

Surrey Heath Borough Council

Chobham Neighbourhood Plan 2024 – 2038

Planning & Compulsory Purchase Act (as amended)

DECISION STATEMENT MAKING

THE CHOBHAM NEIGHBOURHOOD PLAN

This document is the Decision Statement required to be prepared under Section 38A(9) of the Planning and Compulsory Purchase Act 2004 (as amended) (“the 2004 Act”) and Regulation 19(a) of the Neighbourhood Planning (General) Regulations 2012 (as amended) (“the Regulations”). It sets out the Council’s considerations and formal decision to make the Chobham Neighbourhood Plan following the successful referendum held on 7 May 2026.

1. Background

The Chobham Neighbourhood Plan relates to the area that was designated by the Council as a Neighbourhood Area on 12 November 2013. This area is coterminous with the Chobham Parish boundary and is entirely within the Local Planning Authority area.

The Chobham Neighbourhood Plan was submitted to Surrey Heath Borough Council on 4th June 2025. Regulation 16 consultation took place between 15th July to 5th September 2025 whereby the Plan was published for comments from the public and stakeholders.

The Chobham Neighbourhood Plan was independently examined by Andrew Ashcroft. The Council received the Examiners Report in November 2025. The report concluded that subject to making a number of modifications, the Plan met the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum. The Examiner also recommended that the referendum area was based on the designated Neighbourhood Area.

The Post Examination Decision Statement (a report that outlines all the Examiner’s modifications and confirms the Council’s consideration and decision on them) and the decision to submit the Chobham Neighbourhood plan to a referendum were both agreed by the Council’s Executive on 10th February 2026. The Post Examination Decision Statement was published on the Council’s website on 18th February 2026.

On Thursday 7th May 2026, the Chobham Neighbourhood Plan successfully passed referendum with 85% of those who voted, voting in favour of the Chobham Neighbourhood Plan being used to help decide planning applications in the Chobham Neighbourhood Plan Area. The Chobham Neighbourhood Plan came into legal force as part of the statutory Surrey Heath Development Plan with immediate effect.

2. Decision and Reasons

Section 38A(4)(a) of the 2004 Act requires the Council to make the Neighbourhood Plan if more than half of those voting in the referendum have voted in favour of the Plan being used to help decide planning applications in the Neighbourhood Area. At the referendum on 7th May 2026 85% of those who voted, voted in favour, thereby exceeding the 50% threshold.

On 16th June Surrey Heath Borough Council agreed at its Council meeting that the Chobham Neighbourhood Plan be formally made and continue to form part of the statutory Development Plan for Surrey Heath.

The Council has assessed that the Plan including its preparation does not breach, and would not otherwise be compatible with, any EU obligation or any of the Convention rights (within the meaning of the Human Rights Act 1998). The Plan preparation process was compliant with legal and procedural requirements and more than half of those who voted in the referendum, voted in favour of making the Plan. This was also considered by the independent Examiner and was confirmed in the Council's Executive Decision on 10th February 2026.

As a result of the Council decision, Surrey Heath Borough Council has made the Chobham Neighbourhood Plan, keeping it in legal force in accordance with Section 38A (4) of the 2004 Act. The Chobham Neighbourhood Plan forms part of the statutory Development Plan for Surrey Heath Borough and can be used in decision making on planning applications in the Chobham Neighbourhood Area.

3. Other Information

The Decision Statement can be viewed on the Council's Local Plan webpage or is available on request by contacting Planning Policy at planning.policy@surreyheath.gov.uk or on 01276 707100.

In accordance with Regulation 19(b) of the Regulations, a copy of this Decision Statement will be sent to:

The Qualifying Body, namely Chobham Parish Council

The persons who asked to be notified of the decision

The Decision Statement and the Chobham Neighbourhood Plan can be viewed on the Council's website and on the Parish Council website and in hard copy at Surrey Heath Borough Council Offices during normal opening hours.

Surrey Heath Borough Council

Date: 16th June 2026