rented' units. These figures probably include two separate developments for local people or those with close connections: Lee's Court, Thorndown Lane and 3-21 Chertsey Road. In recent times, it is understood that these are not easily filled when they become vacant. In total, there are 16 units including the above premises, with tenure under the heading social rented, primarily under charitable organisations.

In high cost locations like Windlesham, where new build projects are generally small, the Council is sensitive to the practicality and financial implications to incorporating affordable social housing.



Photo 6 (See [Appendix 6](#) for reference details)

Rural Exception Sites

Such sites would normally be for 100% affordable housing, located in the Green Belt or countryside but adjacent to or very close to a Settlement Area. They are intended for local people, either living or working within the village or having close family ties. This type of housing will be subject to normal SHBC planning procedures and recognised practicality and financial restrictions.

Gypsies, Travellers and Travelling Show People

There are three authorised sites for Gypsies and Travellers within Surrey Heath Borough, one at Bagshot and two at Chobham; all managed by the Borough Council. There are no private authorised facilities within the Borough.

Relating to the location of sites for all groups, the preferred option is brown field sites within a Settlement Area; the Borough Council recognises that this is not always possible ([CSDMP para 6.38](#)) and therefore would consider applications for sites within rural locations outside the Green Belt. Within this category they would consider sites within the rural fringe prior to those in the countryside.

Proposals for New Dwellings

87% of respondents to the 2015 survey supported new build on brown field sites. In [CSDMP](#) the notional target for Windlesham in the period 2011 – 2028 is 20 (net) new dwellings, to be located within brown field / pre-used sites. With the unexpected availability in late 2015 of the Old Dairy site in the village centre, in addition to a number of other single and double new builds, the notional target as set may already be fulfilled. The Borough Council's notional new build target recognised the limited scope for the village, but was still not intended to be a maximum for the planning period and available opportunities would be taken as they arose. Higher numbers would certainly help the Borough in meeting its target, but such growth should still represent the organic growth model the community wishes to follow.

87% of respondents to the 2015 survey supported new build on brown field sites.

Analysis of the population and housing stock profiles has indicated an ageing population and individuals are either reluctant or unable to downsize. The statistical data has also demonstrated a significant reduction in young people and young adults (13 – 29 years) with shortages of suitable accommodation for the 20 to 29 years age band.

To meet these implied needs, it is concluded that future new building should be concentrated on smaller dwellings, 2 – 3-bedroom units. These new dwellings should be split between retirement and assisted living units and homes for young people and young families. Support is also shown for 4-bedroom properties, retirement dwellings and bungalows.

Community Facilities

Day Centre - The 2015 Survey indicated that 72% of respondents were in favour of a “day centre for the elderly”. The Windle Valley Centre, Bagshot is a day centre for the elderly that provides excellent service and is already used by Windlesham residents. It is provided and supported by SHBC and there is no prospect of a new centre being established at Windlesham, being so close to Bagshot.

Windlesham Arboretum – The resident survey responses indicated their concern over the state of this facility. This was a delightful facility on private land, left to grow out of control and its demise is of concern to many residents. Unfortunately, this is beyond the control of the Local Authority.

Sport Facilities - There are at present, no obvious opportunities to improve sporting options within Windlesham. However, the NPPF clause 81 clearly states that: -

“Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged or derelict land.”

Therefore, it is considered important that vigilance is maintained so that emergent opportunities to utilise this power can be followed up.



Photo 7 (See [Appendix 6](#) for reference details)

Village Hall - There was significant favourable response indicated through both surveys (see section 5 in [Appendix 5](#)) for maintaining the use and access to village hall facilities in Windlesham. With three existing village halls with meeting facilities, and the planned pavilion on the Field of Remembrance this addresses the needs and access to such facilities across the village.

Windlesham Club and Theatre - Windlesham is fortunate in having the facilities provided by the Windlesham Club and Theatre. This club makes a significant contribution to social, entertainment, sporting, arts and community focused facilities, as well as numerous ‘not for profit’ organisations.

The Windlesham Field of Remembrance – In 1946 money was raised by public subscription to acquire a 9.8 acre field lying close to the mid-point between the two settlement areas within the village. The site was extended in 1987 by acquiring another 7 acres of adjacent woodland that is known as Admiral’s Field. The land is held in trust “as an open space and place of rest recreation and entertainment for the benefit of inhabitants of the Ecclesiastical Parish of Windlesham.’ The Trust has recently received planning consent for a new pavilion that will provide changing rooms and a meeting space for residents. Volunteers run the Trust, and other than a grant from the Parish Council it is totally reliant upon public donation. This facility is very popular and much used by residents.

Conservation Area

The medieval village of Windlesham dates from 1178 and has a number of buildings dating from the 16th C. See [section 1](#) and [section 7](#) of WNP Housing Study Document.

The village contains a wide range of buildings of varying ages and styles, large and small; a number are incorporated in the two established conservation areas. These are located in the areas of Updown Hill and Church Road and are detailed in Figures [7c-1](#) and [7c-2](#) in the WNP Housing Study Document. At present, there are 42 listed buildings and structures, 16 statutory and 26 local listed.

SHBC have designated an area of High Archaeological Potential extending from Thorndown Lane to the south west of Church Road crossing this road at Birch Hall and passing behind St Johns Church: see [SHBC Proposals Map 2 East Section](#). A 1980s dig in the Windlesham Arboretum found evidence of an ancient round house settlement and signs of ovens and iron working. The WNP Survey of 2014 found that 98% of respondents considered the conservation areas and heritage assets to make a very important contribution to the nature and character of the village. It is inferred that there is a general wish to preserve, enhance and where appropriate, extend their protection. These wishes are entirely consistent with the SHBC policy set out in [CSDMP DM17 Heritage, paras 6.101 – 6.104](#).

98% of respondents considered the conservation areas and heritage assets to make a very important contribution to the nature and character of the village.

Owners of heritage buildings and structures, and also new and existing properties of character, are encouraged where appropriate to create ‘windows’ (large and small) so that residents are able to view the properties, but for this to be considered in such a way as not to reduce personal security or privacy. The intention is to create and/or enhance the public

landscape within the village. The consultation survey of September 2016 indicates strong support for this proposal and a policy in support is given in Policy WNP 2.3 “Roadside Landscapes” below.



Photo 8 (See [Appendix 6](#) for reference details)

SHBC have stated that they carry out periodic reviews of existing conservation areas and also consider any developments or changes proposed within these areas, taking account of the existing status. However, it is important that where the existing heritage assets should be maintained and enhanced where

possible, and not allow general disrepair to occur. It is also evident that many of the older properties incorporate disciplines and features, for example in the brickwork and date (of build) plates, which could be incorporated in new buildings. Such could, in appropriate circumstances, provide a sense of continuity with the past but also points of interest.

COUNTRYSIDE AND BIODIVERSITY

Suitable Alternative Natural Green Spaces – SANGS

Surrey Heath has a number of areas recognised at an international level for their conservation interest, including the Thames Basin Heaths Special Protection Areas (SPA) and the Thursley, Ash, Pirbright and Chobham Special Areas of Conservation (SAC). Sites of Specific Scientific Interest (SSSI) are referenced in Policy WNP 1.4 pg.23.

The Thames Basin Heaths SPAs extend over the north-eastern and eastern sides of Windlesham and the 5km mitigation zone covers the remainder of the ward.

Consequent upon the establishment of the SPAs and the buffer and mitigation zones, Suitable Alternative Natural Green Spaces (SANGS) are created which encourage residents to recreate on areas away from the SPAs. All net new dwellings within Windlesham ward will need to contribute towards a SANGS and once established a SANGS is required to be maintained in perpetuity (for at least 80 years).

To assist developers of small-scale housing developments, the Borough Council establishes Municipal SANGS and the developers/owners make a financial contribution dependent upon the number and size of new dwellings. For large scale developments, the developer is required to establish a free standing SANGS, normally within the same community. The developer or an appointed management agent would be responsible for the establishment and maintenance in perpetuity.

It is important to note the very high level of community support for keeping green open spaces (100%), preserving the semi-rural character of the village (99%), supporting wild life habitats, leisure pursuits (walking and cycling) and retaining the natural village separation zone (all between 95% and 99%). In these connections, preserving the open green spaces is clearly important.

Footpaths and Bridleways



Photo 9 (See [Appendix 6](#) for reference details)

Windlesham is well provided with designated footpaths. Most footpaths are historic ways, linking tracks, lanes and roads; they tend, therefore, to be relatively short.

It is possible to link a number of specific footpaths by means of the roadways/lanes but, outside the settlement areas, these are few in number and usually narrow. Close at hand are the Chobham Ridges, mostly common land, which do provide more substantial walking opportunities and are incorporated into the Thames Basin Heaths.

There are few remaining designated bridleways within Windlesham. A short one from the east end of New Road to Church Road opposite St Johns Church, from Rectory Lane passing over the M3 motorway accommodation bridge and then across and around the Windlesham Arboretum, off Woodlands Lane across Twelve Oaks Farm, along Scuttly Lane to Hook Mill Lane and a number in the Highams Lane, Rye

Grove and Halebourne Road area. Many of the bridleways are linked to footpaths or are shared as footpaths.

Green Spaces and Areas

Windlesham is located within the Green Belt, which covers 89% of the WNP Area.

Windlesham is located within the Green Belt, which covers 89% of the WNP area. It includes 2 Settlement Areas totaling 10% and an area of countryside beyond the Green Belt (Heath Park Wood) amounting to 1%. The community is very fortunate to have access to many green areas by footpaths and bridleways. These include access to the Fields of Remembrance that is in Green Belt and owned by the village, and managed by trustees.

Other designated green spaces in the Settlement Areas are shown on the [SHBC proposals map](#). They are:-

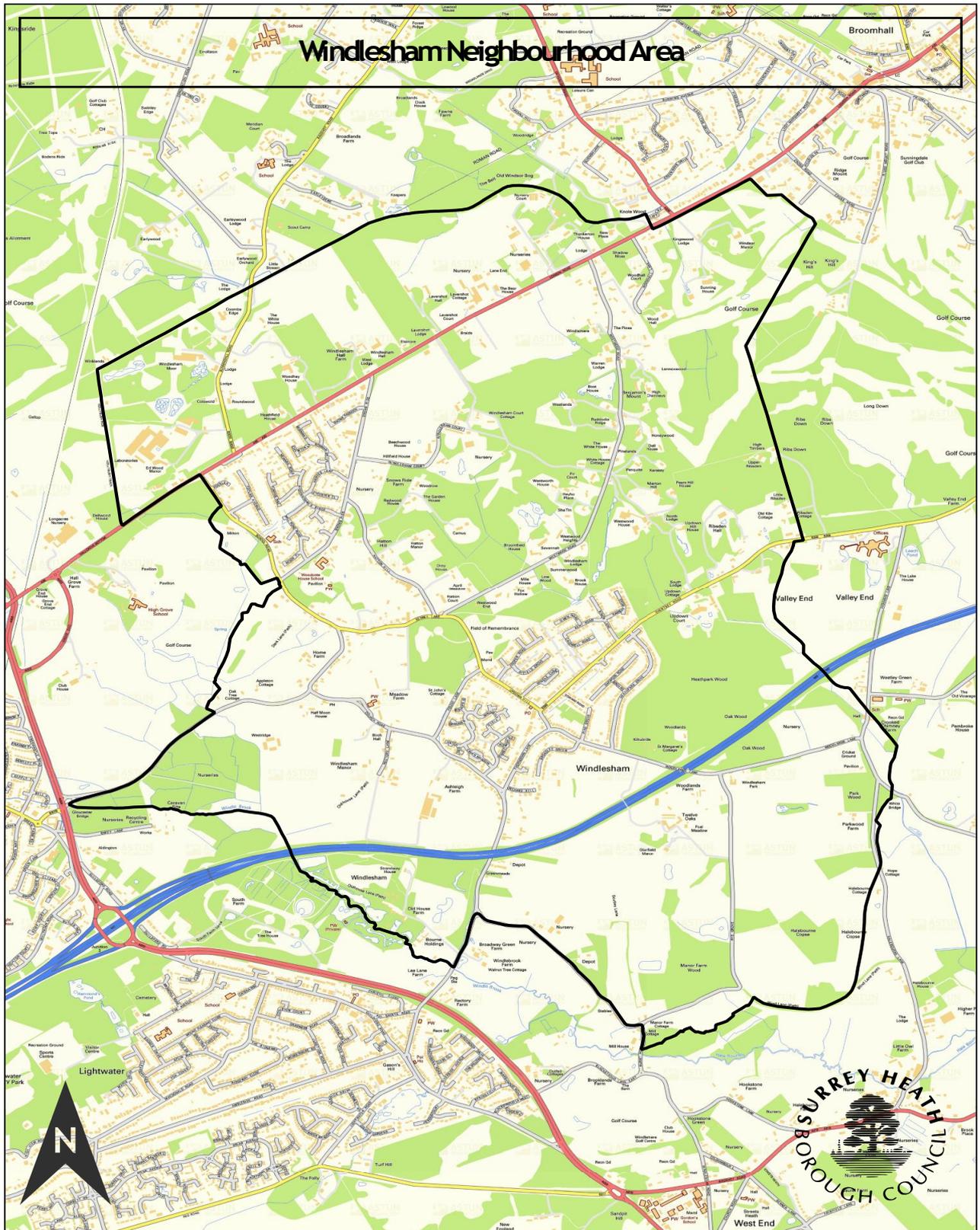
- Bosman Drive (visual amenity, recreation)
- Chertsey Road (recreation, visual amenity)
- Millpond Road (visual amenity, recreation)
- Windle Close (visual amenity)
- Windmill Field (visual amenity, recreation)

In addition, there are a number of green spaces alongside the main roads, some with bench seating, which also improve sightlines at road junctions. Particularly noteworthy are the extended grassed islands in the village centre outside the Sun Public House and at St Johns Church. The Field of Remembrance is owned by the village, about half being open grassland used for sporting activities and the remainder comprising woodland with pathways and a pond. The community is very keen to retain, maintain and improve all the existing green spaces and areas in addition to preserving the remaining open green fields in and close to the village, and also in maintaining local hedgerows in a manner that is suitable for local wildlife, for example hedgehogs.



