

Chobham Neighbourhood Plan 2024 to 2038



Made Version

June 2026

**Prepared by the Chobham Neighbourhood Plan Steering Group
on behalf of Chobham Parish Council**

Foreword

The Chobham Neighbourhood Plan sets out a vision for the future that reflects the wishes of local people. As a community, we want to retain the qualities of the buildings in our Conservation Area, preserve the more rural parts of the village that are in Green Belt, and protect the semi-rural parts of the village from over development. We want to encourage a thriving village, one that provides employment and recreational enjoyment while defending the areas of natural beauty that fall within our stewardship.

Having assessed the needs of local people and businesses, the Plan addresses housing, transport, employment, traffic, the environment and biodiversity. It has been produced by the Parish council, with input from local resident volunteers. There have been consultations, and the community has been listened to. During the public consultation, issues were raised that do not fall within the scope of this neighbourhood plan, but the Parish Council will consider everything suggested.

We would like to thank all residents who took part in the consultation process, including members of the Steering Group, volunteers and local residents. The information gathered from you has been invaluable and forms the basis of this Neighbourhood Plan. We would also like to give an enormous thanks to Alison Eardley, our planning consultant, who has gone above and beyond to help us deliver this plan.

Thank you to all our volunteers, councillors and officers at Surrey Heath Borough Council who have given their time and effort to help deliver a vision of a bright future for our wonderful village. We appreciate it greatly.

Emma Kennedy
Chair of the NDP Steering Group

Contents

1. INTRODUCTION	6
The Planning Policy Context.....	8
Community engagement	10
Sustainability and responding to the climate emergency	11
2. ABOUT CHOBHAM	13
Opportunities and Challenges facing Chobham Parish.....	15
3. A VISION FOR CHOBHAM PARISH	17
Vision for the Neighbourhood Plan	17
Neighbourhood Plan Objectives	17
4. SPATIAL STRATEGY AND HOUSING	18
Policy CH1: Location of development	18
Policy CH2: Meeting local housing needs	23
5. CHARACTER, HERITAGE, AND DESIGN	28
Policy CH3: Character and Design of development	28
Policy CH4: Energy efficiency and design.....	38
Policy CH5: Minimising the risk of flooding	42
Policy CH6: Conserving heritage assets	49
6. THE VILLAGE CENTRE AND WIDER ECONOMY IN CHOBHAM	52
Policy CH7: Chobham Village Centre	52
Policy CH8: Supporting flexible workspaces and opportunities for homeworking	56
7. ENVIRONMENT AND GREEN SPACE	58
Policy CH9: Green and blue infrastructure and delivering biodiversity net gain.....	58
Policy CH10: Local Green Space	67
Policy CH11: Locally significant views	70
Policy CH12: Dark skies	72
8. TRANSPORT AND MOVEMENT	74
Policy CH13: Improving walking, cycling and equestrian opportunities.....	74
Policy CH14: New residential development parking space standards and design	81
9. COMMUNITY FACILITIES	85
Policy CH15: Providing a range of community facilities	85

10. IMPLEMENTATION AND PLAN REVIEW	87
11. INFRASTRUCTURE IMPROVEMENTS AND PROVISION	89
12. POLICIES MAPS	90
13. GLOSSARY.....	93
14. LIST OF EVIDENCE DOCUMENTS.....	96
APPENDIX A – CHOBHAM LOCAL AREA PROFILE	99
APPENDIX B – CHOBHAM DESIGN GUIDANCE AND CODES	100
APPENDIX C – DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS	101
APPENDIX D – DEMONSTRATING VIABILITY.....	105
APPENDIX E – LOCAL GREEN SPACES	107
APPENDIX F – LOCALLY SIGNIFICANT VIEWS.....	128

Tables:

Table 1: Summary of community engagement.....	10
Table 2: Local Character Areas in Chobham Parish	31
Table 3: Natural sustainable drainage solutions.....	46
Table 4: Designated sites within Chobham Parish.....	60
Table 5: Important undesignated natural features in Chobham	62
Table 6: Surrey County Council Residential parking guidance.....	83
Table 7: Parking standards applicable in neighbouring Windlesham Parish	84

Figures:

Figure 1: Chobham Neighbourhood Plan designated area.....	7
Figure 2: Flooding in Chobham, February 2024.....	11
Figure 3: Map showing the proposed (Regulation 19) Local Plan Settlement Boundary, Green Belt and other significant designations.....	21
Figure 4: Map showing the proposed (Regulation 19) Local Plan Settlement Boundary, Green Belt and other significant designations (village)	22
Figure 5: Indicative housing mix promoted through the adopted Core Strategy, 2012.....	24
Figure 6: Indicative housing mix promoted through the emerging Local Plan.....	24
Figure 7: Potential dwelling size mix for Chobham (overall housing on site).....	25
Figure 8: Map showing Character Areas and other built heritage assets.....	34
Figure 9: Map showing Character Areas and other built heritage assets (village inset)	35
Figure 10: Overview of factors considered in the Design Guidance and Codes	37
Figure 11: Feedback from the community related to sustainable design features.....	40

Figure 12: Sources of main-river flooding.....	44
Figure 13: Surface water flood map	45
Figure 14: Images of Chobham Victorian Cemetery and, Benham’s Corner	50
Figure 15: Chobham Village Centre Map	53
Figure 16: Chertsey Road Neighbourhood Parade Map	55
Figure 17: Flora and fauna sighted in the Parish by local residents	61
Figure 18: Green and blue infrastructure in the Parish	66
Figure 19: Local Green Spaces	69
Figure 20: Locally significant views 1-7 (Chobham Village)	71
Figure 21: Map showing levels of radiance for Chobham Parish.....	72
Figure 22: Walking distances in Chobham (source: Googlemaps).....	76
Figure 23: Cycling distances in Chobham (source: Googlemaps	76
Figure 24: Principles of the '20 minute' neighbourhood (i.e. 10 minutes each way)	77
Figure 25: Rights of Way in the Parish and opportunities for improvements	80
Figure 26: Car ownership in Chobham.....	82
Figure 27: % change in car ownership (2011 and 2021 Census).....	83
Figure 28: Policies Map - Parish	91
Figure 29: Policies Map - Village	92

1. INTRODUCTION

- 1.1 This document is the Chobham Neighbourhood Plan (CNP). It sets out planning and land-use policy for the village and wider Parish, over the period 2024 to 2038, forming part of the Development Plan for Surrey Heath borough.
- 1.2 Surrey Heath Borough Council (SHBC), as the local planning authority, [designated the Chobham neighbourhood area](#) on 12 November 2013. The neighbourhood area shares its boundary with that of the Parish (*Figure 1*).
- 1.3 The Plan has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended). The Parish Council, as the Qualifying Body, set up a Neighbourhood Plan Steering Group comprising local councillors and volunteers from the community, to lead on the preparation of the Plan. In consultation with the community and local businesses, the Steering Group has established a vision and framework for the future of the designated area and to set out how that vision will be realised through planning land use and development change over the period 2024 to 2038. This timeline coincides with that of the emerging Local Plan.
- 1.4 The CNP provides guidance to any interested parties wishing to submit planning applications for development within Chobham Parish. It also sets out how land should be considered, in planning terms, locally, and is a material planning consideration in the determination of applications.
- 1.5 The process of producing the Plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance in Chobham Parish. Within each section there is a summary of what the policy seeks to achieve and a justification, providing the necessary understanding of why the policy is needed and how it should be applied. The policies themselves are presented in the green boxes and these will be used to determine planning applications. To understand the full context for any individual policy, it should be read alongside the supporting text and evidence documents that have been compiled to underpin the CNP. Beneath each policy is a conformity reference, listing the policies in the SHBC adopted and emerging Local Plan documents and the paragraphs of the National Planning Policy Framework (NPPF), most recently updated in December 2024 (with minor amendments in February 2025), that the policy is in conformity with.
- 1.6 The Plan also sets out approach to the Community Infrastructure Priorities and a framework for monitoring and implementation.

THE PLANNING POLICY CONTEXT

National Planning Policy

- 1.7 The CNP has been prepared in accordance with the NPPF (most recently revised in December 2024, with minor amendments in February 2025). Paragraphs 29 and 30 state:

Para 29: “Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.

Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies (Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area).”

*Para 30: “Once a neighbourhood plan has been brought into force, **the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict**; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.”*

Local Planning Policy

Adopted Local Plan:

- 1.8 The adopted Development Plan for Surrey Heath borough comprises the following:
- [**The Core Strategy and Development Management Policies Development Plan Document 2012 and the Policies Map 2012**](#)
 - [**The 2000 Local Plan \(extant saved policies\)**](#)
 - [**Camberley Town Centre Area Action Plan \(2011-2028\) and Policies Map**](#)
 - [**Saved Policy NRM6 of the South East Plan which relates to development affecting the Thames Basin Heaths Special Protection Area;**](#)
 - ‘Made’ neighbourhood plans in the borough
 - [**Surrey Waste Local Plan 2019 to 2033**](#) (December 2020)
 - [**Surrey Minerals Plan Core Strategy 2011**](#) (July 2011)
- 1.9 The policies of the Neighbourhood Plan must be in general conformity with the strategic policies of the adopted Local Plan, (relevant documents shown in bold above).
- 1.10 The existing Development Plan is supported by several Supplementary Planning Documents (SPD). These set out further information as to how policies should be implemented and the expectations from applicants in meeting policy requirements. They represent a significant material consideration in determining planning applications unless they are withdrawn or replaced. Note that nationally, SPDs are likely to be phased out.
- 1.11 The adopted Core Strategy seeks to deliver 3,240 dwellings between the period 2011 to 2028. From an employment perspective, provision is made for up to 7,500 new jobs in the period up to 2027.

- 1.12 Within the adopted Core Strategy, the settlement of Chobham is washed over by Green Belt, recognising its rural and historic character. Policy DM2 (Development within Chobham) states that any development should be small-scale and appropriate Green Belt uses. There is limited capacity to accommodate any new development. Policy CP3 (Scale and distribution of new housing) proposes 55 new dwellings in Chobham Parish (a figure which could include rural exception sites), representing a 2% increase in net dwellings to 2025.
- 1.13 From an economic perspective, Policy CP9 (Hierarchy and Role of Centres) categorises Chobham village as a 'local centre' within the hierarchy, supported to provide local services, local employment and retail. Major developed sites in the Green Belt within the neighbourhood area include the Defence Evaluation and Research Agency (DERA) site and Fair Oaks Airport. Policy CP14A recognises Chobham Common as a Site of Special Scientific Interest (SSSI), a Special Area of Conservation (SAC) and a National Nature Reserve.

A new Local Plan for Surrey Heath

- 1.14 A new Local Plan for Surrey Heath (2019-2038) is in the process of being developed. The Local Plan [Pre-Submission Version, also known as the 'Regulation 19' Version](#), along with all representations received at the Pre-Submission publication stage and the evidence supporting the Plan, was submitted to the Secretary of State for independent examination in public by a Planning Inspector on 10 December 2024. [The Local Development Scheme](#), published in February 2025 suggests that the Plan would be adopted in Autumn 2025. Once adopted, the Local Plan will replace the Core Strategy and Development Management Policies Development Plan Document 2012 and the Policies Map 2012, the 2000 Local Plan saved policies, the Camberley Town Centre Area Action Plan (2011-2028) and Policies Map. However, saved Policy NRM6 of the South East Plan 2009 will remain as a part of the Development Plan.
- 1.15 The draft Local Plan (Regulation 19 version) seeks to deliver, across the borough, a minimum of 5,578 new homes, and safeguard existing employment space. The eastern part of the borough, where Chobham Parish is located, is heavily constrained by environmental designations and therefore development capacity is limited. It is considered that a limited amount of development in Chobham will therefore largely come forward on small previously developed or windfall sites together with some possible rural exception sites, over the plan period. Notably, the draft Plan proposes to inset Chobham village from the Green Belt. This means that areas of the village within the settlement boundary would no longer be considered as Green Belt, allowing for limited development within the new settlement boundary. Development in the Green Belt will continue to be strictly limited.
- 1.16 Policy HA1/06 seeks to allocate 91 units at the Chobham Rugby Club site, subject to an alternative site being identified for the current community and recreational uses. Policy HA1/17 of the Regulation 19 Version draft Local Plan seeks to allocate 15 homes at Castle Grove Road. The Plan also seeks to safeguard employment land, by allocating Longcross Studios and Fair Oaks Airport and Chobham Business Centre as Strategic Employment Sites.
- 1.17 In August 2022, SHBC published a Regulation 18 Consultation on [Additional Site Allocations for Gypsy and Traveller and Travelling Showpeople](#). It notes the existing site (15 pitches) at Kalima, Chobham.

COMMUNITY ENGAGEMENT

1.18 Chobham Parish Council began the process of producing a Neighbourhood Plan in 2012. A Steering Group was appointed, comprising members of the Parish Council, local experts, residents and leaders from local groups. The Steering Group assumed responsibility for delivering the Plan and the Parish Council applied for funds. Working groups were established to investigate and report on issues including transport, housing, traffic and roads, Chobham Common and the natural environment as well as amenities and infrastructure.

1.19 The Steering Group conducted multiple engagement activities with the local community. As well as public meetings, there were online and paper consultations in order to seek the views of local residents, stakeholders, groups and businesses. A timeline of activity is summarised in Table 1. The full detail is included in the [Consultation Statement](#).

Table 1: Summary of community engagement

Date	Milestone	Key activities
2012 to 2013	Chobham Parish Council decides to prepare a Neighbourhood Plan	<ul style="list-style-type: none"> • Neighbourhood Area is designated • Steering Group established • Consultation events
2014 to 2021	Evidence and engagement	<ul style="list-style-type: none"> • Local business engagement • Parish wide survey • Website to promote the Plan • Evidence gathering • Local Green Space engagement
2022	Policy options open day	<ul style="list-style-type: none"> • Emerging policy options tested and refined.
2023 to 2026	Pre-Submission Version (Regulation 14) Plan published Publish Regulation 16 Plan Examination Referendum	<ul style="list-style-type: none"> • SEA/HRA Screening prepared • Pre-Submission (Regulation 14) consultation • Plan amended appropriately into Submission Version and submitted, with supporting documents to SHBC • Regulation 16 consultation run by SHBC • Plan independently examined and finalised for Referendum • Plan 'made' and forms part of the local development plan

1.21 Discussions with SHBC have taken place on each of the topic areas covered by the Plan. In addition, communication with local groups and neighbouring Parishes has taken place.

SUSTAINABILITY AND RESPONDING TO THE CLIMATE EMERGENCY

- 1.22 The United Nations defines sustainable development as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It calls for concerted efforts towards building an inclusive, sustainable and resilient future for people and planet. For sustainable development to be achieved, it is crucial to harmonise three core elements: economic growth, social inclusion and environmental protection. These elements are interconnected, and all are crucial for the well-being of individuals and societies.
- 1.23 The impact of development on the health and wellbeing of the community has been an important consideration in the work carried out on the CNP. In particular, the Covid-19 pandemic demonstrated the need to ensure that both the physical and mental wellbeing of individuals and communities is embedded within policy and placemaking.
- 1.24 The potential impact of development on climate change is a further issue that has been at the forefront of the development of the CNP. Chobham has suffered from serious flood events, most recently in February 2024 (*Figure 2*).

Figure 2: Flooding in Chobham, February 2024



- 1.25 Globally, in October 2018 the scientific community of the Intergovernmental Panel on Climate Change (IPCC) advised that carbon emissions must reduce globally by at least 45% by 2030 from 2017 levels and be carbon neutral (net-zero) by 2050 or earlier to give the world its best chance to avoid the worst effects of climate change by keeping warming below 1.5 degrees. They warn that unless we make radical changes to the way we live we will face catastrophic climate breakdown, food shortages and societal collapse by the end of the century.
- 1.26 More locally, on 9 October 2019, SHBC Council declared a Climate Emergency and pledged to become carbon neutral by 2030 across its own estate and operations, including contractors

used, and support the actions being taken by Surrey County Council across the wider area. Their aims are set out fully in the [Climate Change Strategy](#).

- 1.27 [Zero Carbon Britain: Rising to the Climate Emergency](#), published by the Centre for Alternative Technology in 2019, sets out an evidence-based blueprint for achieving net zero carbon (NZC) in Britain by 2030. By making changes to our buildings, transport systems, land use and behaviour, and by investing in a variety of renewable energy technologies, we can achieve a zero-carbon transition while building in a wide range of additional benefits. The basis to their approach is 'powering down' by 60% by using energy more efficiently particularly in buildings and transport and at the same time 'powering up' with renewable and carbon-neutral energy sources and land use changes. The use of land explored in the Zero Carbon Britain model will offer a healthier mix of food, backup energy supply, and natural carbon capture, which allows the UK to be truly net zero carbon.
- 1.28 The Neighbourhood Plan Steering Group is keen to ensure that decisions taken regarding planning and land-use within the Parish contribute to the delivery of the zero-carbon strategy. Each policy has been carefully considered in relation to how it contributes to this international agenda.
- 1.29 The CNP has been screened to ascertain whether a Strategic Environmental Assessment (SEA) and/or Habitats Regulations Assessment is required. The screening document prepared by SHBC was subject to consultation with Historic England, Natural England and the Environment Agency in October 2023. The screening Determination Statement has concluded that the CNP is unlikely to have significant environmental effects on designated biodiversity, heritage and landscape assets and therefore will not require a Strategic Environmental Assessment environmental report.
- 1.30 The screening assessment also considered the need for an appropriate assessment in terms of the Conservation of Habitats and Species Regulations 2017 (as amended). It concluded that there is no pathway which gives rise to significant effect either alone or in combination. It is therefore considered that an Appropriate Assessment is not required.
- 1.31 A copy of the [Screening Determination statement](#) is available on the local authority website.