Photo 10 (See [Appendix 6](#) for reference details)

Figure 2 Detailed Geographical map of the WNP area



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VISION AND OBJECTIVES OF THE WNP

Vision

Windlesham village aspires to be one of the most outstanding villages in the UK. It will be recognised as a place to live and work that offers an unparalleled opportunity to be part of a community that provides a friendly and safe environment.

Windlesham will:

- Meet the needs of its community through well designed and well located, development and public spaces, and by retaining and managing its historic and natural assets;
- Be known for the strength of its local community, providing a vibrant and safe village environment with a strong and distinctive local economy; and
- Provide an appealing environment in which to walk and cycle through the village.

The following objectives are met through the policies that are detailed in this WNP and also in the prospective Windlesham Village Rejuvenation Project (that is outside the direct remit of the WNP) and the separate statement that consolidates all other issues and recommendations that are included in the appendix.

Objectives

Village centre and facilities:

- Preserve and enhance the character of Windlesham village centre;
- Deliver a viable attractive shopping centre and desired community facilities;
- Ensure all residents have easy access to community facilities and community green open spaces for leisure and recreation; and
- Deliver additional parking capacity.

Priority Housing Needs:

- Meet new housing demand through organic growth that is sympathetic to the area, ensure that the right type of housing is built in the right locations, and that a mix of housing types is delivered, to include family homes that are affordable to a wide selection of the population.

Green Spaces:

- Minimise the impact of development on the natural and built environment; and
- Protect the biodiversity of our area, our wildlife and its habitat, and our trees.

Employment:

- Create through the planning system, an environment that makes it attractive for micro, small and medium-sized business and shops to locate and flourish in the area;
- Retain the current employment sites and provide sustainable employment opportunities for those who live within and outside the area.

Traffic:

- Seek ways of addressing the problem of traffic congestion on our roads and lack of parking through the provision of adequate residential onsite parking facilities; and
- Ensure our roads and streets provide safer and more accessible routes, better balancing the needs of pedestrians, cyclists and drivers.

POLICIES OF THE WNP

Priority Housing Needs

Objective

Meet new housing demand through organic growth that is sympathetic to the area, ensure that the right type of housing is built in the right locations, and that a mix of housing types is delivered, to include family homes that are affordable to a wide selection of the population.

Background

The WNP has been developed to support SHBC's strategic objectives to work towards rebalancing the housing profile and the effect this will have on the population profile. This approach will make a positive, if small, contribution to the above objective whilst equally importantly meeting the needs and wishes of the community. The community supports sustainable housing growth in the village, at an organic rate, which this Plan defines as "sustainable growth of 1-2%".

Analysis of the population and housing stock profiles has indicated an ageing population and individuals are either reluctant or unable to downsize, the latter possibly due to the lack of suitable alternative housing in the village. The statistical data has also demonstrated a significant reduction in young people and young adults (13 years – 29 years) with shortages of suitable accommodation for the 20 years to 29 years age band. See [Appendix 4](#).

Priority Housing

To meet the needs which can be accommodated through organic growth it is concluded that future new building should be concentrated on mixed development as indicated in [Appendix 5](#) with 2/3 bedroom dwellings being prioritised, where all bedrooms are fully functional and not box rooms. These new dwellings should be split between retirement and assisted living units and homes for young people and young families. Full sized bedrooms are a prerequisite for young people entering a shared purchase arrangement. Older people downsizing may require 3 bedrooms to accommodate visiting family, whilst those fully retired or in need of assisted living may require live-in assistance or full-time care.

The 2014 survey results are set out in the evidence base and summarised in section 2 in [Appendix 5](#) and show strong support for 2 or 3-bedroom units. There is also support for 4-bedroom properties, retirement flats, bungalows and assisted living units. Rejections were recorded against 1-bedroom units (68%), non-retirement flats (60%) and affordable housing (53%). However, "affordable housing" was not defined. The 2015 survey results also summarised in section 2 in [Appendix 5](#) asked "What type of housing was required?" and largely reflected the 2014 survey results, see [Appendix 5](#).

Policy No WNP1.1 – Sustainable Housing Growth

Planning applications for new housing development that are consistent with both the rate of development for Windlesham in the policies relating to development within Surrey Heath Borough Council's Core Strategy and Development Management Policies, and other policies in this Neighbourhood Plan, shall be supported.

Policy No WNP1.2 – Mixed and small dwellings

Planning applications for new developments, which provide a mixture of housing sizes and types, and prioritises the development of two and three-bedroom dwellings to assist in increasing housing mobility within Windlesham village, shall be supported.

Housing and Potential Sites

Objective

To meet new housing demand by organic growth in a way that is sympathetic to the area, ensure that the right type of housing is built in the right locations, and that a mix of housing types is delivered, to include family homes that are affordable to a wide selection of the population.

Background

SHBC Core Strategy and Development Management Policies Development Plan 2012-2028 include a growth figure for housing in Windlesham of 1%-2%. This is the development plan to which this Plan must generally conform as a requirement of the Basic Conditions. There has been no consultation on a review of this plan. This figure translates to approximately 20-50 dwellings being constructed within the period of the strategy document. This level of growth has already been exceeded with development of the Old Dairy site and permission granted for the erection of up to 140 new dwellings and community facilities on the Housing Reserve site known as Heathpark Woods.

The community supports sustainable housing growth in the village, at an organic rate, which this Plan defines as “sustainable growth of 1-2%”. This will be primarily on brown field and pre-used sites, some of which could be located in Settlement Areas. The replacement of large properties in the Green Belt with a small number of new houses could provide a second significant source. Windfall sites, by nature, are not predictable but are sure to arise.

First Category: Existing brown field sites are likely to provide the major source of house building sites. Twelve potential brownfield sites were identified and researched, but only 11 were considered viable. One of these is a 4.5 hectare site, noted in [Surrey Heath Strategic Housing Land Availability Assessment \(SHLAA\), ref 445](#). This potential site offers an opportunity to make a unique contribution to the target number of homes for Windlesham.

Second Category: Comprises the replacement of large / very large houses (5+ bedrooms) in large plots within the Green Belt. The 2011 census indicated there were 231 such properties. The [NPPF in Section 9](#) indicates the construction of new buildings in the Green Belt is inappropriate except where the new building is in the same use and not materially larger than the one it replaces. This is supported by legal precedent that the reference to “building” in the 4th bullet point of the NPPF can include the plural of the case (see *Tandridge DC v Secretary of State for Communities and Local Government* and another [2015] EWHC 2503). In such instances it is important to note that there should be little impact on the openness of the Green Belt. If just 10% of the total large house stock came to market and were developed in the above fashion, net new homes of 46 to 69 would be produced.

Third Category: Comprises unpredictable windfall opportunities. The number of dwellings produced in this way would be small and tend to be smaller dwellings but would provide a welcome bonus.

Priority Housing

To meet the needs stated above it is concluded that future new building should be concentrated on mixed development as indicated in [Appendix 5](#) with 2/3 bedroom dwellings being prioritised, where all bedrooms are fully functional and not box rooms. These new dwellings should be split between retirement and assisted living units and homes for young people and young families. Full sized bedrooms are a prerequisite for young people entering

a shared purchase arrangement. Older people downsizing may require 3 bedrooms to accommodate visiting family, whilst those fully retired or in need of assisted living may require live-in assistance or full-time care.

Policy No WNP1.3 - Replacement of Large Houses by Smaller Dwellings

Planning applications for the replacement or subdivision of large houses in large plots in the Green Belt, with a small number of priority dwellings will be supported where they are consistent with the National Policy for Green Belts, where the openness of the Green Belt within the WNP area is safeguarded and Windlesham's heritage assets are conserved in a manner appropriate to their significance.

Character and Amenity

Objective

Meet new housing demand in a way that is sympathetic to the area, ensure that the right type of housing is built in the right locations, and that a mix of housing types is delivered, to include family homes that are affordable to a wide selection of the population.

Background:

Pre-1970 housing is primarily located along the main village roads and lanes, with housing comprising varied dwellings. Smaller properties are often terraced or semi-detached but may still have long, if narrow, rear gardens. There are also classic double fronted detached Victorian villas with substantial rear gardens. Collectively they provide a varied and charming character to the area and many are included in one of the two village Conservation Areas. Off the main roads there is a variety of unique houses, often larger, in substantial plots. Post 1970 developments also include a variety of properties, both in size and footprint, and generally with small to modest personal garden spaces. Open plan frontages are common. The most recent large-scale development avoided long straight roads with closely spaced housing, by the use of winding roads with a range of cul-de-sacs and setting the buildings at angles to each other. In this way the feeling of a rural village appearance is achieved. It has also included generously sized public green spaces, the largest with a contained children's play area and a direct pedestrian link to the village centre and paths to the countryside.

Environmental considerations and techniques to enhance the visual experience have greatly improved and contribute to a harmonious blend of mixed housing. One feature many residents disapprove of is with regard to extremely large properties that are unsympathetic and flamboyant in style and often enclosed in high heavy metal fencing. It is important to the community that all new developments, of whatever size and level of opulence, can be equally respected and the style of architectural aspects and spacing are always appropriate. A fuller account of the heritage and village assets is set out in the [WNP Housing Study Document](#). SHBC policies are set out in [CSDMP DM9, paras 6.55 – 6.61](#) and [DM17, paras 6.101 – 6.104](#); Policies set out in this Plan are an extension of those in DM9 & DM17.

Policy No WNP2.1 – New Housing Development Features and Compatibility

Proposals for new housing development or extension of existing dwellings shall be supported if they respond positively to and protect the built and natural character features of their setting within Windlesham village. Planning applications shall be supported if they:

- Maintain the established density including number of residential units and ratio of building footprint to open space development in the surrounding area;
- Maintain the general scale of development in the surrounding area without creating any overbearing presence; and
- Maintain the style and pattern of separation between buildings and widths of building frontages.

Policy No WNP2.2 - Spacing and Privacy

Planning applications for either new developments or extensions to existing dwellings which respect the separation between buildings and the site boundaries and the privacy of adjoining owners, shall be supported unless it can be demonstrated that they will harm or detract from the local character.

Policy No. WNP2.3 Roadside Landscapes

Planning applications which create viewpoints revealing interesting old and new buildings and gardens and which enhance the roadside landscape without reducing personal security or privacy, shall be supported.

Design Standards

Objective

Meet new housing demand in a way that is sympathetic to the area, ensure that the right type of housing is built in the right locations, and that a mix of housing types is delivered, to include family homes that are affordable to a wide selection of the population.

Background:

The basis of good design is set out [in NPPF \(paras 56 – 58\)](#). It emphasises (para 56) that good design is a key element to sustainable development which in turn, is indivisible from good planning (para 58). It makes the point that ‘excellence in design will help to establish a strong sense of place and create an attractive and comfortable place to live, work and visit’.

These principles are fully embraced and architectural innovation in the design of new developments is encouraged, provided it complies with the foregoing criteria and is compatible with the existing buildings, landscape and environment.

Domestic garden space is very important to the well-being of residents, especially for families with children. Hedges are a local feature of gardens in the WNP area and are often used to demarcate plot boundaries. The maintenance and improvement of public open green spaces is important and it is essential that these assets be retained.

It is important that new developments shall embody quality design, to include sustainable materials, high thermal and energy efficiency, a low maintenance and carbon footprint and is compatible with the built and natural environment.

New developments, particularly those for family occupation, shall also be required to provide ample domestic garden areas as well as public green spaces, where practicable, to reflect the current character of the area. General policies relating to Design Quality promulgated by SHBC are currently set out in [CSDMP DM9](#). Additionally, while there are no quantitative standards for gardens, useful advice is given in [SHBC Supplementary Planning Guidance \(Oct. 2002\) Section 5.1](#), and these policies should be taken in conjunction with any other design guidance incorporated in Surrey Heath’s Core Strategy and Development Policies.

Policy No WNP3.1 - Design Quality

Planning applications shall be supported which:

- Embody quality design features, including: sustainable materials; high thermal and energy efficiency; a low maintenance and carbon footprint;
- Maximise the use of natural light in dwellings; and
- Provide for discreet waste storage in locations which can practicably be accessed by residents prior to collection.

Policy No WNP3.2 - Design Boundaries

For new residential developments and extensions to existing dwellings, planning applications shall be supported that use native species green hedges that reflect the character of Windlesham village where boundary demarcation is appropriate. Such boundaries also contribute to maintaining the natural environment for wildlife species, an aspiration of Windlesham’s local community.

Policy No. WNP3.3 - Garden Space

All new dwellings shall provide sufficient private garden space to meet household recreation needs. These should be scaled with the dwelling to reflect the character of the area and be appropriate in relation to topography and privacy.

Vehicle Parking

Objective

Seek ways of addressing the problem of traffic congestion on our roads and lack of parking through the provision of adequate residential onsite parking facilities.

Background:

Two aspects of vehicle parking are the focus of this topic (i) the number of domestic parking spaces needed for those who live in a semi-rural environment with little public transport, and (ii) the dimensions of parking spaces in public parking facilities. The essential factors relating to domestic parking provisions are introduced in Parking and Infrastructure Section of the Plan and the detailed review is given in [Appendix 1](#).

Size of car parking spaces - Over the last twenty years not only has the number of cars on the road greatly increased, but the size of vehicles has also increased. Public car parking facilities have not been adjusted for the larger vehicles now on the road e.g. at stations, shopping precincts, town centre car parks, hospitals etc. In fact, up to 2009 it was Government policy to under provide car parking spaces “to discourage people from buying personal vehicles”.

Specifically, within Windlesham, in 2017 in a move to help ensure that the parking problem is not exacerbated within the centre of the village, the developer of the Old Dairy site has adopted these proposed parking standards into their development plans.

Policy No WNP4.1 – New Residential Developments Parking Space Design

Vehicle parking facilities should be designed to match the character of the development and, where garaging is included, it shall have dimensions compatible with the size of modern vehicles and recognise that such structures are important storage facilities for the majority of households.

To meet these objectives garages should have minimum internal dimensions of 3m wide by 7m long with an unobstructed entry width of 2.3 metres. (ref: [Parking Standards design and good practice, Essex CC 2009](#)). Other vehicle parking facilities should have a minimum dimension of 2.9m by 5.5m.

Policy No WNP4.2 – New Residential Developments Parking Space Standards

New residential developments should, where space permits, provide parking spaces within the boundaries of the development for:

- 2 vehicles for 1 and 2-bedroom dwellings; and
- 3 vehicles for 3+ bedroom or larger dwellings

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Appendix 1 – Car Parking

This subject is only covered in a general way in CSDMP – [DM11 paras 6.69 to 6.74](#) and more specifically in [Surrey County Council Guidelines for Parking Provision \(Jan 2012\)](#), A review is given in the [WNP Housing Study Document Section 7f](#).

Car parking for new houses:

It has been shown in the 2011 census (see Table 3 in [Appendix 5](#)) that 70% of the working population used a car as the main means of access to their work; 3% used a car as a passenger, 8% used the train, but the nearest stations are approximately 2.5 miles distant and these people would almost certainly have used a car to get to the station either as a ferry or park all day. For shopping, attendance at schools/collecting, visiting doctors and dentists surgeries, after school activities and day time social purposes, a second vehicle is a pre requisite. Younger people sharing a dwelling are also likely to require one car per adult. The census data (see Table 6 in [Appendix 5](#) in this Plan) shows 49% of households have 2 cars, 12% have 3 and 6% have 4 or more. Households with 1 car constitute 28%. In summary 67% of households have 2 or more vehicles. For Windlesham as a whole the average number of vehicles per household is 2.

The most recent large development in Windlesham (1990) shows that in the shared areas where smaller houses and apartments are located, parking is already quite common on the distribution roads and pavements

The most recent Surrey CC guidance (Jan 2012) for rural areas suggests

One and two-bedroom flats	1 car space
One and two-bedroom houses	1.5 car spaces *
Three-bedroom houses	2+ car spaces *
Four + bedroom houses	2+ car spaces *

* Surrey CC notes it may be appropriate to consider increased provision.

The WNP consider the following should apply

One and two-bedroom flats	2 car spaces
One and two-bedroom houses	2 car spaces
Three-bedroom houses	3 car spaces
Four-bedroom houses	4 car spaces
Five + bedroom houses	4 car spaces

For flats and small houses dedicated to the elderly, retired and assisted living, one car space may be sufficient, provided shared spaces are available close by for a second car to cover a resident carer.

Essex County Council in 2009 had an independent survey carried out into parking and vehicle size requirements and reported general under provision of parking spaces on new developments ([Parking Standards Design and Good Practice, September 2009](#)).

Dimensions of parking spaces and facilities.

It may be noted that Essex CC only recognised a household garage as a space if it had minimum dimensions of 3.0m wide by 7.0m long. They noted many garages were totally

inadequate for modern vehicles. For parking spaces, the Department of Environment suggested in 1999 the dimensions for cars should be 2.4m by 4.8m and for light vans 2.4m by 5.5m.

In 2009 Essex CC proposed for cars, 2.9m by 5.5m and for vans, 3.5m by 7.5m representing a considerable increase.

WNP took a sample of popular cars; comprising medium, large and very large but excluding the exceptionally large pickup/sports trucks, Rolls Royce and similar and various Transit type vehicles, the following typical dimensions were established: -

Category	Width ex. mirrors (m)	Width inc. mirrors (m)	Length (m)
Medium	1.76 – 1.80	1.96 – 2.0	4.4 – 4.75
Large	1.8 – 1.9	2.05 – 2.1	4.9 – 5.04
Very Large	1.9 – 2.0	2.1 – 2.2	5.1 – 5.25

Note: - Fixed tow bars, rear mounted spare wheels, bull bars etc. are not included in the length.

Public Parking facilities

Using the DoE guidelines (1999), with cars parked centrally within the parking space and assuming a 0.1m clearance at the inner boundary of the parking space, it is clear that even a medium sized car could overhang the open end of the space; large and very large cars would all extend beyond the boundary. The design length proposed by Essex CC of 5.5m would seem to be a prudent provision and probably cater for light vans but certainly not the medium/heavy vans, which arguably should not be using public car parking facilities. Note that Essex CC used for the term vans, Mercedes Sprinter (7.35m) and a Ford Transit (6.4m).

The appropriate width of parking spaces raises other issues, since the entry and exit of passengers requires the doors to be opened. On a 2-door car, the doors tend to be much longer overall. The angle of the windscreen can also affect how wide the door needs to be to facilitate entry and exit. Other factors affecting the minimum opening width include the size and mobility of the occupant and the loading/unloading of children when using safety seats. Simple scoping tests suggested that 0.5 – 0.6m wide door opening would be sufficient for mobile occupants and in the extreme the door may need to be fully open, circa 0.9 – 1.0m. For the standard DoE bay width of 2.4m the minimum opening width the door would overhang the bay by 0.4 or 0.5m increasing to 0.7 or 0.8m for a fully open door. To accommodate this range a bay width of 2.9m would be a good compromise as recommended by Essex CC.

It would be possible to have a range of parking bay sizes but enforcing appropriate occupation could be problematic. Such a mixture would however enable more efficient use to the total parking area available. A further refinement that WNP has considered is an arrangement implemented by Sainsbury's supermarkets. They use a double lining with a rounded termination (see Figure 3). This helps drivers to park centrally and straight. With an increased bay width of 2.9m it is suggested that the width of the double lines should be increased from that generally used.

Separate parking is already provided for vehicles carrying children and disabled occupants. Should mixed parking be adopted it would seem best to separate vans and smaller commercial vehicles of the transit type.



Figure 3 Sainsbury's Alternative Parking Bay Marking

The sustainability objectives of the Plan with regards to parking are as follows:

- Create safe environments which do not undermine the quality of life or community cohesion;
- To provide everyone with the opportunity to live in a decent home;
- To promote accessibility;
- To achieve sustainable levels of prosperity and economic growth;
- To promote safe, sustainable and inclusive access to non-residential facilities;
- To promote sustainable forms of transport;
- To minimise the potential noise pollution;
- To improve air quality;
- To minimise the cumulative effects of climatic change; and
- To make the most efficient use of previously developed land and avoid unnecessary development of the countryside.

Appendix 2 – Sport Facilities

The sports facilities currently available in Windlesham include: football, cricket, tennis, bowls, road running, golf and horse riding. At the Lightwater Country Park there are in addition rugby, badminton, cross country running and a fully equipped gymnasium. The nearest swimming facilities are at Bracknell, which also includes squash and basketball, martial arts and an athletic track. Swimming and a fitness gymnasium are also available in Camberley and, for serious swimmers, a 50m competition pool with coaching is available in the University of Surrey Sports Park at Guildford. Special membership and coaching for young golfers is provided by the Windlesham Golf Club, and football coaching at the Field of Remembrance.

Residents requested extra sports facilities in the 2014 Survey, but there is very limited opportunity for providing new facilities in the WNP area. Clause 81 of the NPPF states: “Once Green Belts have been defined, Local Planning Authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and bio-diversity; or to improve damaged and derelict land.”

Because of these guidelines it was decided to investigate the possibility of using the site presently used by the M3 contractors. The contractor has to reinstate the site to its original state as part of the existing contract. The possibility of reinstating the area as playing pitches has been considered, as the existing hard standing would form a good base on which to lay a part grass and part artificial turf playing pitch as used at Wembley and Twickenham. This proposal was not developed further because it was felt that if the pitch were laid it would lead to further development of changing rooms, car parking, security and other facilities which would mean intruding into the Green Belt between villages. This is something residents have indicated they do not wish to see.

Appendix 3- Cycleways

The 2014 Survey asked “if there were enough public cycleways”; 35% said “Yes”, 35% said “No” and 29% were not sure. The 2015 Survey was more specific and asked respondents to indicate their priority to 7 locations. Those returning “not necessary” ranged from 21% to 34%. Those responding positively were 66% or more; this was a far stronger favourable response than the 2014 Survey gave.

The actual results of the 2015 Survey are plotted in Figure 4 Priority Ranking for Cycleways; the figures are the raw percentages without any weighting. The top 3 in order are from Windlesham to Lightwater, Sunningdale and Bagshot.

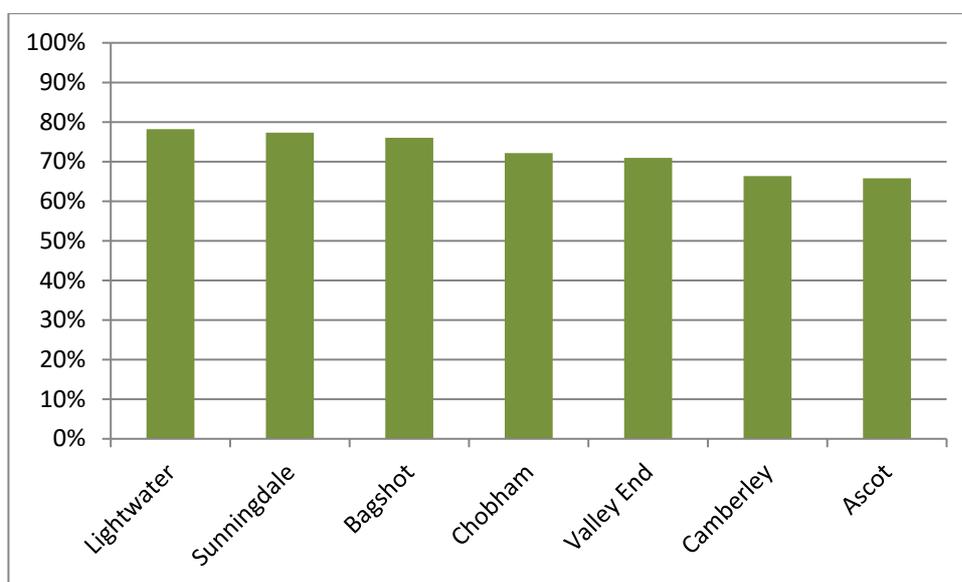


Figure 4 Priority Ranking for Cycleways

At the current time there are no dedicated cycleways within Windlesham. Serious cyclists use the main roads and lanes despite the heavy traffic and the obstructions created by parked vehicles. Cycle club runs are seen at most weekends, many appearing to be clubs based in the townships of south west London.