2. ABOUT CHOBHAM

- 2.1. Chobham is a historic rural Parish located in Surrey in the eastern part of Surrey Heath borough.
- 2.2. The main settlement is Chobham, a Domesday Book village, with Chobham Common, a large heathland of historic and scientific importance, located in the north of the Parish. Evidence of early occupation in the surrounding area can be seen in the late Neolithic – late Bronze age type burial mounds at two sites at West End, a prehistoric defensive enclosure at Albury Bottom and a pastoral enclosure of perhaps medieval date northwest of Childown Farm on Chobham Common. These four sites are recognised as scheduled monuments.
- 2.3. The heathland around the village may date from these times when it is thought the woods were cleared, making it some 4,000 years old. In medieval times, Chobham lay within the Royal Forest of Windsor and was used as a base for hunting. In the 14th century, the settlement developed into a prosperous yeoman farming community and the village still today retains farmhouses of the 16th-18th centuries. Farming supported village tradesmen with flax and silk being woven. The village remained largely undeveloped during the Industrial Revolution and until the late 19th century, primary employment was peat cutting. The area around Chobham was first designated as Green Belt in 1958 and consequently the village has historically been ‘washed over’ by the Green Belt. The Green Belt is due to be amended in the emerging Local Plan, to exclude the village.
- 2.4. The Parish today is interspersed with individual properties and small clusters of housing. Chobham Common is located to the north of Chobham Village and is a Special Area of Conservation (SAC), a Site of Special Conservation Importance (SSSI) National Nature Reserve that also forms part of the Thames Basin Heaths Special Protection Area. The local area of Chobham has a population of around 4,100 (Census, 2021).
- 2.5. The centre of Chobham Village is visually compact. The architectural and heritage interest of the village can be seen in the concentration of listed buildings clustered around the High Street, which is a defining feature of the settlement. Chobham High Street itself benefits from these largely intact series of historic buildings interspersed with views of the surrounding rural area.
- 2.6. The Chobham Village Conservation Area encompasses the centre of the village and adjoining areas, including residential properties and open greenspaces beyond the village’s settlement boundary. There are 28 statutory listed buildings within the Conservation Area of which 27 are Grade II Listed. There is also the Grade I Listed Church of St Lawrence. In addition, there are a significant number of statutory listed buildings throughout the wider Chobham local area, in predominantly rural locations.
- 2.7. The local area of Chobham contains three employment sites which are proposed for allocation. The former British Oxygen Company site (now Gordon Murray) and former Defence Evaluation and Research Agency site are proposed Strategic Employment Sites. Highams Park (former British Oxygen Company site) is located in the northwest of the Chobham local area, near Windlesham, and Longcross Studios (former Defence Evaluation and Research Agency site) is located in the northeast of the Chobham Local Area, at Longcross. Fair Oaks Airport lies

to the east of Chobham village, close to Surrey Heath's administrative boundary with Runnymede and Woking Boroughs and is a Strategic Employment Site. In addition to its established use as an airport, Fair Oaks is also home to a number of businesses, including commercial employers associated with the general aviation industry. One of the hangars is used within the film industry.

- 2.8. The village centre of Chobham is identified as a Local Centre. Chobham High Street offers a range of retail uses including shops that service day-to-day needs and more specialist and boutique style shops. In addition, the centre contains a range of restaurants and other local amenities. Overall, the Centre benefits from its attractive historic setting and shows good vitality and viability, with a large proportion of units in a retail use and a very low number of vacant units, according to the Retail Site Survey Paper 2021. An identified Neighbourhood Parade is located at Chertsey Road, which is in the east of the Chobham settlement area. This provides a smaller range of shops and services for the local community. There is also a small parade of shops along Windsor Road.
- 2.9. Chobham is served by limited public transport. A limited number of bus routes provide connectivity to nearby areas including other small settlements in the east of Surrey Heath and the larger town of Woking, to the southeast of Chobham. Woking station is located 5km from Chobham Village and provides fast and frequent services to London. A railway station is situated adjacent to the Chobham local area, at Longcross in Runnymede. This station is located some 5km to the north of Chobham Village and although trains to London have been very limited in the past, they are now half-hourly. The main issues with Longcross are its significant access, parking and facility limitations. The station has no direct road access. Public access is on foot only via an unmade and unlit woodland footpath off Burma Road, or from a path off the public highway at Churchill Drive, Longcross. The station is unstaffed, has no public car parking nearby, no cycle storage, no step-free access and no toilets. There is no bus service from Chobham to Longcross.
- 2.10. Currently there are no designated cycle routes in Chobham, and therefore the local area is disconnected from the wider cycle network. Note that a cycle path has been started on but is yet to be completed. Opportunities to introduce cycle and pedestrian routes in Chobham that also provide connectivity to nearby settlements, will be explored with Surrey County Council, the responsible authority for transport and public rights of way in Surrey Heath.
- 2.11. With the exception of Chobham Village which is proposed to be inset from the Green Belt, the entire local area of Chobham is within the Metropolitan Green Belt, providing excellent accessibility to the countryside for informal recreation opportunities. In addition, proposed protected greenspaces are situated within the local area. These are located within or adjoining the settlement area of Chobham and include recreation grounds, allotments, Chobham Water Meadows SANG and Chobham Cemetery. Chobham Water Meadows is a 23.5 hectare SANG that is accessible from the village centre of Chobham. The Chobham local area also contains a number of Sites of Importance for Nature Conservation (SINCs) including Burrow Hill Green, which is also registered as common land, being part of Chobham Common.
- 2.12. Parts of the local area are covered by the Environment Agency's Flood Zone 2 and 3 designations and are at risk from flooding. In particular, flood risk arises in the Chobham local

area from the Mill Bourne. In addition, some areas are impacted by surface water flooding. Flood mitigation measures are being implemented within some of the affected areas, to alleviate the impacts of flooding.

- 2.13. The potential for residential development within this area is very limited as a consequence of the majority of the local area being designated Green Belt land. However, housing in Chobham will be primarily delivered through the redevelopment of existing previously developed sites within the settlement area of Chobham which provides the greatest opportunity for delivering housing in the area. In addition, housing could be delivered at rural exception sites within the Green Belt, subject to there being a demonstrable need for this type of development, and proposals meeting the criteria in Policy H9. It should be noted that the Mincing Lane Nursery rural exception proposal was turned down on appeal because the local need criteria could not be met and because of the lack of public transport, which was considered problematic for social housing.

OPPORTUNITIES AND CHALLENGES FACING CHOBHAM PARISH

- 2.14. The following key issues have been identified from the census data (2011 and, where available, 2021) and from feedback from the local community. The neighbourhood plan seeks, as far as possible, to address these issues:
- **An ageing population:** Compared to the borough as a whole, the Parish has a significantly higher percentage of older residents, aged 45 and over and in particular those aged 65+. This age bracket has grown considerably between 2001 and 2021. Just under a third of homes are occupied by a single person, with 56% of these occupied by someone aged over 65.
 - **Fewer younger families:** In contrast, the number of people aged 25 to 44 in the Parish decreased quite dramatically between 2001 and 2021, although the number of children, particularly secondary school age has grown.
 - **Few larger homes for social rent:** Both the social rented and private rented sectors have a significantly higher proportion of 1-bedroom dwellings compared to just 2% of owner-occupied properties. Approximately 40% of the owner-occupied dwellings comprise larger (4+ dwellings) in contrast to the social rented sector, which sits at 4% and private rental at 18%.
 - **Few smaller homes to buy:** Homes in the Parish tend to be owner-occupied, detached and large in size in terms of bedroom numbers. Just 2% of owner-occupied homes are 1-bedroom. The proportion of 2-bedroom dwellings in both the social and private rented sectors is more than double that of the owner-occupied properties.
 - **High rates of underoccupancy:** There are high rates of under-occupancy of dwellings with over 80% of homes having at least one spare bedroom and 50% having two spare bedrooms.
 - **Significant proportion of people working from home:** Chobham has a well-qualified community with low unemployment. A significant number of people (46.2% in 2021 census) are working from home. It is unclear if this will change now that the Covid-pandemic is over although nationally there has been a shift.

- **High car dependency:** The Parish has higher than UK average levels of car ownership. Traffic volume through the village centre is high, with a number of HGVs using this route. Of those travelling to work, the vast majority use their cars, usually up to 10km, which takes in some of the larger nearby settlements. Supporting local employment opportunities might encourage less out-commuting.
- **A need to consider an alternative to the car:** 8% of residents have no access to a vehicle. There is no railway station in the Parish; the nearest are at Woking, Sunningdale and Longcross. There are a modest number of bus routes serving the village, connecting the village to neighbouring larger settlements. The number of people walking and cycling to their place of work is very low. Improvements are needed to extend and enhance active travel routes in the Parish.
- **The Parish is home to a number of protected landscapes:** Chobham should retain its rural character and continue to protect the landscapes of local, national and international value.
- **The village centre is thriving:** There is a range of shops, however, as with many other local centres, there is strong competition from larger stores, nearby settlements and the internet.
- **The Pre-Submission Local Plan seeks to remove Chobham village from the Green Belt and amend the Settlement Boundaries:** Whilst there is limited scope for development in the village, there is a need to retain local character and existing open space.
- **Conserving local heritage:** Recorded in the Domesday Book, the Parish is home to a great number of designated heritage assets. These should be preserved for the enjoyment of future generations.
- **Enhancing local facilities:** The Parish benefits from a range of local facilities and amenities. These should be protected and enhanced. There is a desire for additional facilities for younger and older children and teenagers.

3. A VISION FOR CHOBHAM PARISH

VISION FOR THE NEIGHBOURHOOD PLAN

3.1. In consultation with the community, the vision for Chobham to 2038 is:

To achieve sustainable development within Chobham, which respects the rural nature of the Parish, its architectural heritage and environmental assets and which offers housing and community facilities for generations to come.

NEIGHBOURHOOD PLAN OBJECTIVES

3.2. The seven objectives of the Neighbourhood Plan are as follows:

Objective 1: Protecting our special natural environment: We will protect the green and leafy appearance of our surroundings, with its many designated environmental sites and wealth of green spaces. We will support opportunities to enhance the biodiversity of our area, supporting its habitats and local wildlife.

Objective 2: Celebrating our rich heritage and character: We will preserve the heritage assets of the Parish—both above and below ground. We will seek to influence the design of new development, so that it is sustainably designed (all new buildings to be net zero operationally) and contributes to the character of our Parish and the Conservation Area. We will maintain the distinct identity of Chobham and maintain distance from Woking, West End, Knaphill and Windlesham, avoiding urban sprawl.

Objective 3: Ensuring that new housing meets local needs: We will seek to influence the sort of homes being built in our Parish, so that they are built in the most sustainable locations near to local services, and that a mix of housing types is delivered, to include smaller affordable homes and smaller dwellings suited to older people and homes to attract younger families into the Parish.

Objective 4: Supporting a vibrant High Street: We will encourage and facilitate a more diverse range of uses in the High Street that will provide a more viable, accessible and attractive centre and help to support the growth of the Parish's economy. Retailers that meet day-to-day needs, such as a bakery, would be welcomed. Ground floor uses should be retained for service, retail or community use.

Objective 5: Encouraging local employment opportunities: We will seek to safeguard the sites in our area that currently provide jobs in their present use and support sustainable employment opportunities for those who live here, particularly where they will not negatively impact the road network.

Objective 6: Being a 'walkable village': We support opportunities that encourage more walking, cycling and equestrian uses within the village and the wider Parish and which reduce traffic impacts.

Objective 7: A Parish that offers something for everyone: We will seek ways to ensure that all residents have easy access to community facilities, the community green, open spaces, leisure, recreational and cultural amenities. There is a need for additional facilities aimed at children and teenagers.

4. SPATIAL STRATEGY AND HOUSING

POLICY CH1: LOCATION OF DEVELOPMENT

Purpose

- 4.1. This policy sets out the CNP's approach to the location of development within the Parish. It emphasises the importance of new development being directed to the most sustainable locations, near to local services and amenities, which will help to protect the valued green spaces and corridors in the area, the Green Belt, and also to avoid sprawl and coalescence between both the village and nearby settlements, notably Woking, West End, Knaphill, Windlesham, Sunningdale and Ottershaw. It will also help to maintain walkable distances between the main residential areas and the key facilities.

POLICY CH1: LOCATION OF DEVELOPMENT

- 1) Development proposals in the neighbourhood area will be focused within the settlement boundary as defined in *Figures 3 and 4*, or as shown in the Surrey Heath Local Plan 2019 - 2038 once adopted.
- 2) Proposals for development of backland sites, including residential garden land, will only be supported where they would safeguard and where practicable contribute positively to the character and appearance of the local area.
- 3) In determining development proposals, substantial weight will be given to the value of using suitable brownfield land within the settlement boundary of Chobham for either homes, employment uses or other identified needs, or to support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.
- 4) Development proposals in the countryside, outside the settlement boundaries, will be supported where they are in accordance with national and local policy in respect of:
 - a) within the Green Belt, proposals must meet either the exceptions to inappropriate development in the Green Belt, or demonstrate very special circumstances, as set out in the National Planning Policy Framework (December 2024); or
 - b) they bring redundant or vacant agricultural/farm buildings or historic buildings of heritage value back into viable use consistent with their conservation in a manner that does not cause harm in terms of additional traffic; or
 - c) they relate to necessary utilities infrastructure and where no reasonable alternative location is available; or
 - d) they are on sites allocated for development in the Surrey Heath Local Plan or its successor.

Such development should:

- e) not individually or cumulatively result in physical and/or visual coalescence and loss of separate identity of Chobham and its neighbouring settlements Woking, West End, Knaphill, Windlesham, Sunningdale and Ottershaw; and
- f) preserve or enhance the character or appearance of the area, with consideration given to how the proposal will mitigate any impacts on the character, or visual amenity on the landscape; and
- g) be capable of connecting to the movement network to provide access.

Conformity Reference: NP objectives: all; Saved SHBC Local Plan (2000) policies: RE17, H3, M21; SHBC Core Strategy 2012: CP1, CP2, CP3, DM2, DM4, DM5; SHBC Regulation 19 Local Plan: SS1, SS2, HA1, H9, GBC1-GBC4; NPPF (2024): 7, 8, 29, 61, 73, 77, 82-84, 96, 98, 111, 124-126, 129, 130, 135, 142-160, 187

Justification

- 4.2. Chobham Parish, including the village itself, currently lies wholly within the Surrey Metropolitan Green Belt. Whilst the CNP engagement process revealed a strong desire among local people to preserve the Green Belt, the Pre-Submission (Regulation 19) Version Local Plan proposes to inset (remove) the village itself from the Green Belt. To inform the emerging Local Plan, SHBC published the [Chobham Village Green Belt Boundaries Study in 2022](#). This reviewed the extent to which land within the settlement of Chobham continues to contribute to the purposes of the Green Belt as set out in the NPPF. It concluded that much of the settlement of Chobham village itself does not exhibit an open character and does not contribute significantly to the openness of the Green Belt. As a result, the study recommends that the settlement should be excluded from the Green Belt. It also recommends an amendment to the settlement boundary.
- 4.3. Such changes would be brought forward through the new Local Plan. Until the new Local Plan is adopted, *Figure 3* shows the adopted and proposed settlement boundary on a map. *Figure 4* shows the village.
- 4.4. The Regulation 19 Local Plan allocates two sites in the Parish that would deliver approximately 106 homes over the Local Plan period:
- Chobham Rugby Club – 91 units
 - Broadford, Castle Grove Road – identified for 15 units
- 4.5. This is in addition to 52 units already completed and 14 committed. Furthermore, the Chobham Club, 50 Windsor Road has had 9 units, approved in 2023 and currently being built out.
- 4.6. This gives a total of 180 units to be delivered in the new Local Plan period in Chobham Parish.
- 4.7. The emerging Local Plan does not identify a housing figure to be delivered through the CNP directly as it is considered that the units noted above adequately contribute to the overall quantum of housing. As the village will likely no longer be washed over by Green Belt, however, there may be scope for additional windfall sites as well as rural exception sites beyond the settlement boundary, however, historically it has been challenging due to the lack of demonstrable need. There may also be scope in the future for ‘grey belt’ sites to be identified, although this would be undertaken as part of a Green Belt review by the local planning authority.
- 4.8. The CNP therefore does not allocate sites for housing, rather it sets out a series of parameters to support SHBC’s proposed growth strategy. These are:
- Prioritising the use of previously developed (brownfield) sites within the Parish;
 - providing new dwellings in the period 2019 to 2038 on strategic sites in accordance with SHBC’s emerging Local Plan;

- ensuring that the overall quantum of development does not put an unacceptable strain on infrastructure capacity;
- focussing on small-scale residential developments that are sympathetic to their surroundings;
- ensuring that new developments include a mix of housing to meet the needs of local people, considering the current and projected demographic of the Parish;
- ensuring that new development is well connected to the key facilities of the village, and are within walking distance (a guide of 20 minutes is used);
- providing well-designed dwellings (in accordance with the Chobham Design Codes), that are sympathetic to the character of the settlement; and
- restricting 'backland' development, which refers to sites including residential garden land and any land which sits behind the existing development with little or no frontage onto a public highway and which is not visible from the highway.

4.9. Policy CH1 provides a framework to ensure that new development takes place in the most sustainable locations, near to local services and amenities, while protecting the Green Belt, the valued green spaces within the Parish and avoiding sprawl and coalescence with nearby settlements.

Figure 3: Map showing the proposed (Regulation 19) Local Plan Settlement Boundary, Green Belt and other significant designations