Triathlon events sponsored by Thorpe Park Triathlon Club, use the roads around Lyne, Longcross, Sunningdale Road and Highams Lane; these events only take place at weekends and usually early on Sunday morning.

It is important to note that the majority of the cyclists using the roads use “road bikes” which are not suitable for off-roading or even dirty, debris strewn and potholed main road surfaces.

Appendix 4 – Statistical Data from NP Housing Report 2015

Table 1 Age Profiles for 2001 and 2011

Age Group	2001		2011		2001 Avg. No. per Yr.	2011 Avg. No. per Yr.
	Number per Group	%	Number per Group	%		
0 - 4	291	6.7	252	5.7	58	50
5 - 7	185	4.2	177	4	62	59
8 - 9	139	3.2	131	3	70	66
10 -14	350	8	294	6.7	70	59
15	54	1.2	50	1.1	54	50
16-17	80	1.8	89	2	40	45
18-19	66	1.5	70	1.6	33	35
20-24	149	3.4	144	3.3	30	29
25-29	157	3.6	140	3.2	31	28
30-44	1111	25	833	19	74	56
45-59	1019	23	1096	25	68	73
60-64	220	5	314	7.2	44	63
65-74	305	7	449	10	31	45
75-84	186	4.3	253	5.8	19	25
85-89	45	1	68	1.6	9	14
90 & over	20	0.5	32	0.7	-	-
Total	4377		4392			
Male	2192		2185			
Female	2185		2207			

Table 2 Employment – Type of Work

Residents Aged 16 - 74 Years in Employment	2001		2011	
	No.	%	No.	%
1. Managers, directors and senior officials	674	30	496	22
2. Professional occupations	361	16	515	23
3. Associate professional and technical occupations	361	16	403	18
4. Administrative and secretarial occupations	312	14	246	11
5. Skilled trades occupations	141	6.3	161	7.3
6. Caring, leisure and other service occupations	139	6.2	149	6.7
7. Sales and customer service occupations	97	4.4	109	4.
8. Process, plant and machine operatives	44	2.0	49	2.2
9. Elementary occupations	100	4.5	87	3.9
All categories: Occupation	2229		2215	

Table 3 Method of Travel to Work

Method of Travel	2001		2011	
	No.	%	No.	%
Working at/from home	312	14	249	11
Underground/metro	4	0.2	10	0.5
Trains	147	6.6%	185	8.4
Bus/Coach	16	0.7	9	0.4
Taxi	4	0.2	2	0.1
Motor cycle, moped etc.	14	0.6	9	0.4
Driving car or van	1575	71	1559	70
Passenger in car or van	62	2.8	67	3.0
Bicycle	26	1.2	23	1.0
On foot	60	2.7	81	3.7
Any other method	9	0.4	21	1.0
Total	2229		2215	

Table 4 Accommodation Type (ONS Ref KS401EW) - 2011

Type of Dwelling	Total	
	No	%
Detached house/bungalow	1164	61
Semi-detached house/bungalow	400	21
Terraced house/bungalow	152	8.0
Flats/maisonettes/apartments		
Purpose built	83	4.4
Converted dwelling	66	3.5
Flats/apartments in commercial building	26	1.4
Caravans/mobile/temporary structure	5	0.3
Total	1896	

Note: Includes occupied and vacant dwellings in the count

Table 5 Tenure of Dwellings (ONS Ref 2001 UV63 and 2011-KS402EW)

Type of Dwelling	2001		2011	
	No.	%	No.	%
Owners	1478	86	1479	83
Outright	627	37	718	41
Mortgage	851	51	761	43
Social rented	68	3.9	78	4.4
from Council	3	0.2	13	0.7
from Others	65	3.9	65	3.7
Private rented	141	8.2	196	11
Landlord/Agency	122	7.2	179	10
Employer	8	0.5	17	1.0
Relative/Friend	8	0.5		
Living rent free	39	2.3	26	1.5
Total	1726		1782	

Note: Figures exclude normally vacant properties.

Table 6 Number of Cars per Household

No. of Cars per Household	2001		2011	
	No	%	No	%
0	108	6.3	99	5.6
1	507	29	495	28
2	821	48	873	49
3	209	12	217	12
4+	76	4.4	98	5.5
Totals no. households	1721		1782	
Total no. of Cars (approx.)	3106		3284	

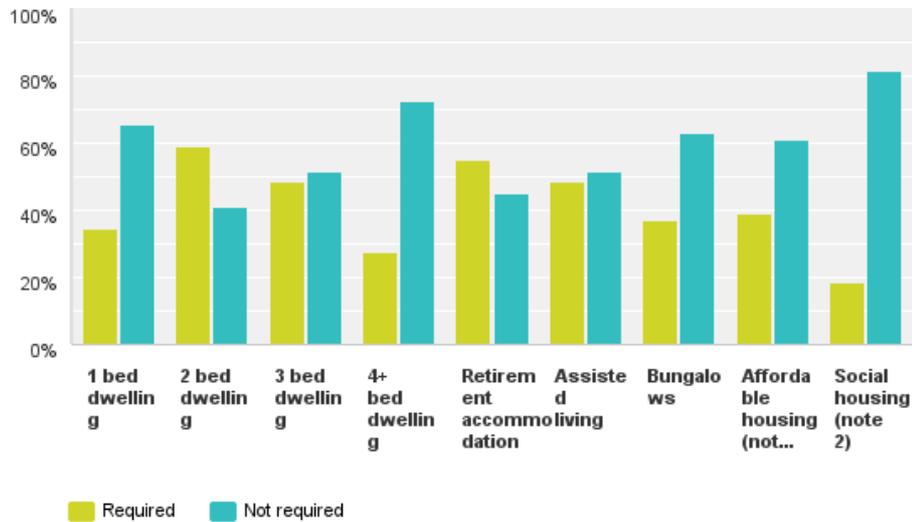
Appendix 5 – Data Analysis of Surveys Conducted as Part of WNP Consultations