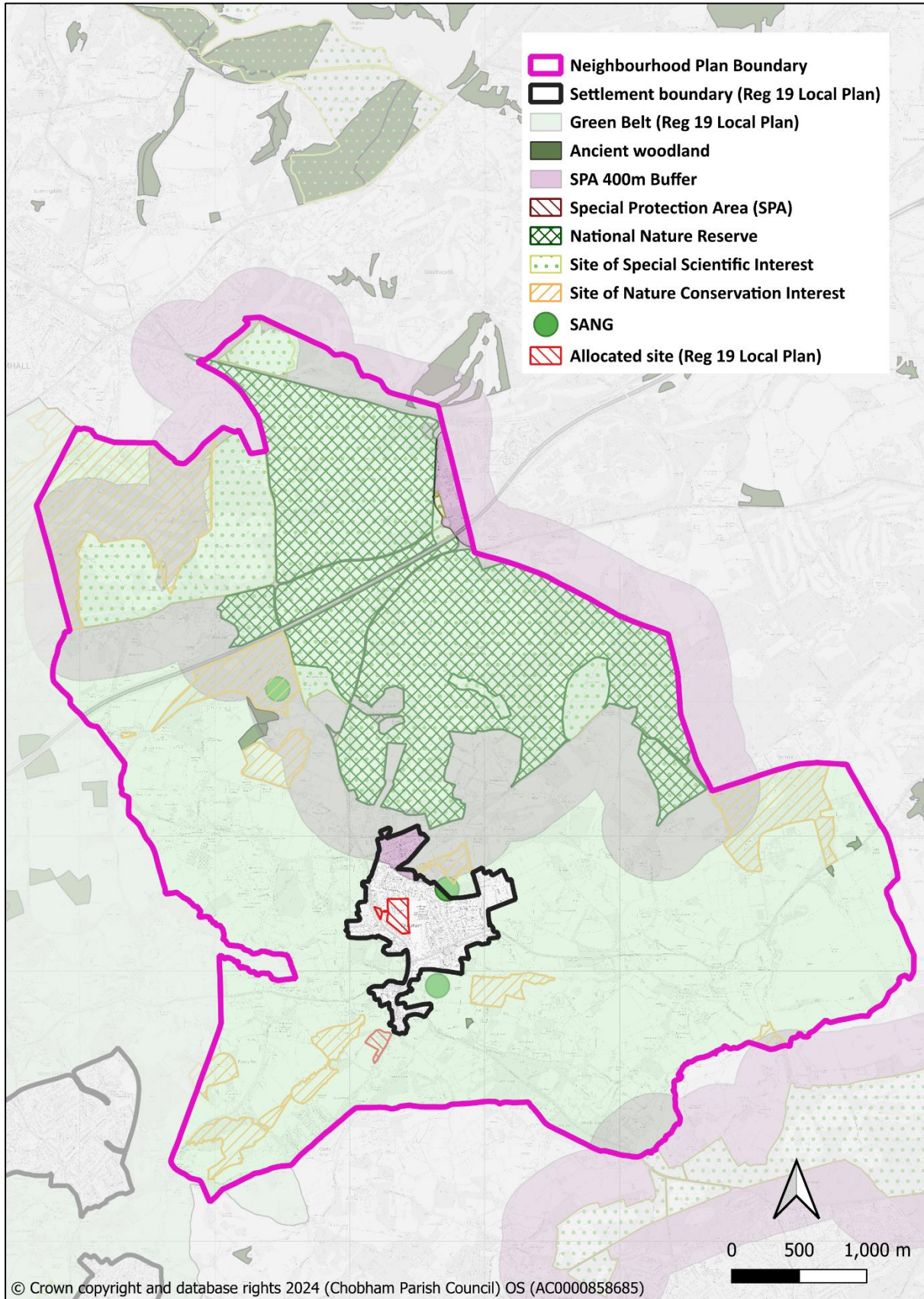
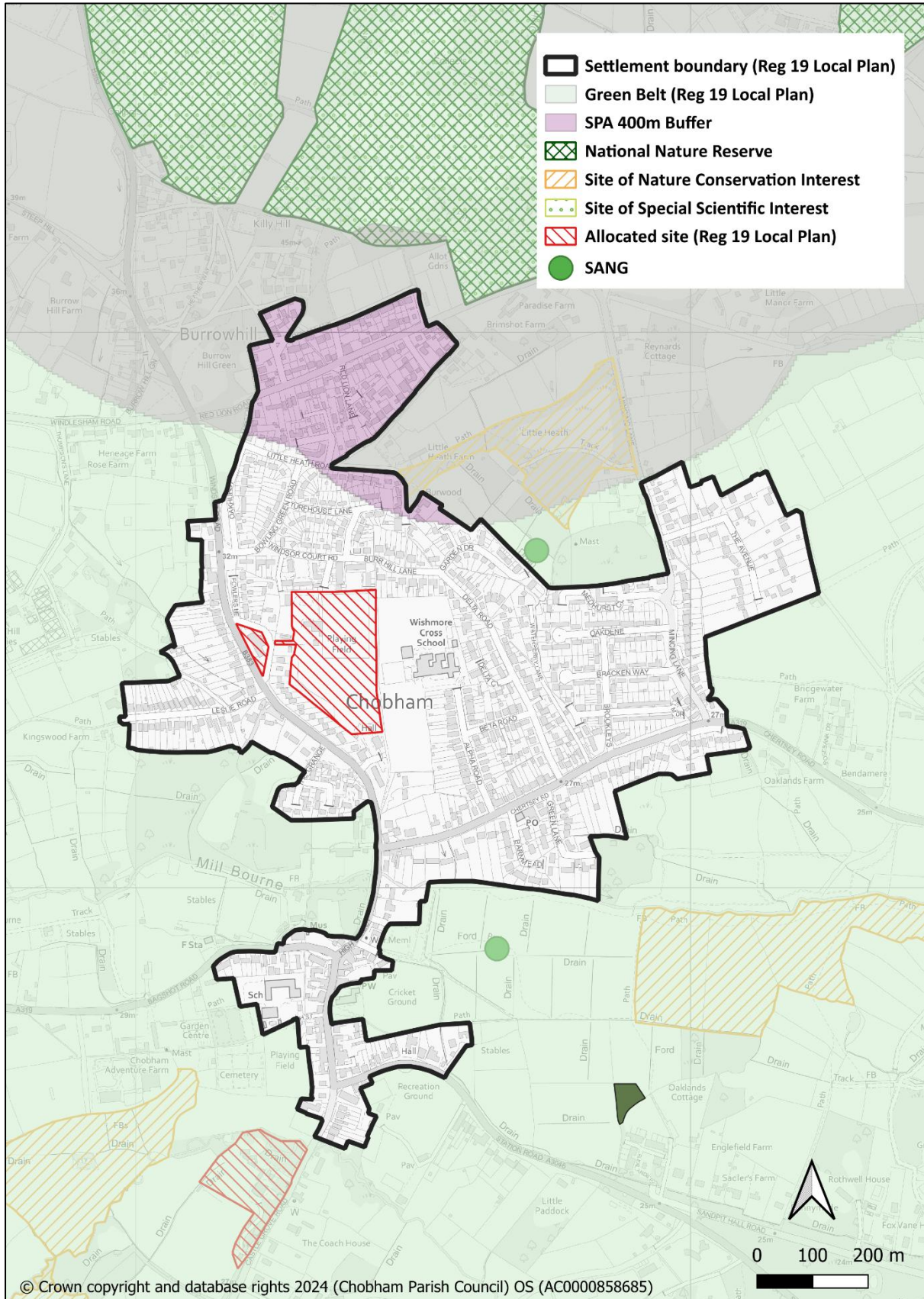


Figure 4: Map showing the proposed (Regulation 19) Local Plan Settlement Boundary, Green Belt and other significant designations (village)



POLICY CH2: MEETING LOCAL HOUSING NEEDS

Purpose

- 4.10. This policy seeks to influence the size, type, mix and affordability of housing development so that it is capable of meeting the specific housing needs of the Parish as well as contributing to the broader strategic housing needs.

POLICY CH2: MEETING LOCAL HOUSING NEEDS

- 1) **Other than in development designed to meet an identified specialist housing need, the mix of housing sizes, types, tenures, and affordability in proposed development should, in so far as is reasonably practicable and subject to viability, assist in meeting needs identified in the most recently available Chobham Local Housing Needs Assessment. As appropriate to their scale, nature and location, development proposals for residential use should respond positively to the following principles:**
 - a) **proposals should deliver an appropriate mix of affordable housing, based on a 40:60 split between social rent and affordable housing for sale (intermediate housing) subject to viability.**
 - b) **proposals that enable greater affordability uplift and prioritise local people (see Glossary) when it comes to allocating housing will be particularly supported. Proposals for First Homes that enable an uplift of up to 50% to the discounts provided to assist single occupants on median and lower quartile income, will be supported. Where such an uplift is demonstrated to be unviable, proposals for First Homes should provide at least a 30% discount. Wherever practicable, proposals for First Homes should seek to prioritise those with a local connection to Chobham Parish and key workers.**
- 2) **Residential development that could reasonably be expected to meet the needs of older people (by virtue of its size and location) should demonstrate how it has reflected the Housing our [Ageing Population Panel for Innovation \(HAPPI\) principles](#) and the guidance contained in the RTPI's "[Dementia and town planning: Creating better environments for people living with dementia](#)".**
- 3) **Development proposals for self- and custom build housing will be supported where they otherwise comply with development plan policies.**

Conformity Reference: NP objectives: 3; SHBC Core Strategy 2012: CP5, CP6, DM5; SHBC Regulation 19 Local Plan: H5, H6, H7, H9, H10; NPPF (2024): 61, 63, 64, 66, 67, 68, 71, 82, 83, 89, 156, 157

Justification

- 4.11. It is important that any new residential development within Chobham Parish addresses local housing needs.

Adopted SHBC policy:

- 4.12. Policy CP5 (Affordable Housing) of the adopted 2012 Core Strategy states that the Borough Council will promote a range of housing types and tenures which reflect the demand for market housing and need for affordable housing, including accommodation for specialised needs. The Borough Council will encourage market housing and unless evidence of housing need or viability suggests otherwise, generally expect intermediate affordable and social rented units to be provided in accordance with the Strategic Housing Market Assessment or other subsequent assessments. It promotes the mix as shown in *Figure 5*, based on the Strategic Housing Market Assessment (2009):

Figure 5: Indicative housing mix promoted through the adopted Core Strategy, 2012

	1-bed	2-bed	3-bed	4+ bed
Market	10%	40%	40%	10%
Intermediate	20%	40%	40%	-
Social Rented	35%	30%	20%	15%

Proposed SHBC policy:

- 4.13. To inform the emerging Local Plan, a [Surrey Heath Housing Needs Assessment](#) (SHHNA) was prepared and published in 2024. It indicates a need for a mix of dwellings across the borough over the period 2019 to 2040 as shown in *Figure 6*.

Figure 6: Indicative housing mix promoted through the emerging Local Plan (source: SHHNA, 2024)

	1-bedroom	2-bedroom	3-bedroom	4-bedroom
Market	5%	35%	35%	25%
Affordable home ownership	20%	45%	25%	10%
Affordable housing (rented)	30%	30%	30%	10%

- 4.14. Draft policy H5 (Range and mix of housing) of the Regulation 19 Local Plan suggests that the proposals for housing should reflect this housing need or any other update, which may be explored as part of a Neighbourhood Plan. Hence the Neighbourhood Plan has undertaken to provide this more local detail at the Parish level. A Local Housing Needs Assessment (CLHNA) was prepared for Chobham in 2023, building on the work of the Surrey Heath LHNA at the strategic level and drawing on national datasets and population forecasts. In addition, a housing survey of the local residents was undertaken. The findings revealed the following:

- 4.15. **There is an imbalance of property sizes (measured by the number of bedrooms available in each dwelling) available within Chobham.** The majority of homes in the Parish are owner occupied. Within this, however, the Parish has fewer 1- and 2-bedroom market properties available when compared to the wider region. In light of the aging population and the proportionately high number of (particularly older 65+ years) people living alone, this lack of smaller (in terms of numbers of bedrooms) homes could restrict opportunities for people to downsize to a more manageable property. This is a concern in Chobham, evidenced by the significant percentage of homes that are under-occupied (81%, source: Chobham Local Housing Needs Assessment, based on Census data), when compared to the borough and wider area. Local surveys support this finding with residents commenting on the lack of opportunities to downsize locally.
- 4.16. Equally, the lack of smaller market homes makes it more difficult for first time buyers to purchase locally. This is evidenced by the numbers of residents in the younger (25-45 age bracket), which has fallen significantly between 2001 and 2021 (an 18% drop compared to 10% across the borough) and is forecast to fall further by 2041. Interestingly, the number of those aged 15 to 24 is also significantly higher in Chobham than for the wider borough. This could suggest that children are living longer at home – into early adulthood – because of an inability to identify a suitable and affordable home locally.
- 4.17. There are fewer larger, 3- and 4-bedroom, affordable homes available in the Parish when compared to other dwelling sizes. This could make it difficult for larger families on median to lower quartile incomes to afford to purchase or rent locally. A potential size profile for Chobham, which would help to redress this imbalance, whilst continuing to provide family-sized homes, could be as shown in *Figure 7*, which does not impact the overall provision, just the provision in terms of market/affordable.

Figure 7: Potential dwelling size mix for Chobham (overall housing on site)

	1-bed	2-bed	3-bed	4+-bed
Market	10-15%	25-30%	35-40%	15-20%
Affordable Intermediate housing	10-15%	45-50%	30-35%	10-15%
Affordable Housing (rented)	30-35%	25-30%	30-35%	10-15%
All dwellings	15-25%	25-30%	30-35%	15-20%

- 4.18. **Affordability of properties in Chobham is a challenge for many.** The price paid information assembled for the CLHNA report indicates that there is a price premium for property in Chobham, in particular for homes at the median and low quartile scale, which makes affordability a greater issue for the Parish than other parts of the borough. House prices tend

to outstrip average earnings locally, with the median and lower quartile affordability ratios standing at 11.58 and 13.05 respectively in 2021. Given that historic mortgage lending is based upon 3.5 to 4 times earnings, it highlights the difficulty for first time buyers and for households in moving to a larger property without significant capital support.

- 4.19. Whilst there is no requirement to provide First Homes, the introduction of this housing product presents an opportunity for local authorities to require higher discounts on these affordable homes (intermediate housing) for sale, where the need can be evidenced locally. Within Chobham, the CLHNA reveals that there would be a benefit to raising discounts on some or all of any First Homes delivered as part of the affordable housing on the sites, in order to enable those in single-person median and single/2xearner lower quartile earnings the opportunity to enter the housing market.
- 4.20. SHBC's [First Homes Policy Guidance Note](#) does not propose an uplift to the minimum discount applied to First Home properties. In light of the HNA prepared for Chobham, the CNP would support a discount of up to 50% where this is shown to be viable.
- 4.21. **The right mix of lower cost market housing, intermediate housing and social/affordable rent is needed locally.** The modelling suggests that the Parish has an estimated affordable housing need for 120 lower cost market housing over the plan period. There is adequate stock of affordable housing to rent.
- 4.22. This is in contrast to the SHHNA, and Policy H5 of the emerging Local Plan, which suggests the inverse. This could be explained by the rural nature of the Parish, when compared to more urban parts of Surrey Heath. Additionally, the Parish already has a higher percentage of affordable rented properties when compared to the borough (12.2% of households compared to 9.6% of households).
- 4.23. There may be good reasons for the sites to consider the SHHNA-wide tenure projections, particularly if it allows SHBC to meet needs that arise elsewhere in the borough. The CNP would therefore support the provision of greater numbers of affordable housing for sale with a proposed split of approximately 40% affordable rent and 60% intermediate homes. This proposed split acknowledges the emphasis on affordable intermediate, but recognises that homes delivered in the Parish will contribute to the broader strategic affordable need.
- 4.24. **The number of affordable homes required by the Local Plan must be delivered.** Policy HA1 allocates 91 new dwellings in Chobham. Using a 40% requirement for affordable housing, this would deliver approximately 36 affordable dwellings across the period. The addition of completed and committed sites would contribute to this figure.
- 4.25. **The community in Chobham is ageing.** The number of those aged 65+ in Chobham has risen by 31% since 2001. Policy H6 (Specialist Housing) of the emerging (Regulation 19) Local Plan makes provision for specialist housing, including care and extra care spaces, to serve those in the borough. Given the limited scope of available space in Chobham for development, it is unlikely that this provision will take place locally. Therefore, it will be important to ensure that

any housing developed in the Parish is accessible and adaptable to meet people's changing needs over their lives, so that they can stay at home for longer. Policy H5 (Range and Mix of Housing) proposes that all homes should meet Building Regulations Part M4(2) (or subsequent standards) and that on sites of 20 or more net new units, at least 5% of new homes and 10% of affordable homes should meet Building Regulation M4(3)(2)(a) unless site specific constraints can be demonstrated. The [Building Regulations 2010 Access to and Use of Buildings](#) contains guidance on this matter. The Neighbourhood Plan supports this approach.

- 4.26. In addition, the Housing our Ageing Population Panel for Innovation (HAPPI) has, since 2009, developed ten [principles for good design of housing](#) generally. Many of the principles are recognisable from good design generally - good light, ventilation, room to move around and good storage - but they have particular relevance to the spectrum of older persons' housing which needs to both offer an attractive alternative to the family home and be able to adapt over time to meet changing needs. The ten principles are:
- Space and flexibility
 - Daylight in the home and in shared spaces
 - Balconies and outdoor space
 - Adaptability and 'care ready' design
 - Positive use of circulation space
 - Shared facilities and 'hubs'
 - Plants, trees, and the natural environment
 - Energy efficiency and sustainable design
 - Storage for belongings and bicycles
 - External shared surfaces and 'home zones'
- 4.27. Good design to deliver these criteria is particularly important for smaller dwellings, including smaller homes (in terms of bedroom numbers), apartments and bungalows. Such developments must ensure that it is aimed at meeting the needs of older people as well as the younger working population.
- 4.28. Housing should be designed to support the needs of those living with disabilities. The Royal Town Planning Institute's guidance "[Dementia and town planning: Creating better environments for people living with dementia](#)" should inform planning applications.
- 4.29. Rural exception sites can be a helpful mechanism to bringing forward affordable housing locally. The CNP would encourage the consideration of the setting up of a Community Land Trust to identify potential areas of land.

5. CHARACTER, HERITAGE, AND DESIGN

POLICY CH3: CHARACTER AND DESIGN OF DEVELOPMENT

Purpose

- 5.1. This policy seeks to ensure that new development is in keeping with and contributes positively to the local character of the village and wider Parish.
- 5.2. Good quality design can improve social wellbeing and quality of life by improving the built environment, reducing crime, improving public health, easing transport problems and providing supportive neighbourhoods. The policy seeks to encourage development proposals within Chobham to comply with the highest design standards.
- 5.3. The policy and its supporting text add greater detail to the Core Strategy policies, in particular Core Strategy Policy CP2 (Sustainable Development and Design).

POLICY CH3: CHARACTER OF DEVELOPMENT

- 1) **As appropriate to their scale, nature and location, development proposals should have a landscape-led approach and demonstrate a high-quality of design which:**
 - responds and integrates well with its context and surroundings; and
 - meets the changing needs of residents.
- 2) **As appropriate to their scale, nature and location, development proposals should conserve and, where practicable, enhance the character of the Conservation Area and/or Character Area in which it is located (as shown on *Figures 8 and 9*, described in the Chobham Design Guidance and Codes, Appendix B).**
- 3) **The scale, character, and siting of the proposal should respect the landscape and its features, valued views into and out of the settlement, the local streetscape and heritage assets. It should reflect the architectural variety found locally, using materials that are in keeping with those used in existing buildings in the immediate locality. Innovation in design will be supported where this demonstrably enhances the quality of the built form in a local character area.**
- 4) **Development proposals should demonstrate how they have sought to address the following matters as they are appropriate to their scale, nature and location:**
 - a) **the Chobham Design Guidance and Codes, drawing on the [Surrey Heath Residential Design Guide](#), the [Surrey Landscape Character Assessment \(Surrey Heath Borough\)](#) and the Chobham Conservation Area Character Appraisal; and**
 - b) **make a positive contribution to the visual appearance of the main approaches into Chobham village (Bagshot Road, Station Road, Windsor Road, Chertsey Road, Windlesham Road and Castle Grove Road). Improvements and enhancements should include, where appropriate, additional tree planting, the enhancement of roadside green spaces (for instance through planting) and wider green infrastructure improvements that are identified as being necessary; and**

- c) incorporate soft landscaping and other boundary treatments including the retention and enhancement of established trees and hedgerows, or the replacement of these if not possible; and
 - d) provide adequate vehicular access, space for cycle parking and storage and vehicular off-road parking for residents, visitors and service vehicles, in accordance with the adopted [Surrey Parking Guidance](#), or any more recently adopted standards; and
 - e) ensure no unacceptable loss of amenity for neighbouring uses through the loss of privacy, loss of light or visual intrusion on the views and surroundings that create the backdrop to an area.
- 5) Where development sites abut open countryside, development on the rural boundary edge should mitigate any detrimental visual impacts on the countryside. This should be achieved through:
- a) the siting of lower density development at the rural boundary of the site in order to provide a gradual transition from the built form to open countryside;
 - b) the inclusion of meaningful and characteristic landscape buffers to help ensure an appropriate transition from built development to open countryside
 - c) a layout that clearly minimises the visual impact of any larger buildings on both the open countryside and existing village-scape.

Conformity Reference: NP objectives: 1, 2; SHBC Core Strategy 2012: CP2, DM9; SHBC Regulation 19 Local Plan: E8, DH1, DH2, DH3, DH7; NPPF (2024): 73, 77, 84, 96, 109, 129, 130, 131-140, 187, 203

Justification

Local Character

- 5.4. Both the underlying geology and landscape, coupled with the activities of past generations of people and development, have created the features that give the Parish its distinctive identity today. This process has been gradual, taking place over many centuries, and the settlement that exists today has a distinctiveness that derives from variety. The village contains heritage assets of all kinds, including characterful buildings, historic landmarks and archaeological features, both exposed and still beneath the ground.
- 5.5. From a built heritage perspective, the Chobham Conservation Area designation covers the historic village centre and immediate surrounds. The [Chobham Conservation Area Character Appraisal](#) details defining features of the Conservation Area that contribute to the local historic and rural character. For example, the listed buildings, building and plot layout, the Bournes (rivers), hedgerows, tree lined streets, and open spaces. It also identifies that a variety of building styles and materials are evident, but the strong influence of the 18th century is reflected in the mainly brick and stucco fronts, which often concealed earlier timber framed buildings. Some timber framed cottages are still evident today.
- 5.6. The Parish contains 72 listed buildings, 28 of which are in the Conservation Area, and two scheduled monuments. All the listed buildings are Grade II, with the exception of the Church of St Lawrence, which is Grade I. A further 33 heritage assets in Chobham Parish, which are considered to be of local importance, are included in [SHBC's Local List](#) (2010). Details of the

assets in Chobham can be found in the [List of Historic Buildings in Surrey Heath](#). Surrey Heath consulted on an update to the Local List in early 2024, although this has not yet been published.


- 5.7. From a landscape character perspective, the [Surrey Landscape Character Assessment for Surrey Heath Borough](#) was prepared in 2015. It defines the landscape character areas and describes the features of each that make them special. The following landscape Character Areas can be found in Chobham Parish.
- **Windlebrook and Southern Bourne River Floodplain (RF5)** – In the southern part of the Parish, this comprises flat, low-lying floodplain within the surrounding heathland landscape. The character area is predominately pastoral, with wet meadows and the occasional arable fields. There are pollarded trees and riparian vegetation and woodland along the main watercourses and tributaries across the character area, and a good network of hedgerow field boundaries elsewhere. The area includes the edge of Chobham Conservation Area and a number of areas, including Chobham Water Meadows, are designated as Sites of Nature Conservation Importance for their species-rich grassland, wet meadows, marsh and wet woodland.
 - **Windlesham to Knaphill Settled and wooded sandy farmland (SS7)** – A relatively large, convoluted character area to the south of Windlesham. It has a consistent mix of farmland, woodland and settlement across its extent, in contrast to surrounding character areas which are either more enclosed with more extensive areas of woodland, or more open heath. It abuts the Chobham Conservation Area.
 - **Chobham East Settled and wooded sandy farmland (SS8)** – This is located to the north of Woking. It consists of two parts, either side of the Bourne river floodplain. It is defined by the edges of river floodplain, the settlement edge of Chobham to the west, and areas of heathland and woodland to the north, south and east. The character area consists of pastoral and arable farmland with occasional areas of woodland. Fields and paddocks, particularly within the north-western part of the character area have a good hedgerow structure along their boundaries, but some fields, mainly the larger fields to the south and east have lost their hedgerows.
 - **Chobham Sandy Heath and Common (SH2)** – This Character Area lies to the north of Chobham and is defined by the extent of relatively intact heath and common. Although a gradual transition in places, the surrounding character areas are settled with housing or farmland and have almost no intact heathland or are continuous woodland. The Character Area is formed from Chobham Common, and heathland on Stanners Hill (adjacent to the south-east of Chobham Common), an area of heathland which accommodates part of Sunningdale golf course (adjacent to the north-west of Chobham Common), plus a small extension of heath at the northern end of the character area. Although used as a golf course, the area to the north-west still retains the character of heathland. The character area is formed from large extensive tracts of open heath, with scrub and varying sized tree groups.
- 5.8. Further detail on locations can be found on the [Landscape Character Area map](#).

5.9. For the Neighbourhood Plan, consultants, AECOM, were commissioned to prepare a Design Guidance and Codes for Chobham. The work identified four Character Areas, which are considered to display characteristics unique to their boundaries. A summary of each is provided in *Table 2* and fuller descriptions are provided in the Chobham Design Guidance and Code, published April 2023 (Appendix B), which forms an integral part of the CNP. The Guidance sets out detailed design considerations for each of the Character Areas, that should be taken into account within any development proposals. These are mapped in *Figure 9*, with extensions added to take into account the changes to the settlement boundary proposed in the emerging Local Plan.

Table 2: Local Character Areas in Chobham Parish

Character Area	Example photograph
<p>Village Centre: The Village Centre Character Area contains the historic settlement of Chobham, defined by the Conservation Area. The character of the Village Centre is detailed further in the Chobham Conservation Area - Appraisal 2001.</p>	

Character Area	Example photograph
<p>Primary residential: This area contains a varied mix of housing mainly to the north of, and well connected to, the Village Centre. These residential areas are the most compact in the Parish. Development of this Character Area started during the early 20th century. Before 1912, Alpha Road, Beta Road and Delta Road south of Beta Road were developed. By 1946, Delta Road was extended north of Beta Road to a cul-de-sac and the Leslie Road area was developed. By the 1960s, this area extended to the east with the grid layout Brookleys area.</p>	
<p>Boundary residential: This area is primarily residential, and provides a gradual transition between the built-up Primary Residential Area Character Area and open woodlands and meadows of the Rural Hinterland Character Area.</p>	

Character Area	Example photograph
<p>Rural hinterland: A peaceful landscape of woodland and meadows with limited urban influence and an abundance of wildlife. There is a light scattering of commercial premises, including agricultural supply stores and the Fair Oaks Airport, as well as low density groups of dwellings, such as those at Shrubbs Hill and Mimbridge, and large estates and farmsteads. The type and age of these development areas is varied.</p>	

- 5.10. The character across each Character Area ranges in style, age, size, and housing densities. For each area to maintain its character, a balance needs to be struck between the scale, bulk, density, and height of the built form and that of open green spaces and, where relevant, the countryside.
- 5.11. All development should be designed to a high quality and reinforce and enhance local character, heritage assets and the rural setting of the area. The density of development should create a character that is appropriate to the site’s context, including the landscape in which it is set, whilst making best use of the land available. Lower density housing should be located towards the outer edges of the settlement where it abuts open countryside, to maintain views from and into the area. Part 2 of the policy seeks to ensure that development proposals should conserve and, where practicable, enhance the character of the Conservation Area and/or Character Area in which it is located. In circumstances where land that does not fully reflect those of a wider character area, or where the balance of the importance of the proposals outweighs its impact on the character area, the Borough Council will be able to make decisions based on the contents of the overall development plan and all material planning considerations.
- 5.12. Development should have regard to both the character of the area in which it is set and to the character of the area overall. *Figure 8* provides a map of the heritage assets, Conservation Areas, Scheduled Monuments and Character Areas. It also shows where there are [County Sites of Archaeological Importance](#). *Figure 9* focusses on the village.

Figure 8: Map showing Character Areas and other built heritage assets

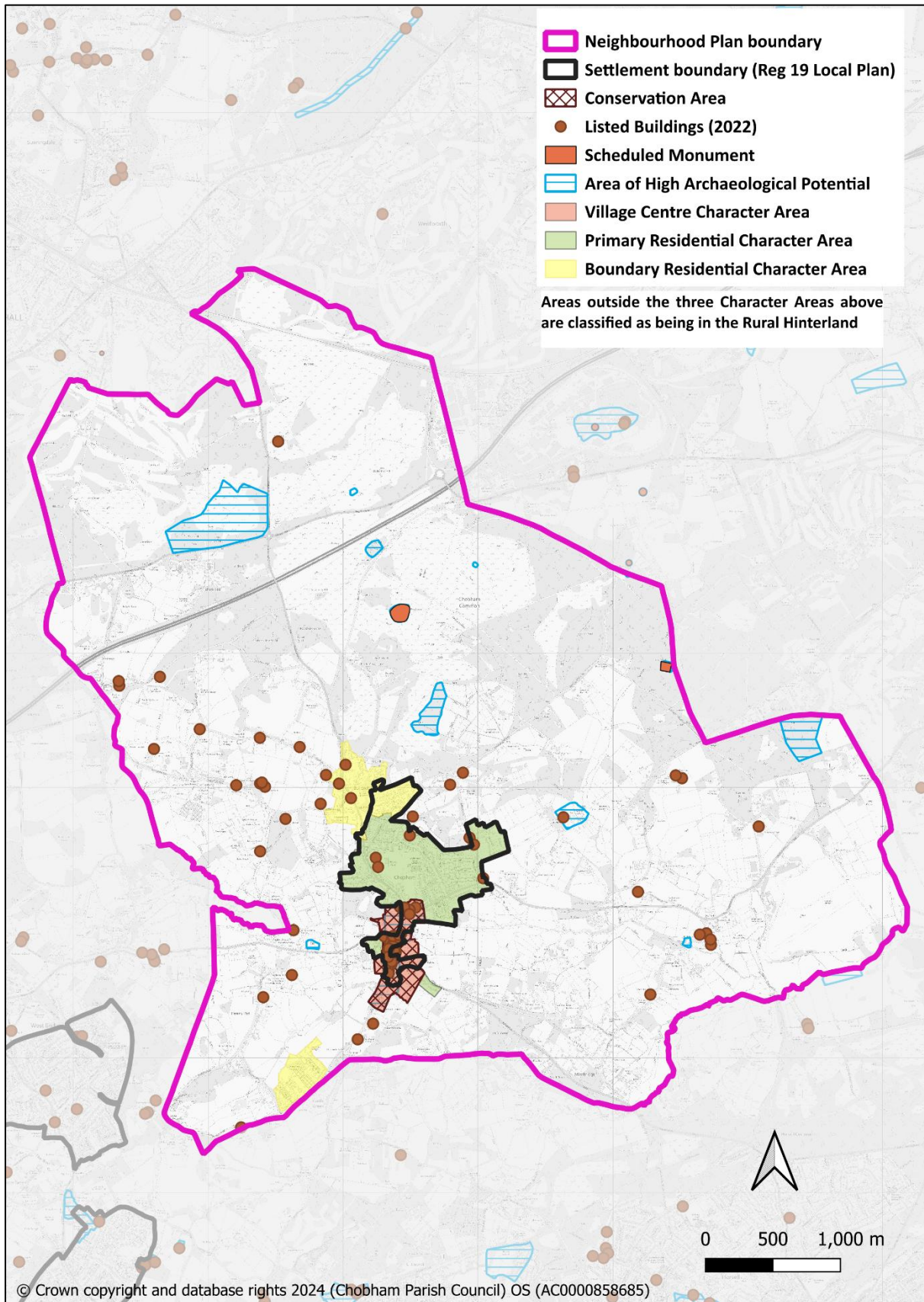
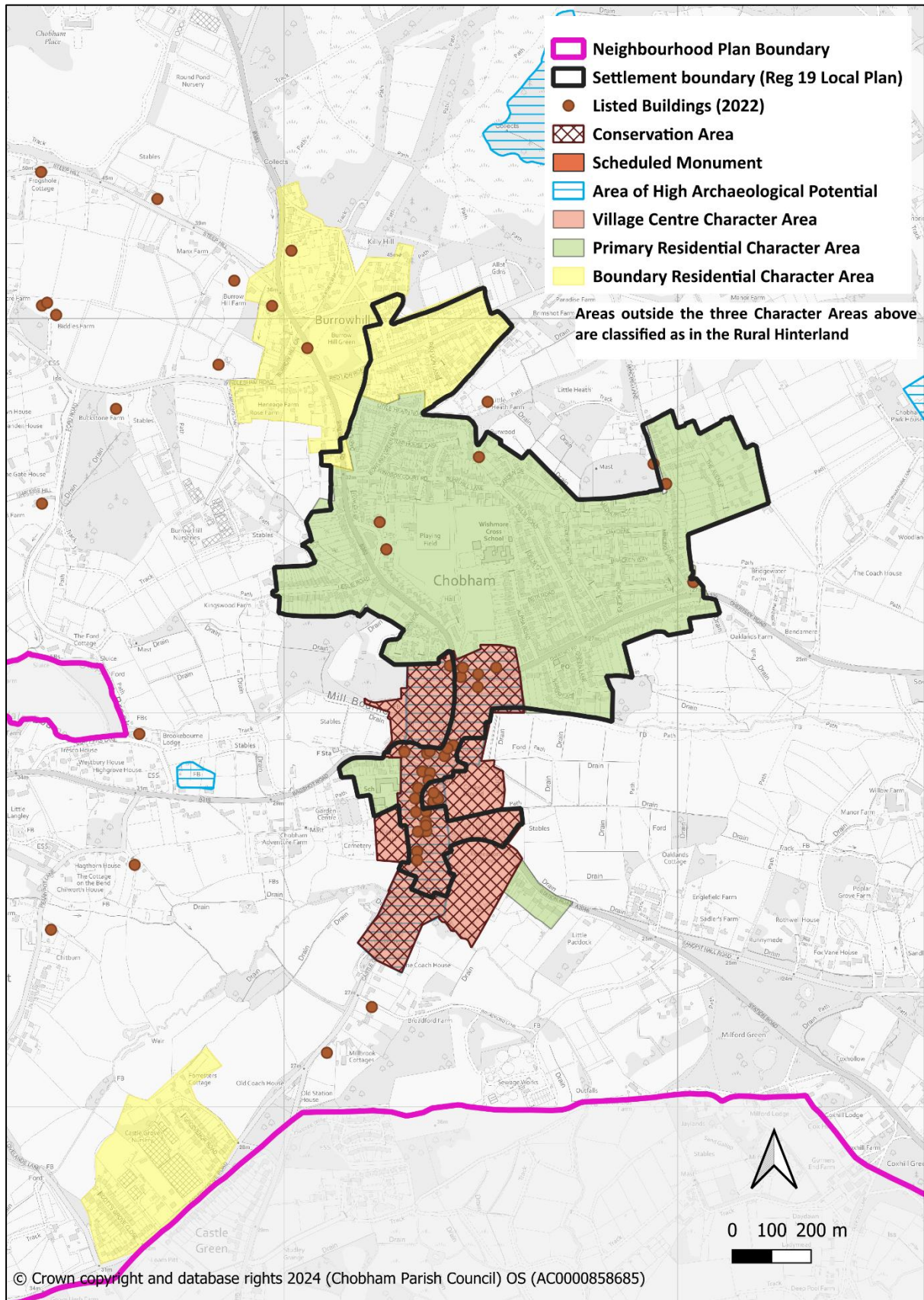


Figure 9: Map showing Character Areas and other built heritage assets (village inset)



High quality design

- 5.13. The importance of good design has received renewed attention over recent years. In October 2019, a new [National Design Guide](#) was launched, forming part of the Government’s collection of Planning Practice Guidance. The document sets out the ten characteristics necessary for creating a well-designed place, contributing to its physical character, a sense of community and addressing environmental issues affecting climate. The [National Model Design Guide](#) expands on the ten characteristics and was used in the creation of the Chobham Design Guidance and Codes.
- 5.14. Furthermore, the guide [Building for a Healthy Life 2020](#) is the Government-endorsed industry standard for the design of new housing developments. It is a tool for assessing the design quality of homes and neighbourhoods. The criteria also link to other standards for housing design, including the Housing Quality Indicators (HQI) standards and Secured by Design. It should be used to inform development proposals along with other policies contained within this plan to achieve the industry standard’s ‘Building for a Healthy Life’ commendation.
- 5.15. Within the context of the emerging Local Plan and the site being allocated for potential development in Chobham village, the Chobham Design Guidance and Codes (Appendix B) should be applied to all development proposals in the Parish including the strategic site allocations. They have been developed by consultants, AECOM, in consultation with the community and seek to embed three core objectives within local design:
1. Integrate development with the historical architecture
 2. Contribute to the rural village lifestyle and character
 3. Protect and enhance the landscape setting
- 5.16. A series of locally specific design guidance and codes have been developed to address these objectives, with *Figure 10* providing an overview.

Figure 10: Overview of factors considered in the Design Guidance and Codes

Code	Prefix	When to use the code
Local Architecture (LA01)	LA01.1	Building height, scale and roofscape. Code to be applied when determining the height and roofscape of development in the Neighbourhood Area.
	LA01.2	Fenestration and architectural details. Code to be applied when determining the fenestration and architectural details of development in the Neighbourhood Area.
	LA01.3	Architectural materials and colour palette. Code to be applied when determining the architectural materials and colour palette of development in the Neighbourhood Area.
Rural Village (RV02)	RV02.1	Village streets. Code to be applied to development that proposes new streets in the Neighbourhood Area.
	RV02.2	Plot and building layout. Code to be applied to development that proposes new plots, new buildings or extensions in the Neighbourhood Area.
Landscape Design (LD03)	LD03.1	Landscaping. Code to be applied to development in the Neighbourhood Area to ensure locally distinctive and wildlife friendly landscape design.
	LD03.2	Boundary treatments. Code to be applied to development in the Neighbourhood Area to ensure locally distinctive boundary treatments.

5.17. Policy CH3 has a close relationship with Policy CH4 (Energy Efficiency and Design) of this Plan. Where it is appropriate to do so developments should take account of both policies.

POLICY CH4: ENERGY EFFICIENCY AND DESIGN**Purpose**

5.18. This policy seeks to ensure that development meets the highest environmental standards in terms of its construction, materials and energy use. This will help to mitigate against climate change and contribute to achieving the national target of zero net carbon by 2050.