Section 1

WNP Organic Growth see Policy WNP1.1 is defined as sustainable growth of 1-2%

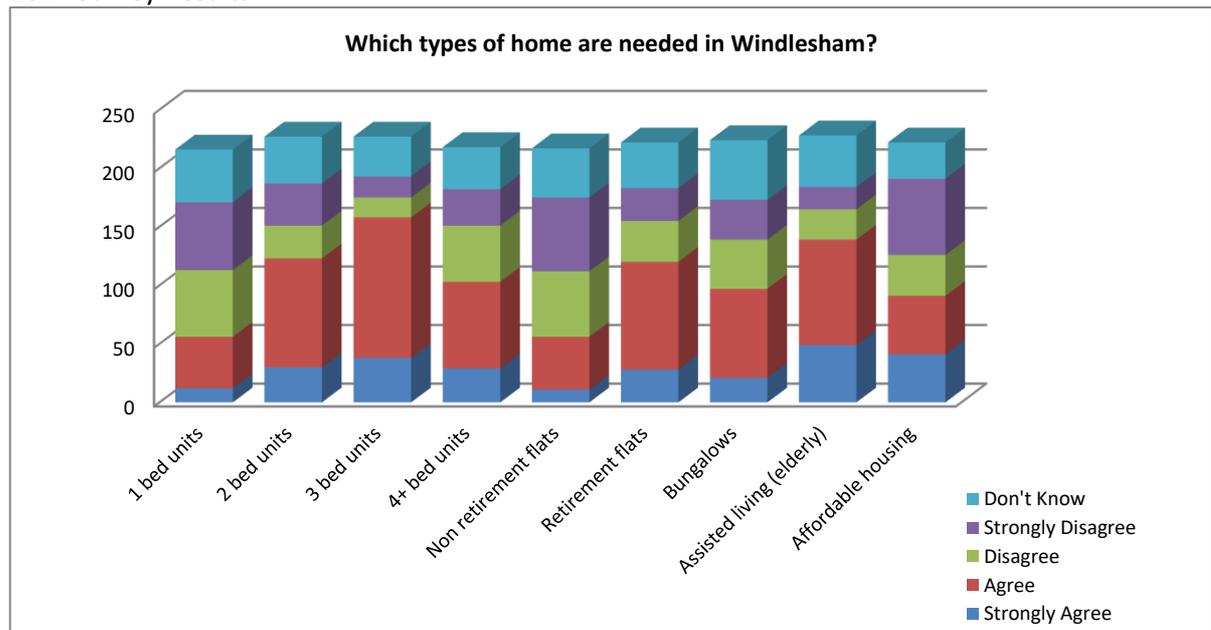
Section 2 – Housing Type Mix

2015 Survey Results:



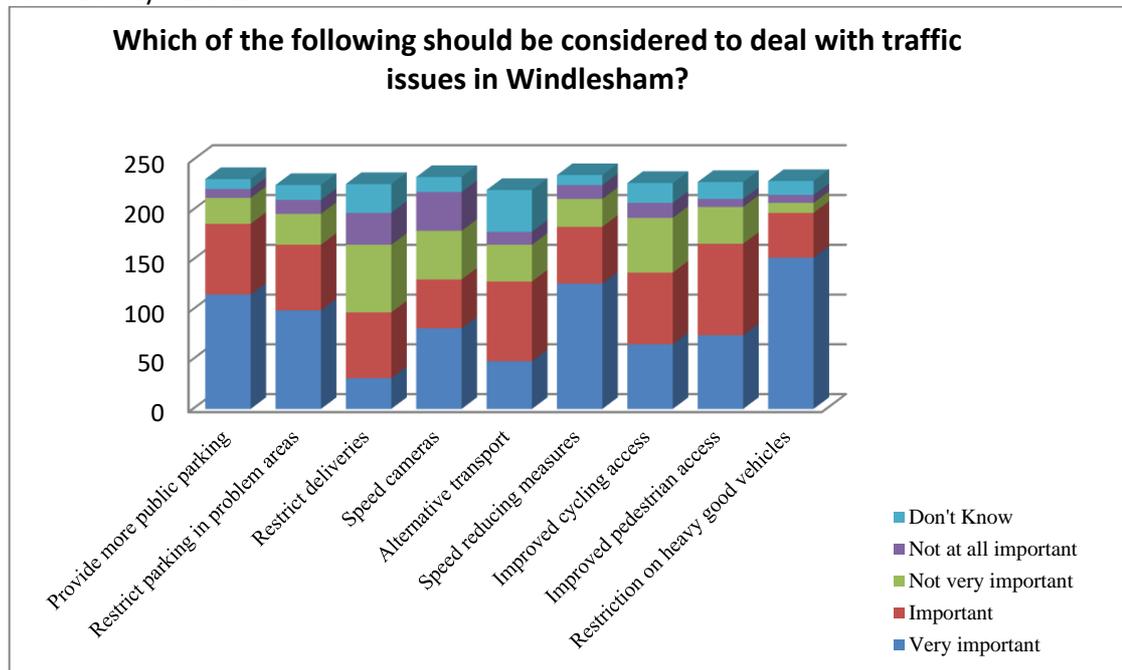
Responses based on 347 responses

2014 Survey Results:



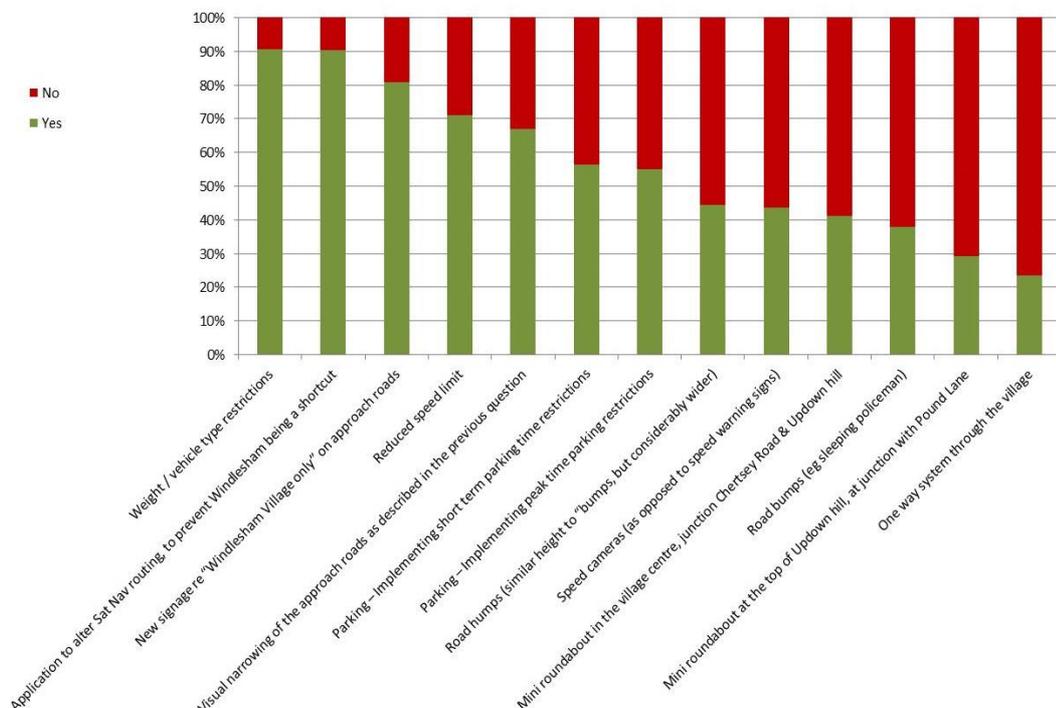
Section 3 – Traffic Issues

2014 Survey Results:



Section 4 – Traffic – Alternative Measures

2015 Survey Results:

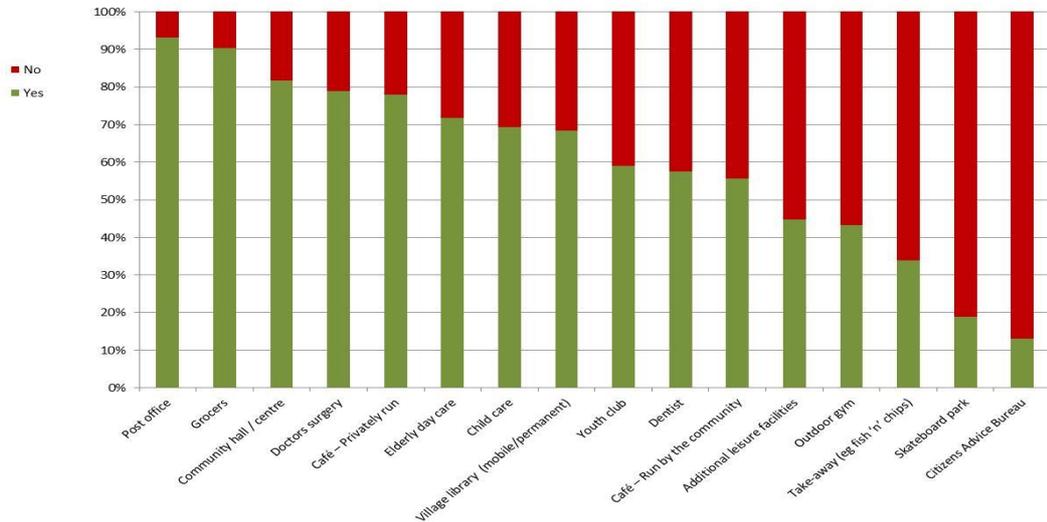


Responses Above are based on 319 responses.

Section 5 – Village Facilities

Survey 2015 Results:

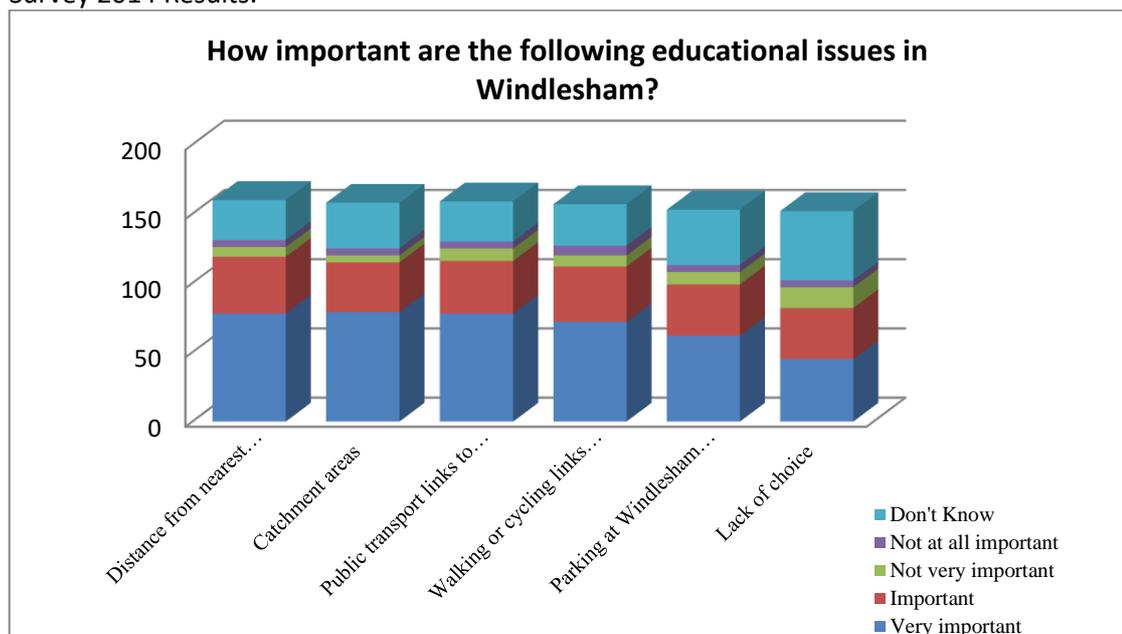
Which of the following services would you like to see retained, improved or provided?



Responses Above are based on 322 responses.

Section 6 – Environment

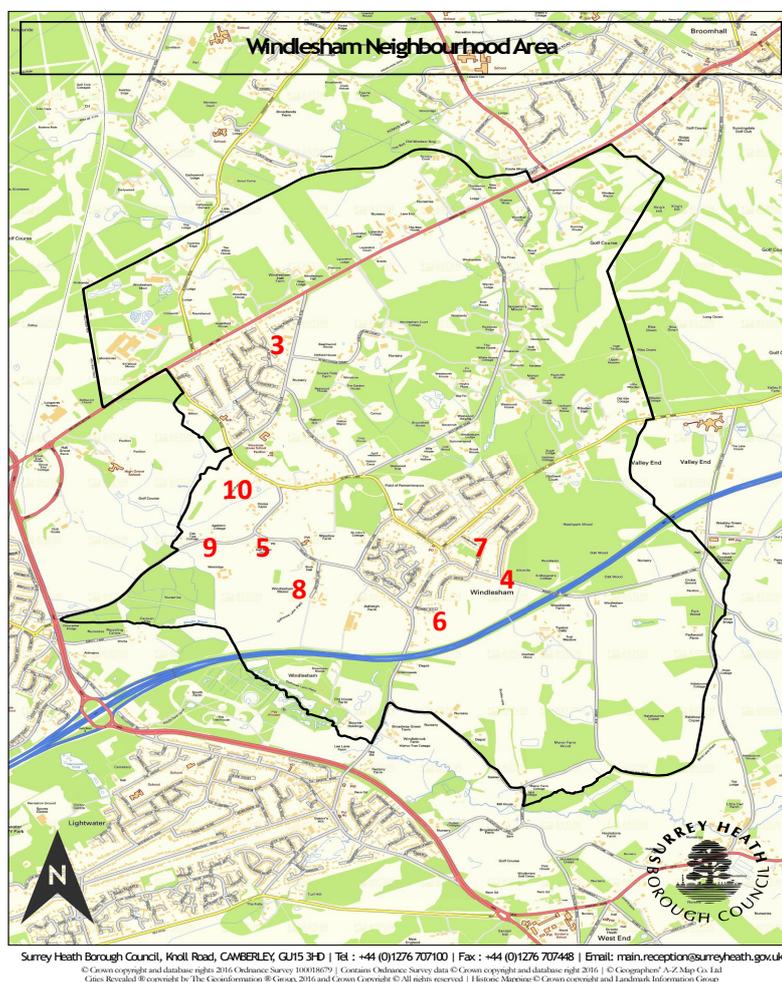
Survey 2014 Results:



Appendix 6 – Photo References

Front Cover	Church of St John the Baptist, Windlesham
Photo 1&2	Residents attending the residents' consultation meeting in 2016
Photo 3	Housing in Bosman Drive, Snobs Ride
Photo 4	Housing in Heathpark Drive
Photo 5	Houses in Church Road built between mid-19 th century to late 20 th century
Photo 6	Lees Court, Thorndown Lane, charitable rented accommodation
Photo 7	Windlesham Village Hall
Photo 8	Housing in conservation area
Photo 9	Footpaths from School Road and Church Road
Photo 10	Open fields adjoining School Road approaching village centre

Map depicting location of photos



Appendix 7 – General References

General References

National Planning Policy Framework 2012

Surrey Heath Local Plan 2000 (largely superseded)

Surrey Heath – Core Strategy & Development Management Policies
2011 – 2028 (adopted 2012)
(CSDMP)

NP Study Document on Housing and Related Topics 2015 (NP Housing Study Document)

Supplementary Planning Guidance – Residential Development in Settlement Areas,
Development Control Guidance SHBC 2002

Planning Policy Guidance 2: Green Belts published January 1995

Statistical Data

Office for National Statistics
Windlesham Ward
Census 2001 and Census 2011

Summary of Responses to Windlesham NP Surveys 2014 & 2015

Specific Reference

The History of Bagshot and Windlesham by Marie de G. Eedle
Pub. Philimore & Co Ltd 1977

Updown Hill, Windlesham Conservation Area.
Pub. SHBC March 2000

Information leaflet: Church Road/Kennel Lane, Windlesham Conservation area
Pub. SHBC January 2006

Parking Standards, Design and Good Practice
Essex County Council, 2009

SANGS - Guidelines for the creation of SANGS
Natural England, June 2008

SANGS: Guidelines for the Creation of SANGS
Supplementary Planning Document Thames Basin Heaths
Special Protection Area Avoidance
Pub. SHBC January 2012

Appendix 8 – Windlesham Village Rejuvenation Project

Objective

- *Preserve and enhance the character of Windlesham village centre;*
- *Deliver a viable attractive shopping centre and desired community facilities;*
- *Ensure all residents have easy access to community facilities and community green open spaces for leisure and recreation;*
- *Deliver additional parking capacity and community amenities;*
- *Minimise the impact of development on the natural and built environment; and*
- *Protect the biodiversity of our area, our wildlife and its habitat, and our trees.*
- *Seek ways of addressing the problem of traffic congestion on our roads and lack of parking; and*
- *Create, through the planning system, an environment that makes it attractive for micro, small and medium-sized business and shops to locate and flourish in the area;*
- *Retain the current employment sites and provide sustainable employment opportunities for those who live within and outside the area.*

Background:

[The Windlesham Village Rejuvenation Project](#) is entirely separate from the Plan and has been set up to address several issues raised as part of the Plan process.

The following were raised as major issues in the responses to both the 2014 and 2015 survey:

- The apparent demise of the village centre as a place to visit and shop;
- The volume, speed and size of vehicles passing through the village;
- The number of vehicles using village roads as ‘rat runs;’
- The lack of both on and off-street parking in the village centre;
- The large number of vehicles parking on pavements making it impossible for pedestrians to pass;

To address these problems it was decided to appoint Traffic Planning Consultants to review this situation and make recommendations. The objectives were given to Phil Jones Associates, the appointed consultants, and are shown in Chapter 1 of [their report](#).

In the latest 2015 resident survey, the results of the voting were as follows:

- 74% in favour of obtaining the further development of the scheme
- In answer to the following statement “WNP support the concepts proposed in the Village Rejuvenation Vision Statement, and encourages SCC to treat the contents of the document as a framework for future work on the highways within the village” 88% of people attending the residents meeting in September 2016 voted in favour of the proposals.

74% in favour of obtaining the further development of the scheme.

Windlesham Village Rejuvenation Project

Where appropriate, planning applications in the WNP area, which demonstrate how they support delivery of the improvements identified in the Windlesham Village Rejuvenation Project, shall be considered.