POLICY CH4: ENERGY EFFICIENCY AND DESIGN

- 1) Development proposals which incorporate design and environmental performance measures and standards to reduce energy consumption and climate effects will be supported, subject to compliance with other policies in this Plan.**
- 2) Proposals should seek to incorporate the following sustainable design features as appropriate to their scale, nature and location, where financially viable, practicable and where measures will not have a detrimental impact on character, landscape and views:**
 - a) siting and orientation to optimise passive solar gain. Reduced fabric heat loss should be prioritised so that incidental room heat gains can become primary heat sources.**
 - b) designing development in a way that will help to reduce overheating in warmer months.**
 - c) the use of high quality, thermally efficient building materials.**
 - d) installation of energy efficiency measures such as loft and wall insulation and double glazing.**
 - e) incorporating on-site energy generation from renewable sources such as solar panels, ground and air source heating and energy generation etc.**
 - f) reducing water consumption using water re-use measures including rainwater harvesting, surface water harvesting and/or grey water recycling systems.**
 - g) non-residential developments should aim to meet the Buildings Research Establishments BREEAM building standard 'excellent'.**
 - h) residential dwellings should aim for an EPC rating of B or above.**
 - i) providing low carbon sustainable design and avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and, only where necessary, off-site measures to deal with any remaining emissions.**
- 3) Proposals for the retrofitting of buildings, including listed buildings and non-designated heritage assets, to reduce energy demand and to generate renewable energy will be supported where they safeguard the character, appearance, features, interest, and setting of the building concerned.**
- 4) Proposals for individual and community scale energy schemes, for instance the installation of solar panels on community and public sector buildings, will be supported subject to the following criteria:**
 - a) the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and**

- b) the proposed development does not create an unacceptable impact on the amenities of neighbouring residents; and**
- c) the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.**

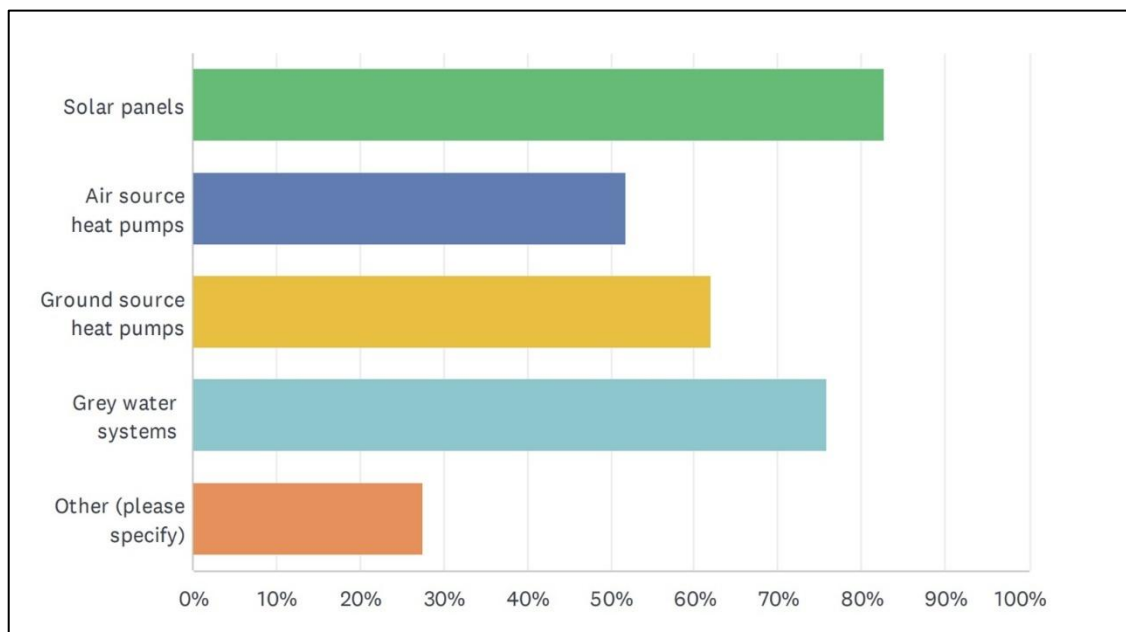
Conformity Reference: NP objectives: 1; SHBC Core Strategy 2012: CP2, DM8, DM9; SHBC Regulation 19 Local Plan: SS3a, SS3b, E5, E6, DH1, DH4, DH8; NPPF (2024): 131-140, 161-167

Justification

- 5.19. On 12 June 2019 the Government voted to amend the [Climate Change Act 2008](#) by introducing a new target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target. This is a demanding target, which will require everyone to be engaged, from households and communities to businesses and local and national government. As part of this, the government has set an interim target to cut the country's greenhouse gas emissions 78% by 2035 compared to 1990 levels.
- 5.20. Being '2050 ready' means that new development will be required to have minimal energy use and net carbon emissions. The introduction of the Future Homes Standard in 2025 will require CO₂ emissions produced by new homes to be 75-80% lower than those built to current standards. Homes will need to be 'zero carbon ready', with no retrofit work required to benefit from the decarbonisation of the electricity grid and the electrification of heating. Fossil fuel heating (such as gas boilers) will be banned in new homes, with an expected shift to reliance on heat pumps and heat networks.
- 5.21. Unlike Local Plans, Neighbourhood Plans are more limited in what they can dictate in terms of environmental standards, as they must conform to the minimum requirements as set out by national policy and building regulations. The CNP can, however, strongly encourage the design and layout of new development to maximise its potential to be as energy efficient as possible and to encourage the use of renewable energy.
- 5.22. The Code for Sustainable Homes was withdrawn by the Government in 2015 and this has been replaced by new national technical standards which include new additional optional Building Regulations regarding water and access as well as a new national space standard (this is in addition to the existing mandatory Building Regulations). In addition, [BREEAM](#) is a widely recognised, accredited, independent method for assessing environmental performance of non-residential buildings. Until superseded by nationally prescribed standards, the BREEAM standards for non-residential and multi-residential buildings by nationally recognised certification bodies may also be accepted. For domestic dwellings it is considered that new home developments should aim for an EPC rating of B or above, as currently no standard is set.
- 5.23. Surrey County Council declared a climate emergency in July 2019, as a response to the need to act locally and in the context of climate change impacts being observed at the local level: dry riverbeds, reduced water supply, intense weather events, localised flooding and loss of habitats and species. It supports a range of projects designed to help adapt to climate change and these have informed the Neighbourhood Plan.

- 5.24. SHBC too declared a climate emergency in October 2019 and principles are embedded in the emerging Local Plan. Policies SS3a and SS3b of the emerging Local Plan support development proposals to be designed to enable significant carbon dioxide emissions reductions and more sustainable energy sources, through energy efficiency improvements and facilitating low and zero carbon technology to ensure development supports a path to net zero emissions by 2050.
- 5.25. At the local level, the Community Survey revealed support for the integration of sustainable design features in new development. This is shown in *Figure 11*, with other features mentioned including small wind turbines, provision of recycling facilities, and ensuring that properties are adequately insulated.

Figure 11: Feedback from the community related to sustainable design features



- 5.26. There was a fair amount of support for a community-scale energy scheme, for instance a small-scale solar installation potentially to make use of former brownfield or agricultural sites. There was also a suggestion as to whether local watercourses, notably the River Bourne, had the potential to provide a green technology resource offering heating and / or cooling. The feasibility of such a solution would need to be considered, in discussion with the owners of the river.
- 5.27. Overall, there is an opportunity to improve and promote sustainability in the neighbourhood area, which would help to deliver the government’s climate change targets, including:
- following basic passive environmental design including use of efficient and insulative materials – the CNP promotes the use of high levels of thermal insulation and airtightness for all building types to limit the installed peak heat loss, typically to ~10W/m². The insulant should be chosen to achieve the lowest practicable U-value.
 - integrating renewable energy systems into new development, including existing and new public buildings;

- reducing water consumption including through grey water systems;
- supporting community-scale energy schemes; and
- promoting sustainable forms of transport through priority systems for pedestrians and cyclists.

5.28. The incorporation of renewable energy features may be considered to have a detrimental impact on local character, view and landscape. Therefore, developers should consider using solutions such as solar roof tiles, which may be more sympathetic than conventional panels.

5.29. Retrofitting of existing properties is supported and further guidance can be found in Historic England's [Retrofit and Energy Efficiency in Historic Buildings](#) Technical Advice note.

POLICY CH5: MINIMISING THE RISK OF FLOODING**Purpose**

- 5.31. The character of Chobham Parish is largely influenced by hydrogeological features, including watercourses, agricultural land drains, roadside ditches and springs. These are each vulnerable to development, and in fact there have been multiple incidents of flooding notably impacting the southern part of the village.
- 5.32. Whilst flooding issues are generally dealt with at the strategic level, the CNP presents an opportunity to encourage effective sustainable drainage solutions that can add additional capacity and flexibility to water drainage systems in cost effective ways.

POLICY CH5: MINIMISING THE RISK OF FLOODING

- 1) The net increase in wastewater generation and the impact on the local sewerage and drainage network should be carefully considered in any new development proposal. Where surface water disposal options are available, development proposals will be supported where it is demonstrated that its surface water drainage will not add to existing site runoff, enter any foul-combined sewer network, or cause any adverse impact to neighbouring properties and the surrounding environment.**
- 2) Development proposals should demonstrate that there is sufficient capacity in the local sewerage system and that any new connections will not increase the risk of system back up/flooding or cause any adverse impact to the neighbourhood area environment. Where appropriate, development proposals should ensure that infrastructure can be delivered and phased through either a Grampian condition or a legal agreement.**
- 3) Where it is practicable to do so, development proposals should incorporate sustainable drainage systems (SuDS), as set out in the Chobham Design Guidance and Codes, with run-off rates no greater than greenfield sites. Design should be tailored to the underlying landscape character of the Parish and, where possible, contribute towards the landscaping and biodiversity of the development and with provision made for future maintenance. Surface water should be managed and discharged in accordance with the drainage hierarchy:**
 - a) Soakaway or other infiltration system;**
 - b) Discharge into a watercourse;**
 - c) Discharge to surface water sewer;**
 - d) Discharge to combined sewer.**
- 4) Proposals which allow surface water drainage into any combined sewer system will not be supported unless the developer can robustly demonstrate that the proposal is unable to make provision for surface water drainage to ground, watercourses or surface water sewers.**

Conformity Reference: NP objectives: 1; SHBC Core Strategy 2012: CP2, DM10; SHBC Regulation 19 Local Plan: E6, E7; NPPF (2024): 161 to 164, 170, 181, 182

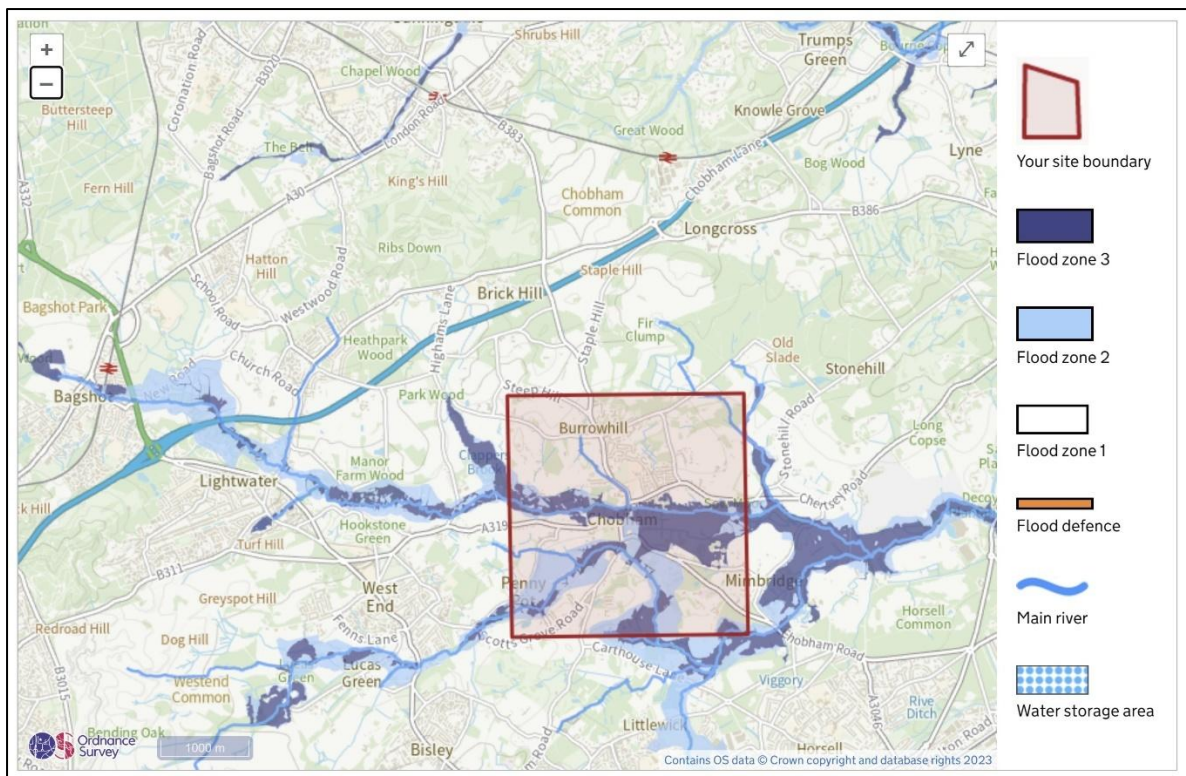
Justification

- 5.33. SCC being the Lead Local Flood Authority (LLFA). SCC is designated as a LLFA by the Flood and Water Management Act 2010. Further details in relation to its role can be found here: [Surrey Local Flood Risk Management Strategy](#).
- 5.34. Flooding has been described by the community as a major concern in Chobham. Locations cited in the Community Survey included: Station Road, Castle Grove Road, Recreation Ground, Water Meadows, High Street and Bagshot Road, Chertsey Road, Philpot Lane, Gracious Pond Road, Highams Lane, Valley End, Scotts Grove Close, Scotts Grove Road, Lovelands Lane and Red Lion Road/Windsor Road Junction.
- 5.35. The [SHBC Flood Risk Assessment](#) describes the flood issue in detail, noting that the two main causes are river flooding and surface water flooding, although a high water table has also been noted by members of the community.
- 5.36. The Borough of Surrey Heath is divided into two basic catchment areas dictated by the high ground known as the Chobham Ridges. Of note to the Parish is the Bourne catchment; northwest of Chobham village centre, the Hale Bourne confluences with Clappers Brook forming the Mill Bourne, which flows just north of the high street and south of residential area. In addition, the Addlestone Bourne flows south of the high street, close to the Hale Bourne and Mill Bourne. Chobham is not at risk from Clappers Brook; however, it is at risk from the Hale Bourne; Mill Bourne and Addlestone Bourne.
- 5.37. During times of heavy or prolonged rainfall the A319 at Chobham can be closed due to surcharge of the Mill Bourne River north of Chobham village centre. Flooding of the A319 at Chobham can be prolonged, restricting vehicle access through the village. Flooding that was previously controlled around a Mill Pond on the Mill Bourne is no longer contained due to the loss of the mill and the associated flow controls, which exacerbates flooding and usually affects vehicles using the A319.
- 5.38. *Figure 12* shows the extent of flood risk caused by main-river flooding, with much of the southern part of the village within Flood Zones 2 and 3. Where the Addlestone Bourne runs close to the Mill Bourne, there is a large area in Flood Zones 2 and 3 between the Addlestone Bourne and Mill Bourne, where the flood zones connect through the village centre and with SHBC Suitable Alternative Natural Green Space (SANGS) to the east. This area is particularly at risk if peak flows from both watercourses coincide across open ground; breaching the individual catchment areas.
- 5.39. Flood Zone 2 covers the High Street and properties on the A3046 Station Road and A319 Bagshot Road close to their respective junctions with the High Street. Flood Zone 2 also covers Chobham Recreation Ground. Flood Zone 3 covers many properties, including those on A3046 Station Road; A319 Bagshot Road; the High Street between the junctions with A319 Bagshot Road and A319 Chertsey Road; A319 Chertsey Road; Barnmead and Green Lane. Along Gracious Pond Brook and Chobham Brook, the Flood Zone 2 and 3 outlines are similar and relatively narrow. Only rural land is at medium or high risk of flooding.
- 5.40. On the eastern outskirts of Chobham (around Mimbridge) and further east, there are large expanses of rural and agricultural land with few properties in Flood Zones 2 and 3, both of which have similar extents although Flood Zone 2 does cover a greater area. However, on

Philpot Lane, properties are at risk. Properties on Philpot Lane closer to Mill Bourne lie in Flood Zone 3, and properties on Philpot Lane closer to Addlestone Bourne lie in Flood Zone 2.

- 5.41. In terms of responsibility for river areas, a riparian owner is the person, or people, with watercourses on, next to or under their property. Riparian responsibilities usually lie with the person who owns the land or property but may be the tenant depending upon the agreement in place. Riparian owners should refer to the [SCC’s “Living next to a watercourse guidance”](#) and should be aware of the need for Ordinary Watercourse Consent for any changes to watercourses.

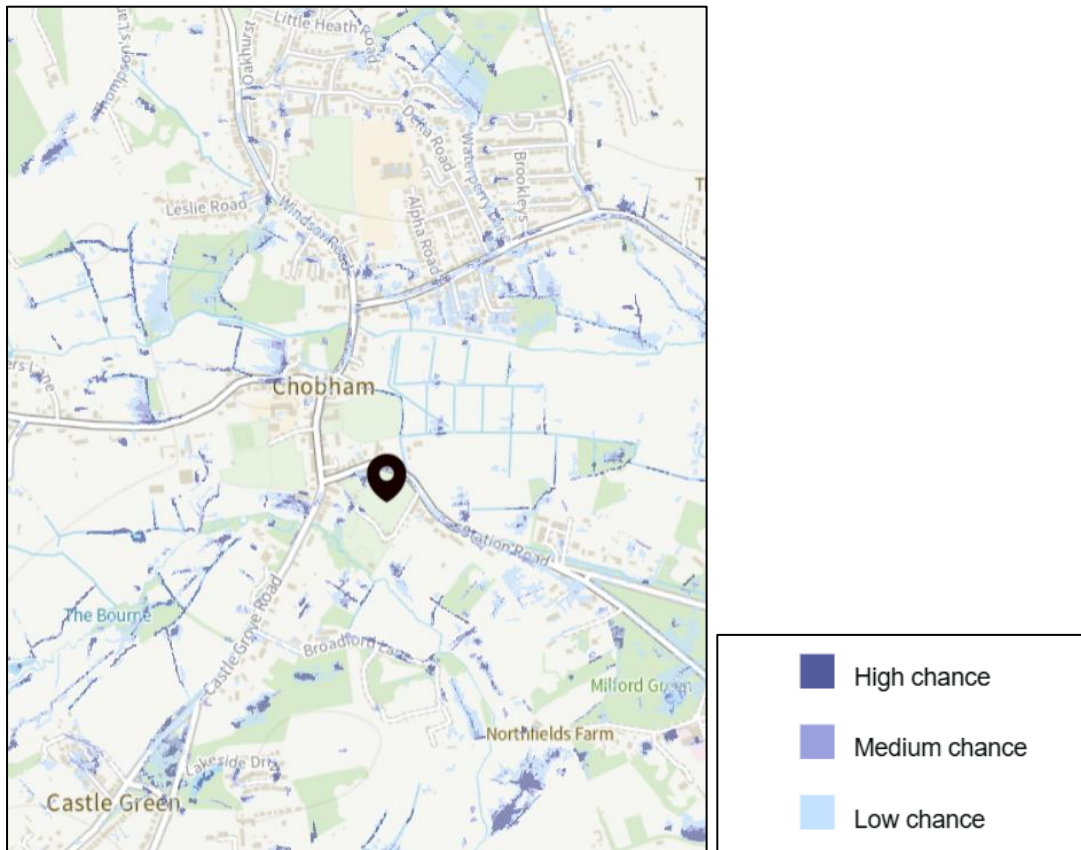
Figure 12: Sources of main-river flooding (Source: Environment Agency: Flood Map for Planning, accessed April 2023)



- 5.42. It should be noted that there is no/minimal risk mapped at the national level from watercourses (Flood zone 2/3); this is because watercourses with a catchment area of <3ha are not included in the Environment Agency (EA) mapping. Given that there are lots of smaller watercourses not mapped in Chobham, developers should therefore consider the risk of flooding from these non-mapped watercourses, to ensure this risk is appropriately considered. It should also be noted that the flooding related maps are periodically updated by the EA. The most up-to-date [Environment Agency mapping](#) should be used.

- 5.43. Figure 13 shows the surface water flood map,

Figure 13: Surface water flood map (Environment Agency)



- 5.44. Sewage treatment works capacity: A further issue locally relates to discharges from the Chobham Sewage Treatment Works into the River Bourne. When the river overflows, the sewage is released into the streams, causing a public health risk. Thames Water, who manage the Treatment Works are undertaking a £10m upgrade to increase the storage capacity and make the site resilient to storm conditions, thus reducing the number of discharges of untreated sewage to the watercourse.
- 5.45. Chobham Flood Alleviation Scheme: In 2010, a Flood Relief Study commenced to review the flooding issues in Chobham South and surrounding areas. The Chobham Flood Alleviation Study has been constructed to partially help attenuate surface water in the area. More recently further flood alleviation works were undertaken in Chobham to alleviate the risk of flooding from surface water. The works are in five different locations in Chobham, and the scheme was completed in 2022.
- 5.46. The Environment Agency are currently investigating the viability of Addlestone Bourne Catchment Scheme to reduce flood risks in the catchment. This is primarily looking at Natural Flood Risk Management solutions and will focus on looking at opportunities to alleviate flood risk in Bagshot, Chobham and Windlesham.


Natural flood management and the use of Sustainable Drainage Systems (SuDS)

- 5.47. Incorporating SuDS into new developments would assist in reducing the amount of rainwater running off into the already overloaded combined sewer network. The NPPF and Policy E6 of



the Regulation 19 Local Plan require development proposals to demonstrate adequate drainage provision and supports the use of SuDS.

- 5.48. To tackle surface water, it is helpful to reduce the amount of the sediment in the run-off, which will help to maintain the full capacity of drainage pipes; slow the water down so that there is more time for it to be naturally soaked into the earth; and provide additional opportunities for water to be soaked up into the earth so that it does not enter the pipes in the first place. Aside from the control of surface water flows, the SuDS approach also provides benefits in terms of water quality and multifunctional biodiversity and amenity improvements.
- 5.49. In Chobham, this might be achieved by maximising the use of “natural” SuDS features (*Table 3*), including but not limited to swales, streams, storage ponds, reed beds and bunds. These natural systems manage flood risk and can also secure other objectives, such as providing additional public open space integrated with cycling and walking routes, providing additional habitat, and contributing to the character of the new “place”.

Table 3: Natural sustainable drainage solutions

	<p>Planting additional trees and hedgerows in public green spaces and along verges. Soakaway crates can be installed beneath trees, which serve to capture excess water, slowing its movement until it can be naturally soaked into the earth or taken in by the tree.</p> <p>There are many wide verges in Chobham that could be used in this way. Kerbs beside green spaces can be lowered to enable water to flow into the green space.</p>
	<p>In areas where natural green space is lacking, small rain gardens can be created to capture surface water before it enters the drain.</p> <p>The use of larger stone and cobbles can assist in removing sediment from the water.</p>

	<p>The use of ponds and reed beds to capture surface water.</p> <p>There are several ponds in the Parish, which have been used to assist in flood relief including Coxhill Green Pond (Station Road), Glovers Ponds (the Common) and Milford Green Pond (Sandpit Hall Road).</p> <p>It will be important to ensure that the ponds are kept clear of debris to maximise flood prevention.</p> <p>To alleviate flooding in the Village Centre, one option being considered, is looking into the viability of directing flood water off the High Street and into an attenuation/storage area on the SANG land at Chobham Water Meadows.</p>
	<p>The use of bunds is a common technique used in agriculture to collect surface runoff, increase water infiltration and prevent soil erosion. Their principle is comparably simple: by building bunds along the contour lines, water runoff is slowed down, which leads to increased water infiltration and enhanced soil moisture. There is evidence of historic bunds in Chobham.</p>

	<p>Encouraging the use of permeable surfaces in front and back gardens, roadways, paths and driveways and car parking areas.</p> <p>Permeable pavement catches precipitation and surface runoff, storing it in the reservoir while slowly allowing it to infiltrate into the soil below or discharge via a drain tile.</p>
	<p>Supporting different ways of farming can encourage richer soils.</p> <p>This helps to preserve organic matter in the soil, which will help improve soil structure, water-holding capacity, and overall soil health. Soils with higher organic matter content can absorb and store more water, reducing the volume of water that runs off and contributes to flooding.</p>

5.50. In addition, the ongoing maintenance of drains and gutters is required to assist in reducing the impacts of surface water flooding. Keeping the drains clear would help to reduce surface water accumulating in areas such as the corner of Red Lion Road and Windsor Road, which could help to improve safety here.

5.51. Developers are required to consult as appropriate with the relevant water authority on sewage and drainage infrastructure. They are strongly encouraged to commence pre-application discussions with the water authority at the earliest possible opportunity. The SCC pre-application service in relation to the management of surface water includes:

- [Planning Advice - Sustainable Drainage Systems \(SuDS\)](#)
- [Sustainable Drainage System Design Guidance](#)

POLICY CH6: CONSERVING HERITAGE ASSETS

Purpose

5.52. This policy recognises the important contribution that heritage assets – designated and non-designated – make to the local character and distinctiveness of Chobham, both individually and collectively. Where possible, they should be conserved, enhanced and celebrated. Given the context provided by national and local planning policies, the policy focusses on the added value to decisions in the Chobham Conservation Area provided by the Chobham Conservation Area Appraisal and the Chobham Design Guidance and Codes.

POLICY CH6: CONSERVING HERITAGE ASSETS

Development proposals in the Chobham Conservation Area should ensure that they contribute to the preservation and enhancement of the historic environment, in accordance with the guidance set out in the Chobham Conservation Area Appraisal and the Chobham Design Guidance and Codes.

Conformity Reference: NP objectives: 2; SHBC Core Strategy 2012: CP2, DM17; SHBC Regulation 19 Local Plan: DH7; NPPF (2024): 133, 135, 135, 202, 203, 207, 212-217

Justification

- 5.53. The [Conservation Area Appraisal](#) for Chobham village includes information about the origins of the settlement.
- 5.54. Chobham village is a historic settlement with records dating back to Saxon times. The Manor of Chobham was provided to the Chertsey Abbey, a Benedictine monastery, before 675 and served as an administrative centre. The simple linear form of plots with straight boundary lines to the rear are a historic feature of the village, which may be owed to it being planned by the Abbey. The street - and footpath - layout of the village has also changed very little today from its historic form.
- 5.55. During the 18th century, many timber-framed houses were altered or renovated. Some were faced in brick for fashionable and practicable reasons and because brickmaking was an important business in the surrounding area.
- 5.56. During the 19th century a few small dwellings were built close to the centre due to the relative inaccessibility of the village by rail, compared to the nearby settlements of Sunningdale and Woking. A residential area was located to the north of the village centre, separated by several fields.
- 5.57. By 1914 there were eight dwellings in Castle Grove Road, a police station and the new vicarage extended the western edge of the village along Bagshot Road, and most importantly, to the north-east was development in Alpha and Beta Roads. The Grange was development of 33 bungalows on part of the site took place circa 1985.

- 5.58. Today, several additional Council and developer-housing estates have merged the residential areas to the north and village centre. There have also been other scattered developments throughout the Parish. There is also a local airport at Fair Oaks to the east of Chobham.
- 5.59. Historic England lists 73 individual/groups of buildings and assets in the Parish today that are recognised through a listing for their contribution to national heritage. This includes the Cloche Hat Restaurant (Grade II listed), the Four Horseshoes (Locally listed) and the Clock Tower at Westcroft Park (Grade II listed). There are two scheduled monuments ('Bee Garden' earthwork on Albury Bottom; Earthwork NW of Childown Farm on Chobham Common) and a series of areas of high archaeological importance. These listed assets are shown on *Figures 9 and 10*.
- 5.60. There are several heritage assets, however, that contribute to the historic local context and story of the Parish, but which are not nationally important enough to be included on the statutory List of Buildings of Special Architectural or Historic Interest compiled by the Government.
- 5.61. The [National Planning Practice Guidance](#) supports the identification of non-designated heritage assets through the neighbourhood planning process (Paragraph: 040 Reference ID: 18a-040-20190723). These can be identified through a Local Plan, a Neighbourhood Plan or recognised on a 'Local List' held by the local authority.
- 5.62. As part of the Plan preparation process, the community was invited to suggest any heritage assets that they considered should be recognised for their contribution to local character and history. As the Borough Council is in the process of amending their Local List, suggestions were forwarded to them for inclusion, including Benham's Corner and Chobham Victorian Cemetery (*Figure 14*).

Figure 14: Images of Chobham Victorian Cemetery and, Benham's Corner



- 5.63. The [updated Local List](#) should be consulted to inform planning applications.

Local Heritage at Risk

- 5.64. Historic England produces an annual Register of Heritage at Risk. Outside of London it does not include Grade II listings, apart from churches. Whilst no assets within Chobham have been identified at this time, this should be monitored and where necessary, opportunities to restore assets should be taken when they arise, in partnership with the owner.
- 5.65. Where heritage assets are threatened locally, including where demolition cannot be avoided, the Parish Council would request that a) photographic and written records relating to the building be made and deposited for archive with appropriate local organisations prior to dismantling and demolition, and b) assessment be made as to whether any significant parts of the building's fabric or "finds" can be retained or conserved either on or off site. In such cases, Historic England's ["Understanding Historic Buildings - A Guide to Good Recording Practice"](#) should be reviewed in the context of the loss of the building.

6. THE VILLAGE CENTRE AND WIDER ECONOMY IN CHOBHAM

POLICY CH7: CHOBHAM VILLAGE CENTRE

Purpose

- 6.1. Chobham village centre is identified in the emerging Local Plan as a Local Centre, providing a focal point for the community in terms of retail, local services and amenities and shared space. This policy supports development proposals that will help to ensure that the village centre remains vibrant, attractive, safe and accessible.
- 6.2. Policy CH7 recognises and supports the role of Chertsey Road Neighbourhood Parade in serving the everyday needs of nearby residents. It also recognises the loss of local amenity in the north of the village, for instance the bakery and convenience store, and the need to safeguard against such loss in other shopping areas in the future.

POLICY CH7: CHOBHAM VILLAGE CENTRE

- 1) **A vibrant village centre:** To secure the ongoing vitality of Chobham Village Centre (as defined in *Figure 16*), proposals which protect, enhance and promote a diverse range of village centre uses – including retail, leisure, commercial, office, tourism, cultural and community - will be supported, subject to the other policies in this Neighbourhood Plan.
- 2) **Existing retail premises:** The permanent change of ground floor use of Classes E, F1 and F2 to other uses within the Village Centre will only be supported where the following can be demonstrated:
 - a) the proposed use will maintain the vitality and viability of Chobham Village Centre; and
 - b) the premises in question has not been in continuous active use for at least 12 consecutive months; and
 - c) the premises has no potential for reoccupation as demonstrated through the results both of a marketing report (as per Appendix D) and a marketing campaign lasting for a continuous period of at least 6 months.
- 3) **Temporary Uses:** The temporary change of use of vacant premises to enable pop-up shops, community advertising displays and activities will be supported, where they contribute positively to the area.
- 4) **Historic Buildings in the Village Centre:** The reuse of historic buildings within Chobham Village Centre for activities that will enhance its vitality and viability is supported. Any alterations to heritage assets should contribute to the enhancement of the historic environment.
- 5) **Chertsey Road Neighbourhood Parade:** The permanent change of ground floor use of Classes E, F1 and F2 to other uses within the Chertsey Neighbourhood Parade will only be supported where the following can be demonstrated:

- a) the proposed use will maintain the vitality and viability of the Neighbourhood Parade;
- b) the premises in question has not been in continuous active use for at least 12 consecutive months; and
- c) the premises has no potential for reoccupation as demonstrated through the results both of a marketing report (as per Appendix D) and a marketing campaign lasting for a continuous period of at least 6 months.

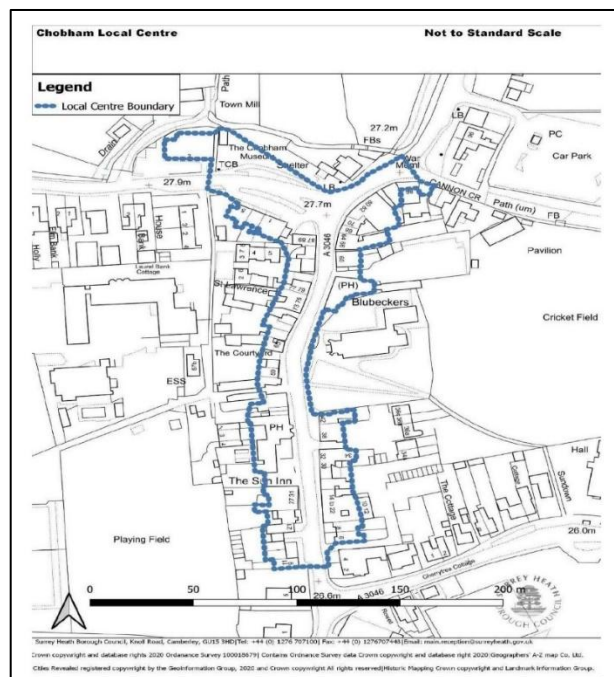
Conformity Reference: NP objectives: 4; SHBC Core Strategy 2012: CP9, DM12; SHBC Regulation 19 Local Plan: ER8, ER9; NPPF (2024): 85, 88, 89, 90, 96, 98, 101, 111a, 125

Justification

Chobham Village Centre:

6.3. Chobham is an attractive and historic village. The village centre, defined in *Figure 15*, falls fully within the Conservation Area and contains many fine buildings of historic importance. Many of the buildings are nationally listed, with others designated as non-designated heritage assets, reflecting their local importance. The Mill Bourne flows through the centre, the bridge providing an attractive entryway into the village.

Figure 15: Chobham Village Centre Map (source: Regulation 19 Local Plan)



6.4. The Regulation 19 Local Plan supports proposals for retail uses (Class E(a) and F2(a)), which are proportionate to the scale and function of the centre. In addition, it supports the use of upper floors for residential use. The CNP supports this.

6.5. Like many village centres, over the last few decades Chobham has been impacted by a variety of issues including competition from neighbouring towns, out-of-town stores and online

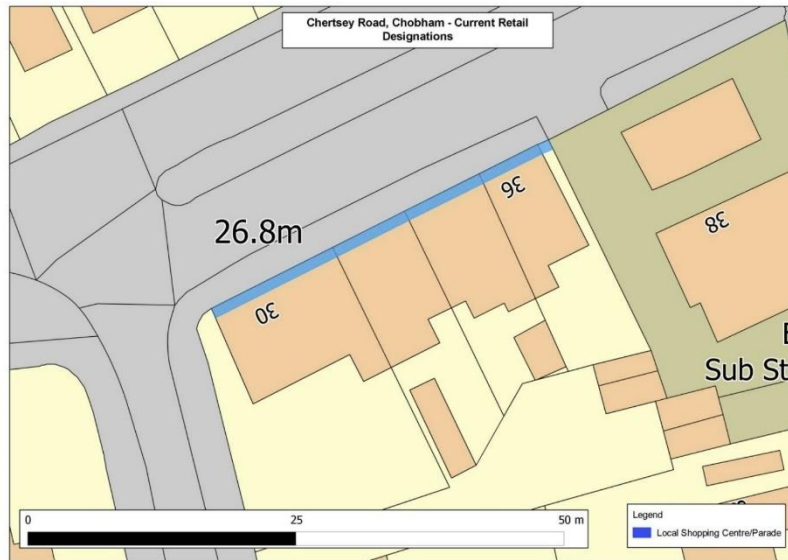
shopping. This has been exacerbated by the recent Covid-19 pandemic. As retail habits continue to evolve, it will be important that the role of the village centre adapts so that it can continue to serve the community, not only in terms of retail and services, but also as a welcoming, attractive space to spend time, meet with others and socialise.

- 6.6. The CNP engagement process revealed a series of issues that the local community would like to address when it comes to supporting the Village Centre:
- 6.7. **Providing a range of smaller, traditional shops, cafes, services:** Chobham has a weekly market, the Chobham Country Market (formerly the W.I. Market), which has been running for approximately 50 years. Many people mentioned a desire for a butcher, bakery, more coffee shops and other uses considered to be traditional for a village centre. Whilst the CNP cannot require such uses, Policy CH6 seeks to support uses within the Village Centre that go beyond simply retail (as supported in the emerging Local Plan). This could include retail, leisure, commercial, tourism, cultural and community uses, that would collectively help to draw in footfall.
- 6.8. In addition, the CNP seeks to restrict the loss of retail and community uses within the Village Centre. Policy ER8 of the emerging Local Plan includes provision to resist the loss of town centre uses in District and Local Centres, and it is considered important to provide this safeguard in Chobham too.
- 6.9. Whilst the ongoing provision of retail is clearly important, the opportunity exists to host other services and facilities - beyond retail - to enhance the overall 'product' on offer. This could include identifying cultural and arts uses, providing shared spaces playing host to different activities depending on the time of day, and temporary 'pop-up' uses, supported by promotional activities to encourage footfall, such as events and markets.
- 6.10. **Reducing traffic / traffic calming along the High Street:** Traffic, in terms of volume and size (HGVs) was cited as a significant problem within the Village Centre. Many felt that this was the biggest detrimental factor to the High Street, creating an unattractive, unsafe and challenging environment for pedestrians.
- 6.11. Situated at the confluence of two main routes (the A3046 north-south and the A319 east-west), the Village Centre attracts a great deal of traffic, some of it passing through, other vehicles trying to reach either the centre itself or industrial areas to the east and west. The provision of safer pedestrian access, including crossing points, and additional footpath linkages away from the road would make the High Street more accessible to a wider range of users. This is discussed further in Policy CH14 of this CNP.
- 6.12. In terms of restricting HGV usage, this is not something that can be dealt with through a planning policy and is therefore included within Section 12 (Non-Policy Actions) of this CNP.
- 6.13. **Car parking should be free for the Village Centre:** Again, this is not something that can be addressed through a planning policy and is included in Section 12 (Non-Policy Actions).

Chertsey Road Neighbourhood Parade (Watts Farm)

6.14. Numbers 30-36 Chertsey Road (*Figure 16*) are designated as a Neighbourhood Parade, recognising the role this row of shops plays in serving a very local need. The CNP supports this designation.

Figure 16: Chertsey Road Neighbourhood Parade Map



POLICY CH8: SUPPORTING FLEXIBLE WORKSPACES AND OPPORTUNITIES FOR HOMEWORKING

Purpose

6.15. This policy recognises the growing contribution of home-based and small-to-medium sized businesses in Chobham and seeks to encourage opportunities for them, which might for instance be through the provision of start-up and move-on business units or co-working space. This would provide a greater incentive and opportunity for local people to work locally. Homeworking too has become commonplace for many in the wake of the Covid-19 pandemic.