The WNP encourages SCC and other authorities, to consider the contents of the Steering Groups’ proposed Village Rejuvenation Project as a framework for future work on the highways and surrounding areas within the WNP area where appropriate. The WNP Steering Group proposal, prepared as a vision for the Windlesham Village Rejuvenation project, can be found [here](#).

Appendix 9 – Issues & Recommendations outside scope of the WNP

The results of the surveys and analysis done as part of the WNP process have seen a number of issues having been raised by local residents that fall outside of the remit of the WNP to address. These relate to concerns over aspects such as traffic speeding / volume on local village roads, pollution, parking concerns, pathways, transportation, education, quality of road maintenance etc.

As a result, these concerns have been passed to the local councils for their due consideration and the report can be found [here](#).

Appendix 10 – Glossary / Definitions

<i>LWS</i>	Local Wildlife Sites
<i>SSSI</i>	Site of Specific Scientific Interest
<i>SPA</i>	Special Protection Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Countries. They are European designated sites, classified under the Birds Directive.
<i>Landmark Buildings</i>	A building of merit closely identified with its local surroundings.
<i>Heritage Buildings</i>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority.



Surrey Heath Borough Council
Windlesham Neighbourhood Plan
Decision Statement

**Published pursuant to the Localism Act 2011 Schedule 38A(9) and
Regulation 19 of the Neighbourhood Planning (General)
Regulations 2012 (as amended)**

12th June 2019

1. Summary

In accordance with the above regulations, and following a positive referendum result, Surrey Heath Borough Council (SHBC) made the Windlesham Neighbourhood Plan (2018-2028) on 12th June 2019. The Neighbourhood Plan forms part of the statutory development plan for Surrey Heath Borough Council.

2. Background

On 27th January 2015, SHBC designated the Windlesham Neighbourhood Area for the purpose of preparing a neighbourhood plan. The plan area covers the extent of the old Windlesham Ward¹ of Windlesham Parish, and lies solely within the Surrey Heath Local Planning Authority Area. Windlesham Parish Council, the qualifying body, submitted the draft Neighbourhood Plan and supporting documents to SHBC on 15th February 2018.

Following submission of the Windlesham Neighbourhood Plan, SHBC publicised the Plan and supporting documents and invited representations during the consultation period which ran from 6th April 2018 for six weeks. SHBC, with the consent of Windlesham Parish Council, appointed an independent examiner, Deborah McCann BSc MRICS MRTPI Dip Arch Con Dip LD, to review the Plan and consider whether it should proceed to referendum.

¹ Windlesham Ward as defined before the electoral boundary changes effective from 2nd May 2019

The Examiner's Report was received in December 2018 and recommended that, subject to a number of proposed modifications, the Plan should proceed to referendum. The modifications are required to ensure that the Plan meets the basic conditions set out in the legislation (Para 8(2) Schedule 4B Town and Country Planning Act 1990). The examiner also recommended that the area for the referendum be based on the designated neighbourhood area which the Plan relates to.

3. Decision and Reasons for the Decision

Paragraph 38A(4)(a) of the Planning and Compulsory Purchase Act 2004 requires the council to make the Neighbourhood Plan if more than half of those voting in a referendum have voted in favour of the Plan being used to help to decide planning applications in the area.

A local referendum was held in the designated Neighbourhood Area on 2nd May 2019 to decide whether the local community were in favour of the Windlesham Neighbourhood Plan. From the votes recorded, 944 out of 1,224 (77%) of those who voted were in favour of the plan. The turnout of electors was 36.24%.

The Council has also assessed and concluded that the plan, including its preparation, does not breach, and would not otherwise be incompatible with, any EU obligation or any of the Convention rights (within the meaning of the Human Rights Act 1998). As such, the Council decided the following, at the Full Council meeting on 12th June 2019 to:

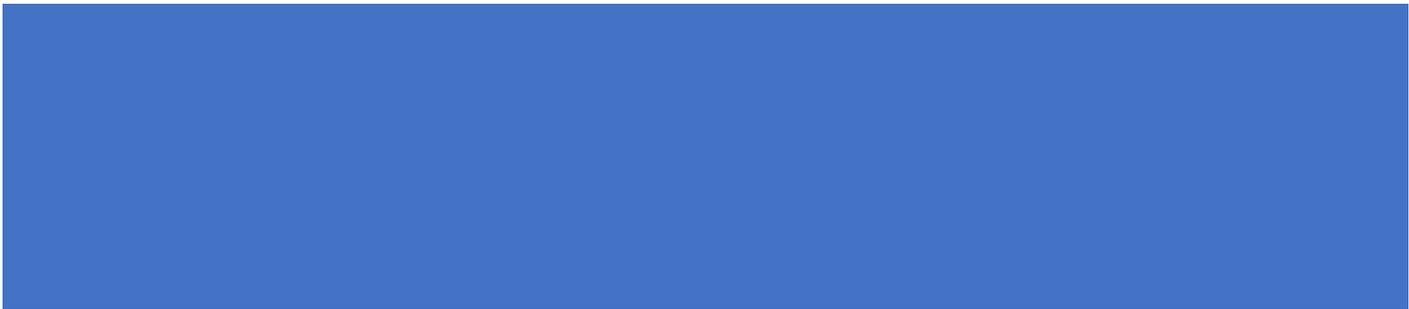
'make the Windlesham Neighbourhood Development Plan with immediate effect'

This decision statement can be viewed on the Surrey Heath Borough Council website at:

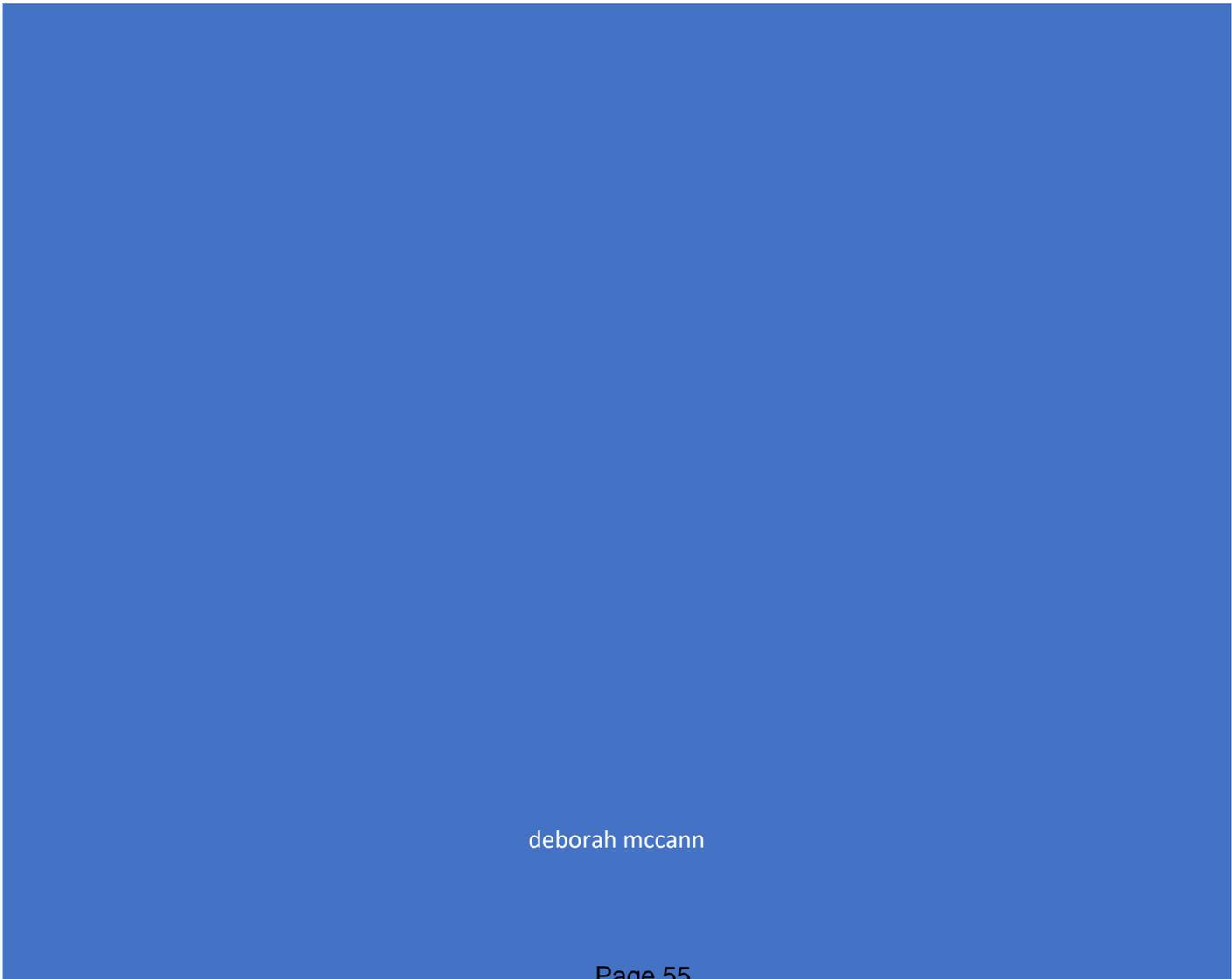
<https://surreyheath.moderngov.co.uk/ieListMeetings.aspx?CId=128&Year=0>

Hard copies of the Neighbourhood Plan are available for inspection or purchase from the Council's Offices at Surrey Heath House, Knoll Road, Camberley, GU15 3HD (open 8.30 am to 5.00 pm, Monday to Thursday, and 8.30 am to 4.30 pm Friday). Hard copies are also available to view at Windlesham Parish Council's offices and Lightwater Library during their normal opening times.

Further information can be obtained from the Planning Policy Team on 01276 707100 or planning.policy@surreyheath.gov.uk



Independent Examiner's Report of the
Windlesham Neighbourhood Development Plan



deborah mccann

Author

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Planning Consultant

NPIERS Examiner

CEDR accredited mediator

10th December 2018

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SECTION 2

Summary

As the Independent Examiner appointed by Surrey Heath Borough Council to examine the Windlesham Neighbourhood Development Plan, I can summarise my findings as follows:

1. *I find the Windlesham Neighbourhood Plan and the policies within it, subject to the recommended modifications does meet the Basic Conditions.*
2. *I am satisfied that the Referendum Area should be the same as the Plan Area, should the Windlesham Neighbourhood Development Plan go to Referendum.*
3. *I have read the Windlesham Consultation Statement and the representations made in connection with this subject I consider that the consultation process was adequate and that the Neighbourhood Development Plan and its policies reflect the outcome of the consultation process including recording representations and tracking the changes made as a result of those representations.*
4. *I find that the Windlesham Neighbourhood Development Plan can, subject to the recommended modifications proceed to Referendum.*
5. *At the time of my examination the Development Plan was the Surrey Heath Core Strategy and Development Management Plan Document 2012.*

SECTION 3

Introduction

1. Neighbourhood Plan Examination.

My name is Deborah McCann and I am the Independent Examiner appointed to examine the Windlesham Neighbourhood Development Plan.

I am independent of the qualifying body, I do not have any interest in the land in the plan area, and I have appropriate qualifications and experience, including experience in public, private and community sectors.

My role is to consider whether the submitted Windlesham Neighbourhood Development Plan meets the Basic Conditions and has taken into account human rights; and to recommend whether the Windlesham Neighbourhood Development Plan should proceed to Referendum. My role is as set out in more detail below under the section covering the Examiner's Role. My recommendation is given in summary in Section 2 and in full under Section 5 of this document.

The Windlesham Neighbourhood Development Plan has to be independently examined following processes set out in the Town and County Planning Act 1990 (as amended by the Localism Act 2011) and the subsequent Neighbourhood Planning (General) Regulations 2012.

The expectation is that the examination of the issues by the examiner is to take the form of the consideration of the written representations. However, there are two circumstances when an examiner may consider it necessary to hold a hearing. These are where the examiner considers that it is necessary to ensure adequate examination of an issue or to ensure a person has a fair chance to put a case. Having read the plan and considered the representations I concluded that it was not necessary to hold a Hearing.

2. The Role of Examiner including the examination process and

legislative background.

The examiner is required to check whether the neighbourhood plan:

- *Has been prepared and submitted for examination by a Qualifying Body*
- *Has been prepared for an area that has been properly designated for such plan preparation*
- *Meets the requirements to i) specify the period to which it has effect; ii) not include provision about excluded development; and iii) not relate to more than one neighbourhood area and that*
- *Its policies relate to the development and use of land for a designated neighbourhood area.*

The examiner must assess whether a neighbourhood plan meets the basic conditions and other matters set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended).