POLICY CH8: SUPPORTING FLEXIBLE WORKSPACES AND OPPORTUNITIES FOR HOMEWORKING

- 1) Proposals to provide working spaces that encourage homeworking, co-working and creative small industries, for instance through incubator/start-up business space on flexible terms, will be supported through:**
 - a) The provision of new buildings or conversion of existing buildings, within the defined settlement or outside the settlement in accordance with Policy CH1;**
 - b) enabling extensions and garden offices to facilitate homeworking, in compliance with Green Belt policy where relevant;**
 - c) enabling microbusinesses;**
 - d) supporting the diversification of rural businesses, in accordance with Policy CH1; and**
 - e) the provision of start-up businesses by enabling low-cost facilities in cooperative clusters.**
- 2) As appropriate to their scale, nature and location, proposals for new workspaces should demonstrate the way in which they can be incorporated within their immediate locality without generating any unacceptable impact on the amenity of residential properties and on the capacity and safety of the local highways network.**

Conformity Reference: NP objectives: 5; SHBC Core Strategy 2012: CP8, DM1, DM9, DM13; SHBC Regulation 19 Local Plan: ER1, ER5; NPPF (2024): 85, 86

Justification

6.16. Chobham is defined in the Local Plan as a 'village settlement', capable of providing for the day-to-day needs of its residents. The village centre houses a small range of shops, facilities and public houses and there are also further shops and businesses dotted around the more residential areas.

6.17. Aside from the Village Centre employment opportunities and the sites noted in Policy CH8, the large proportion of employment opportunities for those living in Chobham, however, are in nearby larger settlements, such as Woking, Guildford, Bracknell, Farnborough, Reading, Slough and London. Opportunities to commute by non-car modes are limited though; the nearest railway stations are at Longcross (2.6 miles away) and Woking (2.8 miles away). Hence

inevitably the majority of people working away from Chobham will do so by car; the 2021 census states that 44% of those in employment use their car to get to work, with 22% travelling up to ten km and 15.2% between 10 and 30 km.

- 6.18. A notable feature of Chobham is the number of small businesses and sole traders operating locally, many from their own homes. The 2021 census records that just under half of all those in employment are working predominantly from home.
- 6.19. Due to its Green Belt location and other environmental constraints, Chobham is fairly limited in its ability to identify land for employment uses. There is however an opportunity to explore ways to provide more space for early-stage businesses and start-ups, shared working space and opportunities to enable further homeworking.

7. ENVIRONMENT AND GREEN SPACE

- 7.1. The community feels strongly about protecting the rural character and environmental assets of the Parish. The Green Belt is particularly prized with the majority of people wishing to see it retained where possible. In addition, the Parish has many natural features and assets – including heathland, trees and woodland, hedgerows, ponds, orchards, wildflower verges, and other green spaces – some of which are protected through statutory designations and others that are not. They each contribute to local character, provide habitats for biodiversity to flourish and spaces for local people to explore and enjoy.
- 7.2. This section of the CNP proposes policies to ensure identified green infrastructure networks are protected, enhanced and where possible extended; Local Green Space is protected from inappropriate development; the natural features that are typical of the area – trees, heathland, ponds, woodland, hedgerows, and verges - are protected from damage or loss; light pollution is limited, and significant local views are safeguarded from inappropriate development.

POLICY CH9: GREEN AND BLUE INFRASTRUCTURE AND DELIVERING BIODIVERSITY NET GAIN

Purpose

- 7.3. This policy seeks to ensure that the multiple benefits of Chobham’s green and blue spaces – including their importance in combating pressure on wildlife, habitats, biodiversity and geodiversity and in off-setting the effects of air pollution - are recognised and enhanced. This applies particularly where individual spaces have a greater collective value as part of wider chains of green infrastructure. This will serve to support the requirement to conserve and, where possible, provide a net gain in biodiversity through planning policy whilst accommodating sustainable development.

POLICY CH9: GREEN AND BLUE INFRASTRUCTURE AND DELIVERING BIODIVERSITY NET GAIN

Biodiversity net gain:

- 1) Development proposals should be designed to create, conserve, enhance and manage green and blue spaces. They should connect chains of green and blue infrastructure, as identified on *Figure 19* and deliver the national minimum measurable biodiversity net gain of 10%, measured using the statutory Biodiversity metric.**
- 2) Where Biodiversity Net Gain (BNG) units cannot be delivered on-site, off-site delivery should be prioritised within the Parish – focusing on areas identified in the Local Nature Recovery Strategy (LNRS). Measures should align with the ecological priorities of those areas. Where actions correlate with mapped measures in the LNRS, they will receive a strategic significance uplift in the unit calculations, as set out in the statutory guidance. If delivery within the Parish is not possible, other suitable locations within, or as close as reasonably possible to, the local planning authority area should be considered. In all cases, applicants must clearly justify how their proposals follow the BNG hierarchy and demonstrate that all efforts to deliver habitat locally were fully explored before other options were sought. Statutory biodiversity credits should only be used as a last resort, in accordance with national policy.**

- 3) Development proposals that seek to improve the connectivity between wildlife areas and green spaces will be supported to enhance the green infrastructure of the neighbourhood area. Development proposals which would damage such connectivity will not be supported.**

Landscape and environment:

- 4) Development proposals should maintain or enhance the natural environment, landscape features and the rural character and setting of the neighbourhood area. Where possible, development proposals should seek to incorporate natural features typical of the Parish, for instance ponds and streams, wildflower verges, trees and woodland and hedgerows.**

- 5) As appropriate to their scale, nature and location, development proposals should demonstrate that they have addressed the following matters:**

Trees and woodland:

- a) There is no unacceptable loss of, or damage to, existing trees or woodlands during or because of development. Development proposals that would result in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will not be supported unless there are wholly exceptional reasons and a suitable compensation strategy exists.**
- b) Where trees and/or shrubs are replaced with new plantings, native or locally appropriate varieties attractive to insects, birds and other wildlife must be used.**
- c) The planting of additional native species trees and/ or continuous hedgerows to provide wildlife corridors and to offset the effects of air pollution and to provide cooling and shelter for people as well as a habitat for wildlife will be supported.**

Hedgerows

Development that would result in the loss of, or the deterioration in the quality of, hedgerows of amenity or other value will not be supported other than where appropriate and proportionate mitigation is incorporated into the proposal. Where trees would be removed to secure vehicular access, the new access should include trees at either end of the retained hedgerow to assist the ongoing passage of wildlife along the line of the hedgerow.

Fauna:

- d) The provision of suitable wildlife-friendly features (such as hedgehog holes in new residential fencing, bee bricks and bird and bat boxes) will be supported.**
- e) The provision of a communal pond and wildlife-friendly communal ‘green spaces’ within new major developments will be supported.**

Conformity Reference: NP objectives: 1; SHBC Core Strategy 2012: CP13, CP14, DM9, DM15; SHBC Regulation 19 Local Plan: IN5, IN6, E1 to E3, DH5; NPPF (2024): 103, 136, 187, 188, 192, 193

Justification

- 7.4.** The NPPF states that plans should seek to protect and enhance biodiversity and geodiversity including by identifying and mapping habitats and networks. The Environment Act 2021 recognises the need to protect what it describes as “Nature Recovery Networks”, joined-up

system of places important for wildlife on land and at sea. It also includes provision for a mandatory requirement for new developments to provide a 10% biodiversity net gain. It also.

- 7.5. A higher target of 20% biodiversity net gain is being addressed in Surrey Heath Borough. Evidence of 'need' is provided in the Surrey Nature Partnership's report '[The State of Surrey's Nature' \(2017\)](#), comments that Surrey's rate of biodiversity loss is even more severe than the national average and it is therefore justified to require a higher target to halt and reverse these historic losses. The basis for looking to adopt a 20% net gain across Surrey is set out in a paper by the Surrey Nature Partnership. Furthermore, the Borough Council is developing a local habitat bank to provide offsite biodiversity units including on Council-owned land, in support of demonstrating the feasibility of providing offsite gains. The Local Plan Viability Assessment (2024) has demonstrated that 20% biodiversity net gain requirement will not impact viability of delivery of housing sites. This evolving matter can be addressed in a review of the neighbourhood plan following adoption of the (submitted) Surrey Heath Local Plan.
- 7.6. *Table 4* identifies the sites and features of the Parish that are protected by environmental designations.

Table 4: Designated sites within Chobham Parish

Designation	Description and sites
Special Protection Area (SPA)	A SPA is the land designated under Directive 2009/147/EC on the Conservation of Wild Birds. SPAs are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive, which came into force in April 1979. Thames Basin Heaths and associated 400m buffer zones.
National Nature Reserve	These are designated by Natural England as key places for wildlife and natural features in England. Chobham Common.
Suitable Alternative Natural Greenspace (SANG)	SANGs are areas are created as enhanced and attractive green spaces that provide an enjoyable natural environment for recreational use and are provided as an alternative to the Thames Basin Heaths Special Protection Area (SPA). Chobham Place Woods, Off Windsor Road (B383) GU24 8TN - A mature broadleaf wood approximately 17 hectares in size, on the edge of Chobham Common. Chobham Place Woods is part of Chobham Common, being Exchange Land for the Tank Factory most recently known as D.E.R.A. It was given SANG designation despite it already being public access land under Sec. 193 of LOP 1925. Chobham Water Meadows, High Street, Chobham, GU24 8LZ – 23.h hectares offering footpaths, meadow vistas, woodland boundaries and the River Mill Bourne. Little Heath Meadow, Garden Drive - open meadow adjoining the oak and birch woodland of Little Heath Common includes hedgerows, scattered trees, ditches and a pond.
Site of Special Scientific Interest (SSSI)	A formal designation recognising those areas of land and water that best represent the natural heritage in terms of their flora, fauna and geology. Chobham Common – covering over 1,300 acres and is one of the few remaining examples of lowland heath in the world. It is currently owned

	by Surrey County Council. SCC manage the site’s public access and the Surrey Wildlife Trust manage the conservation of the site. Heathlands are one of the most ancient British landscapes, originally created by prehistoric farmers who managed this open countryside resulting in a wonderful, wildlife rich, patchwork of mini-habitats.
Site of Nature Conservation Interest (SNCI)	Sites which contain features of substantive nature conservation value at a local level. There are 13 such sites in the Parish.
Ancient Woodland	Woods that have existed since at least AD 1600 and have developed irreplaceable, complex ecosystems. There are several areas of ancient woodland in the Parish.
Local Green Spaces	These are sites identified as ‘demonstrably special to the local community and the designation protects them from inappropriate development.
Waterways	There are a number of recognised streams and watercourse in the Parish.

7.7. The areas and features described above form the backbone of the green and blue infrastructure and enable a wide range of species to thrive, including a variety of bats, butterflies, birds, snakes and amphibians. Many of these are UK Biodiversity Action Plan (BAP) priority species, which are the most threatened and require conservation action.





7.8. *Figure 17* gives an indication of the flora and fauna spotted in the Parish by local residents.


Figure 17: Flora and fauna sighted in the Parish by local residents



7.9. In addition to the designated features and sites, there are other distinctive natural features particular to Chobham that, whilst not protected through statutory designations, provide vital habitats for flora and fauna. These are described in *Table 5*.

Table 5: Important undesignated natural features in Chobham

	<p>Hedgerows: these provide food and shelter for many species. Because they often link small woods, they are essential corridors along which wildlife can travel. Hedges may support up to 80 per cent of the UK’s woodland birds, 50 per cent of mammals and 30 per cent of butterflies. The ditches and banks associated with hedgerows provide habitat for frogs, toads, newts and reptiles.</p>
	<p>Ponds: provide a valuable habitat for BAP species such as great crested newts and emerald dragonflies. The great number of ponds in Chobham provide connectivity as part of the wider freshwater ‘patchwork’. Species such as birds, amphibians and invertebrates use these waterbodies as stepping-stones across the landscape. Ponds also provide natural flood attenuation systems.</p>
	<p>Veteran and mature trees: there are several notable trees in the Parish, which are special because of their age or historic significance. Many are protected by way of a Tree Protection Order.</p> <p>Trees also provide other benefits including supporting natural drainage, providing shade, offering a cooling effect, and shielding against noise from e.g. vehicles.</p> <p>Existing trees should be retained and new ones planted.</p>
	<p>Green verges and wildflower planting: these can be found throughout the village and are crucial habitats for many rare and declining native species. Many are planted with trees and hedgerows and collectively they form an important part of the green corridor stretching through the more urban areas of the Parish. Verges also play a vital role as natural drainage systems, which is helpful in an area such as</p>

	<p>Chobham, where surface water flooding is a problem within parts of the village.</p> <p>Insects – notably bees – are important historically in Chobham. The Bee Garden scheduled monument has a history that remains a mystery and many have debated the origin of this large earthwork, including whether it was the site of a medieval Bee Garden supplying highly sought after honey and beeswax to pay local tithes.</p>
---	--

7.10. All of these designated and non-designated spaces are important for the local community for recreational purposes and for visitors to the area, threading through the village itself. They also provide critical spaces as wildlife refuges and routes for wildlife, such as bats, to prevent species becoming isolated.

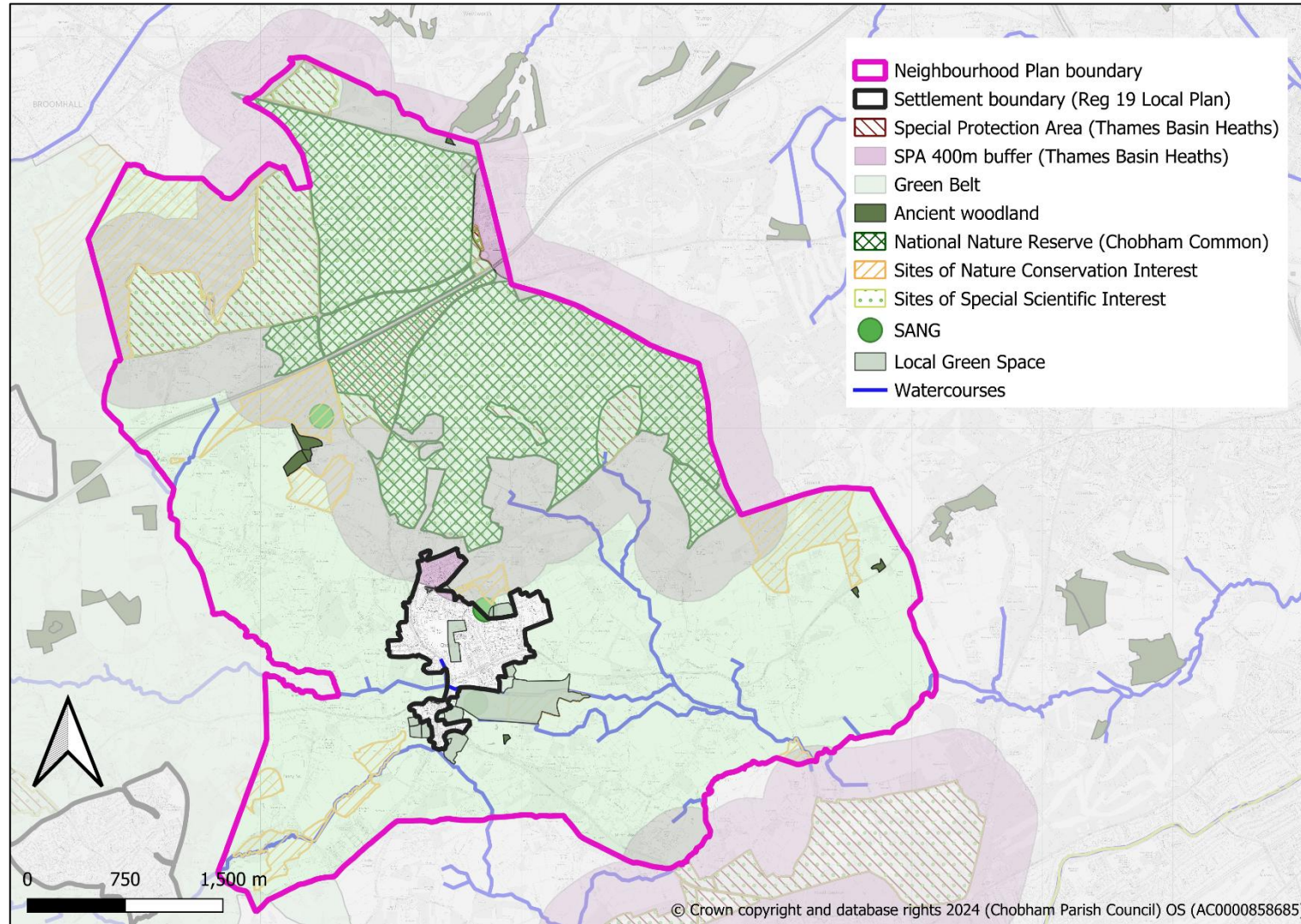
The [Defra biodiversity metric](#) has been designed to determine and quantify existing biodiversity value, in terms of habitats, and the consequent measures required to ensure measurable net gain. Net gain involves a post development increase in biodiversity units of 10% - [the Surrey Nature Partnership recommends a minimum of 20%](#). Natural England considers this to be the most appropriate mechanism for determining current ecological value and delivering biodiversity net gain. Ecological assessment by suitably qualified people must utilise this metric on all habitats to determine net gain. Ecological reports must be consistent with BS 42020 Biodiversity – code of practise for planning and development.

- 7.11. Measures to achieve biodiversity net gain, mitigation or compensation involving the creation of habitat and/or relocation of species, must be agreed by the Local Planning Authority and include sufficient funding to support at least 30 years of post-development habitat management or land use change (in accordance with the Environment Act).
- 7.12. The main opportunities for biodiversity improvements in Chobham are as follows:
- 7.13. Thames Basin Heaths (Chobham Common): Lowland Heath is one of the rarest habitats in the UK. Less than 200 years ago, much of the west of Surrey would have been heathland. This habitat is now highly fragmented by development, and it is vital that what is left is protected and restored as much as possible.
- 7.14. The RSPB states that Chobham Common is recognised for its variety of birds with over 100 different species having been recorded here. These include Dartford Warbler, Hobby, Buzzard, Woodlark, Nightjar and Woodcock.
- 7.15. Over 300 species of wild flower grow on the Common including sundews, marsh gentians, and native orchids. Frogs, toads, newts, adders, grass snakes, common and sand lizards, slow worms and 25 species of mammal can also be found.