As an independent Examiner, having examined the Plan, I am required to make one of the following recommendations:

1. The Plan can proceed to a Referendum
2. The Plan with recommended modifications can proceed to a Referendum

Where a policy does not meet the basic conditions or other legal requirement I may, on occasion, need to delete wording, including potentially an entire plan policy and/or section of text, although I will first consider modifying the policy rather than deleting it. Where a policy concerns a non-land use matter, advice in the Planning Practice Guidance states “Wider community aspirations than those relating to development and use of land can be included in a neighbourhood plan, but actions dealing with non-land use matters should be clearly identifiable. For example, set out in a companion document or annex.” As such, when considering the deletion of any non-land use matters from the plan, I will consider if I can make a modification to place the relevant proposed actions in a non-statutory annex to the plan, dealing with ‘Wider Community Aspirations’. I will not generally refer back to parties on these detailed revisions. I will make modification either in order to meet the Basic Conditions,

to correct errors or provide clarification. However, the focus of my examination, as set out in legislation is relatively narrow, I must focus on compliance with the Basic Conditions. The main purpose of a neighbourhood plan is to provide a framework for the determination of planning applications, policies in a plan which have elements which either seek to control things which fall outside the scope of the planning system or introduce requirements which are indiscriminate in terms of the size of development or overly onerous and would not meet the Basic Conditions. In these circumstances it will be necessary to make modifications to the plan. In making any modifications I have a duty to ensure that the Basic Conditions are met however I am also very careful to ensure, where possible that the intention and spirit of the plan is retained so that the plan, when modified still reflects the community's intent in producing their neighbourhood plan.

3. The Plan does not meet the legal requirements and cannot proceed to a Referendum

3.1 I am also required to recommend whether the Referendum Area should be different from the Plan Area, should the Windlesham Neighbourhood Development Plan go to Referendum.

3.2 In examining the Plan, I am required to check, under Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990, whether:

- *the policies in the Plan relate to the development and use of land for a designated Neighbourhood Area are in line with the requirements of Section 38A of the Planning and Compulsory Purchase Act 2004*
- *the Plan meets the requirements of Section 38B of the Planning and Compulsory Purchase Act 2004 to specify the period for which it has effect*
- *the Plan has been prepared for an area designated under the Localism Act 2011 and has been developed and submitted for examination by a qualifying body.*

3.3 I am also required to determine whether the Plan complies with the Basic Conditions, which are that the proposed Neighbourhood Plan:

- Has regard to national policies and advice contained in guidance issued by the Secretary of State;

- Contributes to the achievement of sustainable development;
- and
- Is in general conformity with the strategic policies contained in the Development Plan for the area.

The Plan must also not breach, and otherwise be compatible with EU obligations and Human Rights requirements.

Surrey Heath Borough Council will consider my report and decide whether it is satisfied with my recommendations. The Council will publicise its decision on whether or not the plan will be submitted to a referendum, with or without modifications. If the Neighbourhood Plan is submitted to a referendum, then 28 working days' notice will be given of the referendum procedure and Neighbourhood Plan details. If the referendum results in more than half those voting (i.e. greater than 50%), voting in favour of the plan, then the District Council must "make" the Neighbourhood Plan a part of its Development Plan as soon as possible. If approved by a referendum and then "made" by the local planning authority, the Neighbourhood Plan then forms part of the Development Plan.

SECTION 4

The Report

1. Appointment of the Independent examiner

Surrey Heath Borough Council appointed me as the Independent Examiner for the Windlesham Neighbourhood Development Plan with the agreement of Windlesham Parish Council.

2. Qualifying body

I am satisfied that Windlesham Parish Council is the Qualifying Body.

3. Neighbourhood Plan Area

Surrey Heath Borough Council approved the designation of Windlesham's Neighbourhood Development Plan Area on the 27th January 2015. The Windlesham Neighbourhood Plan proposal relates to the Windlesham ward of the Windlesham Parish Council. There are no other neighbourhood plans relating to this neighbourhood area.

4. Plan Period

It is intended that the Windlesham Neighbourhood Development Plan will cover the period 2018-2028, this timeframe fits with the remaining years of the 15 year plan period for Surrey Heath's adopted Core Strategy and DM Policies DPD 2012 (plan period 2011-2028).

5. Surrey Heath Borough Council Regulation 15 Assessment of the Plan.

Windlesham Parish Council, the qualifying body for preparing the Windlesham Neighbourhood Development Plan, submitted it to Surrey Heath Borough Council for consideration under Regulation 15. Surrey Heath Borough Council has made an initial assessment of the submitted Windlesham Neighbourhood Development Plan and the supporting documents and is satisfied that these comply with the specified criteria.

6.Site Visit

I carried out an unaccompanied site visit to familiarise myself with the Neighbourhood Plan Area on the 3rd of December 2018.

7. The Consultation Process

The Windlesham Neighbourhood Development Plan has been submitted for examination with a Consultation Statement which sets out the consultation process that has led to the production of the plan, as set out in the regulations in the Neighbourhood Planning (General) Regulations 2012.

The Statement describes the approach to consultation, the stages undertaken and explains how the Plan has been amended in relation to comments received. It is set out according to the requirements in Regulation 15.1.b of the Neighbourhood Planning (General) Regulations 2012):

- (a) It contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) It explains how they were consulted; (c) It summarises the main issues and concerns raised by the persons consulted; and
- (d) It describes how these issues and concerns were considered and, where relevant, addressed in the proposed neighbourhood development plan.

Having examined the documents and considered the focus of the Neighbourhood Plan I conclude that the consultation process was adequate, well conducted and recorded.

A list of statutory bodies consulted is included in the Consultation Statement.

I received a number of representations relating to the consultation process and how this has been reflected in the Plan and its policies. I have considered these representations however I consider that the consultation process was adequate and that the Neighbourhood Development Plan and its policies reflect the outcome of the consultation process including recording representations and tracking the changes made as a result of those

representations.

8.Regulation 16 consultation by Surrey Heath Borough Council and record of responses.

Surrey Heath Borough Council placed the Windlesham Neighbourhood Development Plan out for consultation under Regulation 16 from Friday 6th April 2018 Friday 18th May 2018.

A number of detailed representations were received during the consultation period and these were supplied by Surrey Heath Borough Council as part of the supporting information for the examination process. I considered the representations, have taken them into account in my examination of the plan and referred to them where appropriate.

9. Compliance with the Basic Conditions

The Windlesham Neighbourhood Development Plan Working Group produced a Basic Conditions Statement on behalf of Windlesham Parish Council. The purpose of this statement is for the Neighbourhood Plan Working Group to set out in some detail why they believe the Neighbourhood Plan as submitted does meet the Basic Conditions. It is the Examiner's Role to take this document into consideration but also take an independent view as to whether or not the assessment as submitted is correct.

I have to determine whether the Windlesham Neighbourhood Development Plan:

1. *Has regard to national policies and advice*
2. *Contributes to sustainable development*
3. *Is in general conformity with the strategic policies in the appropriate Development Plan*
4. *Is not in breach and is otherwise compatible with EU obligations and Human Rights requirements.*

Documents brought to my attention by Surrey Heath Borough Council for my examination include:

- (i) *The Windlesham Neighbourhood Development Plan - the main document which*

includes policies developed in consultation with the community at various engagement events and workshops.

- (ii) *Windlesham Neighbourhood Development Plan Appendices*
- (iii) *Consultation Statement – sets out how the community, and other stakeholders, have been involved in preparing the Plan.*
- (iv) *Basic Conditions Statement - An appraisal of the Plan policies against European Union (EU) and national policies, as well as the strategic policies of SHBC and any other policies and guidance.*

Comment on Documents submitted

I am satisfied having regard to these documents and other relevant documents, policies and legislation that the Windlesham Neighbourhood Development Plan does, subject to the recommended modifications, meet the Basic Conditions.

10.Planning Policy

10.1. National Planning Policy

4.10.2 The National Planning Policy Framework (NPPF) sets out national policy, supporting this document is National Planning Policy Guidance (NPPG). The Government published its new National planning Policy Framework on 24 July 2018. Whilst the revised NPPF becomes a material consideration from the date of publication, paragraph 2014 sets out a transitional period:

“214. The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted (69) on or before 24 January 2019. Where such plans are withdrawn or otherwise do not proceed to become part of the development plan, the policies contained in this Framework will apply to any subsequent plan produced for the area concerned.

(69) For neighbourhood plans, ‘submission’ in this context means where a qualifying body submits a plan proposal to the local planning authority in accordance with regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

During the transitional period for emerging plans submitted for examination (set out in paragraph 214), consistency should be tested against the previous Framework published in March 2012.”

Accordingly, my report has considered the Neighbourhood Plan on the basis of the 2012 NPPF and paragraph numbers relate to that document.

National Policy guidance is in the National Planning Policy Framework (NPPF) 2012.

To meet the Basic Conditions, the Plan must have “regard to national policy and advice”. In addition, the NPPF requires that a Neighbourhood Plan “must be in general conformity with the strategic policies of the local plan”.

Paragraph 16 states that neighbourhoods should “develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan”.

The Windlesham Neighbourhood Development Plan does not need to repeat national policy, but to demonstrate it has taken them into account.

I have examined the Windlesham Neighbourhood Development Plan and consider that, subject to modification, the plan does have “regard for National Policy and Advice” and therefore the Plan, subject to modification does meet the Basic Conditions in this respect.

10.2. Local Planning Policy- The Development Plan

Windlesham is within the area covered by Surrey Heath Borough Council. The relevant development plan, at the time of my examination was the Surrey Heath Core Strategy and Development Management Development Plan Document adopted February 2012. Surrey Heath BC are in the process of producing a new Local Plan and it is my understanding that the Windlesham NP has been mindful of this emerging plan in developing policies to ensure as far as possible that the NP will not become out of date upon adoption of the

new Local Plan.

11. Other Relevant Policy Considerations

11.1 European Convention on Human Rights (ECMR) and other European Union Obligations

As a 'local plan', the Neighbourhood Development Plan is required to take cognisance of the EU Strategic Environmental Assessment (SEA) Directive 2001/42/EC.

Surrey Heath Borough Council undertook Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screenings in 2017 on the pre-submission draft Plan to determine whether the Windlesham Neighbourhood Plan requires SEA or HRA in accordance with Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 and Regulation 103 of the Conservation of Habitats and Species Regulations 2010 respectively.

Conclusion of HRA screening (SHBC screening doc. pg. 9) states:

"It is the conclusion of this HRA that following a screening assessment it can be ascertained that in light of the information available at the time of the assessment, that the Windlesham Neighbourhood Plan will not give rise to significant effects on the Thames Basin Heaths/ Thursley, Ash, Pirbright and Chobham Common SAC either alone or in combination with other plans or projects. As such, given the findings of this screening assessment it is considered that a full appropriate assessment is not required."

The following organisation is the statutory body for the purposes of the HRA screening:

- *Natural England*

Conclusion of SEA screening (SHBC screening doc. pg.11)

“This screening statement concludes that the Windlesham Neighbourhood Plan will not have significant effects in relation to any criteria set out in Schedule 1 of the SEA Windlesham Neighbourhood Plan Strategic Environmental Assessment and Habitats Regulation Assessment 2017 Regulations. As such it does not need to be subject to a SEA Report. The Screening Assessment also concludes that there are no likely significant effects likely to occur with regards to the integrity of European sites and as such a full Habitats Regulations Assessment is not required.”

All of the consultation responses from the statutory bodies concurred with this conclusion.

The following organisations are the statutory bodies for the purposes of the SEA screening:

- *Natural England*
- *Historic England*

Environment Agency **11.2 Sustainable development**

Sustainable Development

The Basic Conditions sets out the neighbourhood plan’s approach to achieving sustainable development by an assessment of the contribution that each policy makes to the goal of achieving sustainable development.

My conclusion is that the principles of Sustainable Development required in the NPPF have been taken into account in the development of the plan and its policies and where issues have been identified they were addressed by revisions to the document prior to submission. I am satisfied that the Windlesham Neighbourhood Development Plan subject to the recommended modifications addresses the sustainability issues adequately.

The Neighbourhood Development Plan is required to take cognisance of the European Convention of Human Rights and to comply with the Human Rights Act 1998.

I am satisfied that the Windlesham Neighbourhood Development Plan has

done so.

I am therefore satisfied that the Windlesham Neighbourhood Development Plan meets the basic conditions on EU obligations.

11.3 Excluded development

I am satisfied that the Windlesham Neighbourhood Development Plan does not cover County matters (mineral extraction and waste development), nationally significant infrastructure such as highways and railways or other matters set out in Section 61K of the Town and Country Planning Act 1990.

11.4 Development and use of land

I am satisfied that the Windlesham Neighbourhood Development Plan, subject to modification covers development and land use matters.

11.5 General Comments

Planning Guidance on preparing neighbourhood plans and policies is clear, it states:

“A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.

Neighbourhood planning can inspire local people and businesses to consider other ways to improve their neighbourhood than through the development and use of land. They may identify specific action or policies to deliver these improvements. Wider community aspirations than those relating to development and use of land can be included in a neighbourhood plan, but actions dealing with non-land use matters should be clearly identifiable. For example, set out in a companion document or annex.”

In order to provide clarity and to ensure that the policies in the Windlesham

Neighbourhood Plan meet the Basic Conditions it has been necessary for me to make modifications to a number of policies.

As I have found it necessary to modify a number of policies it will also be necessary to modify the supporting text within the plan to align with the modified policies.

My comments are in blue and modified policies in red. Deleted text is shown in ~~red~~ with text modifications shown in red.

12.The Neighbourhood Plan Vision, Strategic Aims and Policies

VISION FOR WINDLESHAM

Windlesham village aspires to be one of the most outstanding villages in the UK. It will be recognised as a place to live and work that offers an unparalleled opportunity to be part of a community that provides a friendly and safe environment.

Windlesham will:

- Meet the needs of its community through well designed and well located, development and public spaces, and by retaining and managing its historic and natural assets;**
- Be known for the strength of its local community, providing a vibrant and safe village environment with a strong and distinctive local economy; and**
- Provide an appealing environment in which to walk and cycle through the village.**

The following objectives are met through the policies that are detailed in this WNP and also in the prospective Windlesham Village Rejuvenation Project (that is outside the direct remit of the WNP) and the separate statement that consolidates all other issues and recommendations that are included in the appendix.

Objectives of the Neighbourhood Development Plan

Village centre and facilities:

- **Preserve and enhance the character of Windlesham village centre;**
- **Deliver a viable attractive shopping centre and desired community facilities;**
- **Ensure all residents have easy access to community facilities and community green open spaces for leisure and recreation; and**
- **Deliver additional parking capacity.**

Priority Housing Needs:

- **Meet new housing demand through organic growth that is sympathetic to the area,**

ensure that the right type of housing is built in the right locations, and that a mix of housing types is delivered, to include family homes that are affordable to a wide selection of the population.

Green Spaces:

- **Minimise the impact of development on the natural and built environment; and**
- **Protect the biodiversity of our area, our wildlife and its habitat, and our trees.**

Employment:

- **Create through the planning system, an environment that makes it attractive for micro, small and medium-sized business and shops to locate and flourish in the area;**
- **Retain the current employment sites and provide sustainable**

employment opportunities for those who live within and outside the area.

Traffic:

- **Seek ways of addressing the problem of traffic congestion on our roads and lack of parking through the provision of adequate residential onsite parking facilities; and**
- **Ensure our roads and streets provide safer and more accessible routes, better balancing the needs of pedestrians, cyclists and drivers.**

COMMENT

The policies developed through the Neighbourhood Plan process do not directly reflect all aspects of the vision and objectives set out above. I have received representation expressing concern that the Plan doesn't directly address all of these issues through policies in the Plan. However, there is no requirement for a Neighbourhood Plan to have policies to cover every issue identified through the consultation process this can be for a number of reasons including that there is existing national and local policy which addresses the issues identified and that and a policy in the Neighbourhood Plan would not "add value" to existing policy. I am satisfied that the Vision and objectives of the Windlesham Neighbourhood Development Plan were established as a result of the community consultation and engagement carried out as part of the plan preparation process. I am also satisfied that the policies that are included in the Plan were developed from the vision objectives.

Policies

Priority Needs Housing

Policy No WNP1.1 – Sustainable Housing Growth

Planning applications for new housing development that are consistent

with both the rate of development for Windlesham in the policies relating to development within Surrey Heath Borough Council's Core Strategy and Development Management Policies, and other policies in this Neighbourhood Plan, shall be supported.

COMMENT

I have no comment on this policy.

Policy No WNP1.2 – Mixed and small dwellings

Planning applications for new developments, which provide a mixture of housing sizes and types, and prioritises the development of two and three-bedroom dwellings to assist in increasing housing mobility within Windlesham village, shall be supported.

COMMENT

I have no comment on this policy.

Housing ad Potential Housing Sites

Policy No WNP1.3 - Replacement of Large Houses by Smaller Dwellings

Planning applications for the replacement or subdivision of large houses in large plots in the Green Belt, with a small number of priority dwellings in a manner which ensures that the openness of the Green Belt within the WNP area is safeguarded and Windlesham's heritage assets are conserved in a manner appropriate to their significance, shall be supported.

COMMENT

The National Planning Policy Framework attaches great importance to Green Belts:

“87. As with previous Green Belt policy, inappropriate development is,

by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

88. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development."

The policy as currently worded does not in my opinion have sufficient regard for National Policy and should be modified as follows:

Policy No WNP1.3 - Replacement of Large Houses by Smaller Dwellings

Planning applications for the replacement or subdivision of large houses in large plots in the Green Belt, with a small number of priority dwellings will be supported where they are consistent with the National Policy for Green Belts, where in a manner which ensures that the openness of the Green Belt within the WNP area is safeguarded and Windlesham's heritage assets are conserved in a manner appropriate to their significance.

New Development Standards

Policy No WNP1.4 – Planning Design and Access Statement

For new developments of 10 or more dwellings, the developer is required to submit a Development Planning and Access Statement covering items as set below.

The Development Planning Design and Access Statement shall include all relevant information needed to facilitate an informed and effective consultation, including but not limited to: -

- 1. A site map/plan showing the site's location and its context within its immediate neighbourhood – including any areas of Green Belt, flood zones, the location of any SSSIs, SPAs, LWSs and heritage assets or landmark buildings.**
- 2. An illustrative layout that shows how the proposed development could be accommodated on the site.**
- 3. Scale, footprint, bulk and height of buildings.**
- 4. Mix of dwelling types and tenure.**
- 5. Design style and guidelines.**
- 6. Improvements to infrastructure and facilities to be provided.**

7. Access, parking, cycle and pedestrian ways and any required traffic congestion and parking assessments.

8. Landscaping and publicly accessible open spaces.

9. The location of trees and any that may be affected by the development.

10. Indicative timing and phasing of the proposed development.

11. Community benefits to be provided.

12. An analysis of how the development proposals comply with the whole policy framework including the Neighbourhood Plan.

COMMENT

This is a planning procedural issue covered by national and local standards and not a land use policy. It should be deleted.

Policy No WNP1.5 - Statement of Community Consultation

For new developments proposing 10 or more dwellings, planning applications should be accompanied by a Statement of Community Consultation as set out in Box 1, and developers are actively encouraged to engage in constructive dialogue with Windlesham Parish Council and the local community, as part of the design process and prior to submitting a planning application.

COMMENT

This is a planning procedural issue covered by national and local standards and not a land use policy. It should be deleted.

Character and Amenity

Objective

Meet new housing demand in a way that is sympathetic to the area, ensure that the right type of housing is built in the right locations, and that a mix of housing types is delivered, to include family homes that are affordable to a wide selection of the population.

Policy No WNP2.1 – New Housing Development Features and Compatibility

Proposals for new housing development or extension of existing dwellings shall be supported if they respond positively to and protect the built and natural character features of their setting within Windlesham village. Planning applications shall be supported if they:

- Maintain the established density including number of residential units and ratio of building footprint to open space development in the surrounding area;**
- Maintain the general scale of development in the surrounding area without creating any overbearing presence; and**
- Maintain the style and pattern of separation between buildings and widths of building frontages.**

COMMENT

I have no comment on this policy.

Policy No WNP2.2 - Spacing and Privacy

Planning applications for either new developments or extensions to existing dwellings which respect the separation between buildings and the site boundaries and the privacy of adjoining owners, shall be supported unless it can be demonstrated that they will harm or detract from the local character.

COMMENT

I have no comment on this policy.

Policy No. WNP2.3 Roadside Landscapes

Planning applications which create viewpoints revealing interesting old and new buildings and gardens and which enhance the roadside landscape without reducing personal security or privacy, shall be supported.

COMMENT

I have no comment on this policy.

Design Standards

Objective

Meet new housing demand in a way that is sympathetic to the area, ensure that the right type of housing is built in the right locations, and that a mix of housing types is delivered, to include family homes that are affordable to a wide selection of the population.

Policy No WNP3.1 - Design Quality

Planning applications shall be supported which:

- Embody quality design features, including: sustainable materials; high thermal and energy efficiency; a low maintenance and carbon footprint;**
- Maximise the use of natural light in dwellings; and**
- Provide for discreet waste storage in locations which can practicably be accessed by residents prior to collection.**

COMMENT

I have no comment on this policy.

Policy No WNP3.2 - Design Boundaries

For new residential developments and extensions to existing dwellings, planning applications shall be supported that use native species green hedges that reflect the character of Windlesham village where boundary demarcation is appropriate. Such boundaries also contribute to maintaining the natural environment for wildlife species, an aspiration of Windlesham's local community.

COMMENT

I have no comment on this policy

Policy No. WNP3.3 - Garden Space

All new dwellings shall provide sufficient private garden space to meet household recreation needs. These should be scaled with the dwelling to reflect the character of the area and be appropriate in relation to topography and privacy.

COMMENT

I have no comment on this policy

Vehicle Parking

Objective

Seek ways of addressing the problem of traffic congestion on our roads and lack of parking through the provision of adequate residential onsite parking facilities.

Policy No WNP4.1 – New Residential Developments Parking Space Design

Vehicle parking facilities should be designed to match the character of the development and, where garaging is included, it shall have

dimensions compatible with the size of modern vehicles and recognise that such structures are important storage facilities for the majority of households.

To meet these objectives garages should have minimum internal dimensions of 3m wide by 7m long with an unobstructed entry width of 2.3 metres. (ref: Parking Standards design and good practice, Essex CC 2009). Other vehicle parking facilities should have a minimum dimension of 2.9m by 5.5m.

COMMENT

I have no comment on this policy.

Policy No WNP4.2 – New Residential Developments Parking Space Standards

Car parking for households should provide sufficient space within the boundaries of the development for:

- A minimum of 2 vehicles for 1 and 2-bedroom dwellings; and
- A minimum of 3 vehicles for 3+ bedroom or larger dwellings

COMMENT

This policy is not consistent with the Surrey County Council Vehicular and cycle parking standards document. Whilst it is accepted that rural areas are reliant on the private car and therefore car ownership levels are often higher in rural areas than more densely developed urban areas the imposition of a minimum parking requirement across all types of residential development- including affordable housing can have an impact upon the viability, deliverability and appearance of a proposed development. For clarity and in order to meet the Basic Conditions the policy should be modified as follows:

Policy No WNP4.2 – New Residential Developments Parking Space Standards

~~Car parking for New residential development households should, where space permits provide sufficient space parking spaces within the boundaries of the development for:~~

- ~~• A minimum of 2 vehicles for 1 and 2-bedroom dwellings; and~~
- ~~• A minimum of 3 vehicles for 3+ bedroom or larger dwellings~~

SECTION 5

Conclusion and Recommendations

1. *I find that the Windlesham Neighbourhood Development Plan has been prepared in accordance with the statutory requirements and processes set out in the Town and County Planning Act 1990 (as amended by the Localism Act 2011) and the subsequent Neighbourhood Planning (General) Regulations 2012.*
2. *The general text in the plan should be modified to conform with the policy modifications.*
3. *The Neighbourhood Plan does not deal with County matters (mineral extraction and waste development), nationally significant infrastructure such as highways and railways or other matters set out in Section 61K of the Town and Country Planning Act 1990.*
4. *The Windlesham Neighbourhood Development Plan does not relate to more than one Neighbourhood Area and there are no other Neighbourhood Development Plans in place within the Neighbourhood Area.*
5. *The Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening, meet the EU Obligation.*
6. *The policies and plans in the Windlesham Neighbourhood Development Plan, subject to the recommended modifications would contribute to achieving sustainable development. They have regard to national policy and to guidance, and generally conform to the strategic policies of the Development Plan, currently the Surrey Heath Core Strategy and Development Management Plan Document 2012.*
7. *I therefore conclude that the Windlesham Neighbourhood Development Plan subject to the recommended modifications can proceed to Referendum.*

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10th December 2018