- 7.16. Chobham Common is also recognised as one of the best British sites for insects and spiders. It is the premier site for ladybirds, bees and wasps. Some 29 species of butterfly are found here, among them the rare Silver – studded Blue, and 22 types of dragonfly hover and dart above the heathland pools.
- 7.17. A significant threat facing the Common is fire caused by heatwaves. The Surrey Wildlife Trust (SWT) presented a [Summary of the Surrey Wildlife Trust wildfire management plan](#) to the Chobham Resilience Steering Group in November 2022. It suggests that by the 2080s, the number of fire danger days in summer will increase three or four-fold. Chobham Common will change markedly over the next 10 to 15 years as habitats and wildlife adapt to warmer temperatures by moving north. The SWT has to plan for a Surrey climate that will soon be comparable to that of the Loire region. The temperatures reached in summer 2022, when the southeast of England was at the same level of danger from wildfire as Catalonia in Spain, was a clear alarm call that change is coming fast. There is going to be a hard choice between preserving Chobham’s precious local habitat as it is, but greatly increasing the odds of losing all of it to fire or adapting land management in ways that will bring changes to the landscape.
- 7.18. Key to controlling the risk of fire spread is to reduce vegetation in fire management zones and that could potentially include creating areas of bare earth (the good news is that wildlife, such as rare reptiles and invertebrates in particular, could positively benefit from more bare earth, so there are opportunities as well as losses). This approach to management would mean Chobham Common becomes a more fragmented, though not necessarily a less diverse, habitat.
- 7.19. A management Plan for Chobham Common is being prepared by SWT and should inform how the site is protected and managed. A concern raised locally is fact that the site is managed by external bodies (SCC and SWT), with limited funds. The site used to be managed by a local committee. It will be important to ensure that local groups continue to be fully engaged in discussions around the management of the site, which could be achieved through strengthened links with the Chobham Resilience Group and Chobham Society.
- 7.20. Trees and ancient woodland: The Parish is home to a significant number of trees and woodland – including veteran trees and ancient woodland. As noted in the NPPF at paragraph 131, trees play a vital part in dealing with the effects of climate change and managing pollution. They provide shade, reduce flood risk, enable carbon capture, improve air quality and contribute to the purification of water. They also contribute to local character.
- 7.21. Ancient woodland and veteran trees are irreplaceable habitats, which have both heritage and cultural value. Natural England advises that development which would result in the loss of, or damage to, ancient woodland and ancient or notable trees will not be permitted except in wholly exceptional circumstances, as set out in paragraph 180 of the NPPF. They also advise that it is preferable to link up fragmented areas of woodland, which might be divided by development, with green bridges or tunnels. Also, to buffer ancient woodland and notable/veteran trees by leaving an appropriate zone of semi-natural habitat between the development and the woodland, providing wildlife corridors, and balancing new developments and residential areas with green infrastructure and allowing space for trees.

- 7.22. Feedback from the community supported the planting of new trees, with a suggestion for a community orchard.
- 7.23. Green Verges and wildflower verges: The community feedback highlighted the importance of verges and wildflower planting within the area. Of particular note are the verdant nature of approaches on Bagshot Road, Station Road, Windsor Road, Chertsey Road and Castle Grove Road.
- 7.24. Village pond creation: Support for the creation of additional Village ponds. Locations suggested including the Water Meadows, the green by the museum, and the green outside the Four Horseshoes.
- 7.25. *Figure 18* identifies on a map the green and blue stepping-stones and, importantly, the unbroken green corridors within the area.

Figure 18: Green and blue infrastructure in the Parish



POLICY CH10: LOCAL GREEN SPACE**Purpose**

7.26. The policy designates eleven Local Green Spaces within Chobham, that are demonstrably special to the local community.

POLICY CH10: LOCAL GREEN SPACE

The following, spaces as shown on *Figure 19* are designated as Local Green Spaces.

1. **Wishmore Cross Academy, Alpha Rd**
2. **Chobham Water Meadows**
3. **Chobham cemetery**
4. **Chobham cricket ground**
5. **Benham's Corner and Cannons Corner**
6. **Playing field, west of the High Street**
7. **Chobham pet cemetery**
8. **Little Heath green areas**
9. **Victorian cemetery**
10. **Chobham Recreation Ground**
11. **Former tree nursery, Mincing Lane**

Development proposals within the identified Local Green Spaces will not be supported except in very special circumstances.

Conformity Reference: NP objectives: 1; SHBC Core Strategy 2012: CP13, CP14, DM15, DM16; SHBC Regulation 19 Local Plan: IN6; NPPF (2024): 106 to 108, 153 to 160

Justification

7.27. Under the NPPF, Neighbourhood Plans can designate Local Green Spaces which are of particular importance to the community. This will afford them protection from development other than in very special circumstances. The NPPF says that the Local Green Space designation should only be used where the green space is:

- in reasonably close proximity to the community it serves; demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and local in character and is not an extensive tract of land.

7.28. At the strategic level, SHBC does not designate Local Green Spaces but it does designate Green Spaces. The latter are not as protected as Local Green Spaces. They are defined by The Urban Green Space Taskforce (UGSTF) as '*land that consists predominantly of unsealed, permeable, 'soft' surfaces such as soil, grass, shrubs and trees*'. Further detail on how Green Space is defined in this context is provided in [the Green Space Background paper](#). They include

all areas of parks, play areas and other green spaces specifically intended for recreational use, as well as other green spaces with other origins. This definition of urban green space can also be applied to green spaces outside settlement areas. Policy DM15 (Protection of Green Spaces and Recreational Facilities) of the adopted Local Plan identifies two Green Spaces in the settlement area of Chobham. Policy HA1 of the emerging Local Plan seeks to allocate one of these for housing (Chobham Rugby Club). This is not therefore pursued as a Local Green Space. The other, which is designated in the CNP as Local Green Space, is:

- Wishmore Cross Academy, Alpha Rd

7.29. Further sites identified as additional 'Green Space' in the Regulation 19 Local Plan are:

- Chobham Water Meadows
- Chobham cemetery
- Chobham cricket ground

7.30. Given that 'Green Space' is not as high a protection as 'Local Green Space', the community wishes to designate the four spaces noted above as Local Green Space in the CNP, to recognise their value and raise their level of protection – this is particularly important given the relative lack of green space within the settlement itself and the proposal to inset the village from the Green Belt.

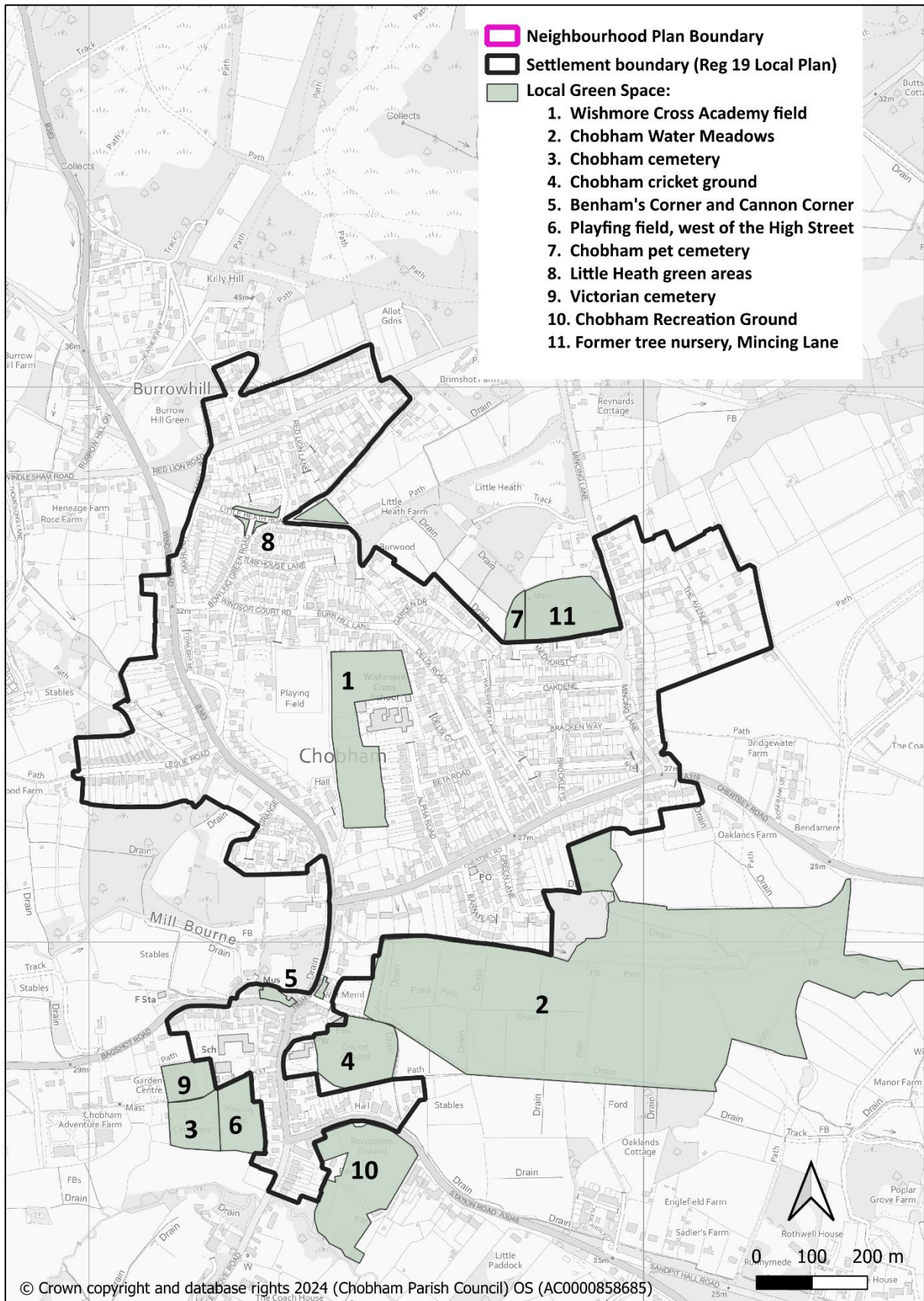
7.31. In addition, and building on feedback from the local community via the surveys and events, the following spaces are also proposed for Local Green Space designation:

- Benham's Corner and Cannon Corner
- Playing field, west of the High Street
- Chobham pet cemetery
- Little Heath green areas
- Victorian cemetery
- Chobham Recreation Ground
- Former tree nursery, Mincing Lane

7.32. *Figure 19* shows the location of each of the Local Green Spaces. Detailed maps of each space are shown in Appendix E along with details as to how they each meet the NPPF criteria.

Several green spaces that are considered important to the local community have not been proposed for designation as Local Green Space. This is because they are either considered to be already adequately protected from inappropriate development by other mechanisms, such as ancient woodland or Common Land or they do not meet the Local Green Space criteria.

Figure 19: Local Green Spaces



POLICY CH11: LOCALLY SIGNIFICANT VIEWS

Purpose

- 7.33. This policy sets out a series of views in and across the Parish, which have been identified by the community as being important to safeguard. The policy seeks to safeguard the views from inappropriate development.

POLICY CH11: PROTECTION OF LOCALLY SIGNIFICANT VIEWS

The Plan identifies seven locally significant views on *Figure 20*.

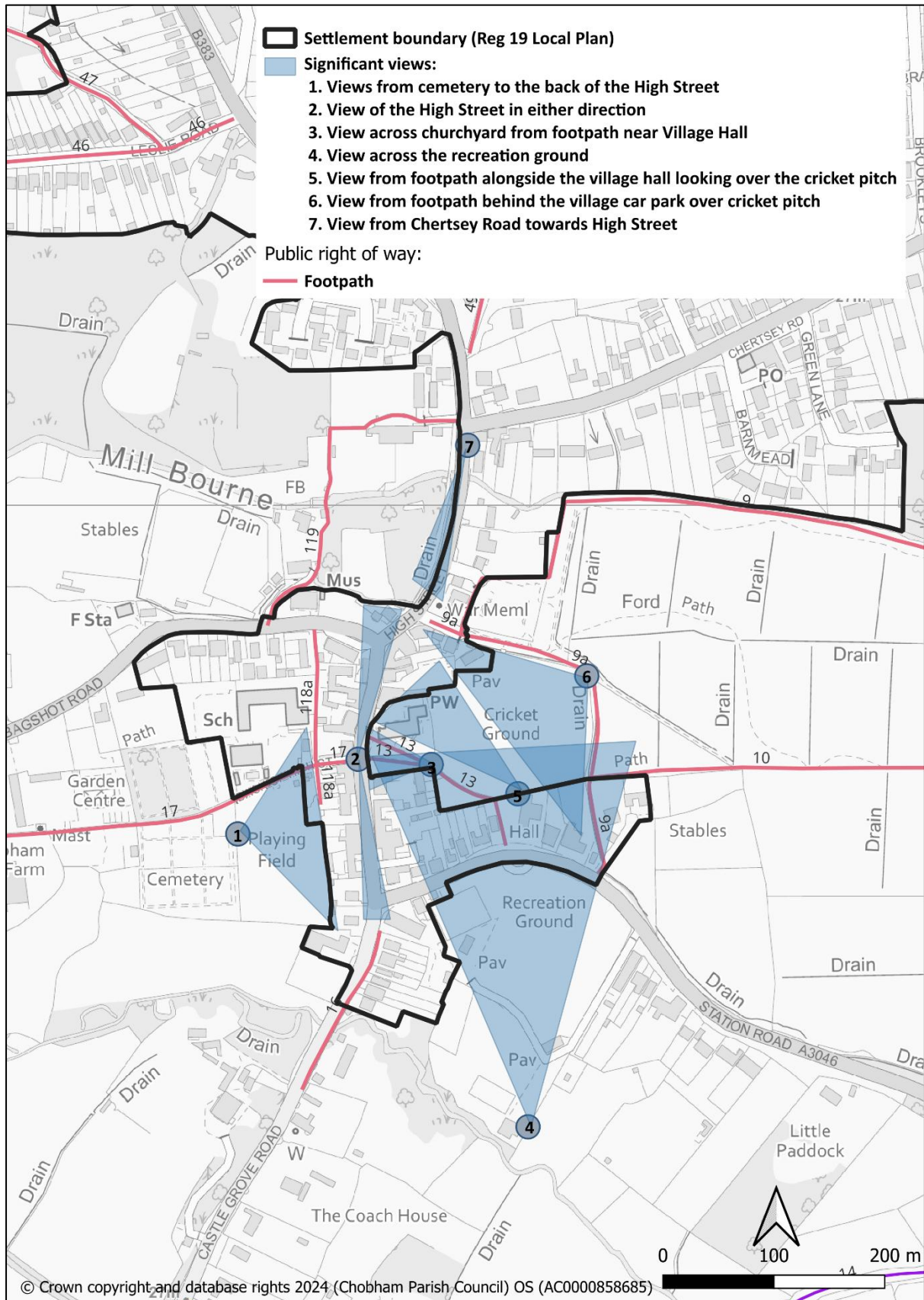
As appropriate to their scale and nature, development proposals within the shaded arcs of the various views should be designed in a way that demonstrates how their layout, design and the wider masterplanning of the site have responded positively to the importance of the locally significant view or views and, where necessary mitigate any adverse impact of the proposal on those views.

Conformity Reference: NP objectives: 1; SHBC Core Strategy 2012: CP2, DM9; SHBC Regulation 19 Local Plan: DH1; NPPF: 131-135, 187

Justification

- 7.34. Located within a beautiful wooded and heathland landscape, there are a great number of viewpoints around the Parish that are enjoyed by locals and visitors. In consultation with the community, and drawing on the Chobham Conservation Area Character Appraisal, seven specific views have been identified, which are felt to be locally significant and warrant safeguarding against the significant impacts that may incur as a result of development. *Figure 20* maps the views and further details about why they are important is contained in Appendix F. It should be noted that a majority of residents also mentioned the views in and across Chobham Common. As this area is significantly protected through national designations, it was not considered necessary to include these within the list.
- 7.35. The policy requires that development proposals are designed in a way that safeguards, where possible, the locally significant view or views concerned. It attempts to provide the flexibility required for the range of development proposals which will come forward within the Plan period.
- 7.36. In circumstances where the proposed development would be likely to have a significant impact on an identified significant view – which is highly likely for the views coinciding with the proposed allocated site - the planning application concerned should be accompanied by a landscape and visual impact assessment that is proportionate to the scale of the development proposed. Appropriate mitigation measures should be incorporated within the design of the development proposed and captured in the assessment. It is accepted that in some areas, views will be compromised, but developers should seek to incorporate glimpses of views within proposals. This will assist in embedding a landscape approach to development and perpetuate a sense of rurality.

Figure 20: Locally significant views 1-7 (Chobham Village)



POLICY CH12: DARK SKIES

Purpose

7.37. Parts of Chobham Parish provide good locations from which to enjoy dark skies and stargazing. These dark skies also support both nocturnal and diurnal wildlife. This policy seeks to ensure that development does not encroach on this valued aspect of Parish.

POLICY CH12: DARK SKIES

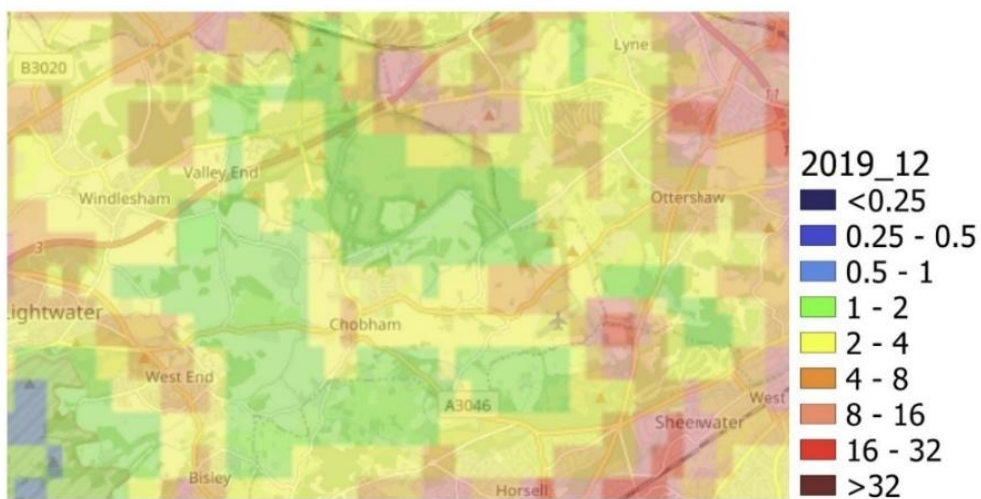
- 1. Development proposals should demonstrate that, if external lighting is required, it protects the night sky from light pollution, and:**
 - a) the lighting is necessary for operational, safety or security reasons;
 - b) any light spillage beyond the application site is eliminated, or reduced by measures such as timing and proximity controls, orientation, screening, shielding or glazing;
 - c) impact on nearby residential properties, wildlife, local heritage assets or the wider landscape is minimised.
- 2. Where appropriate, lights should be controlled by passive infrared detectors so that they only come on when needed.**

Conformity Reference: NP objectives: 1; SHBC Core Strategy 2012: CP2; SHBC Regulation 19 Local Plan: DH1; NPPF (2024): 198

Justification

7.38. Pockets of the Parish remain darker than others (Figure 21), for instance the significant areas of heath located away from the village. The dark night skies in these areas are fairly unspoilt, and it is important that they are kept that way.

Figure 21: Map showing levels of radiance for Chobham Parish (Source: CPRE) Each pixel shows the levels of radiance (night lights) shining up into the night sky



7.39. The benefits derived from the prevention of light pollution include:

- Enjoyment and appreciation – improving quality of life and providing creative inspiration
- Health – promoting better sleep patterns and reducing stress
- Wildlife – supporting a more natural environment for both nocturnal and diurnal animals
- Energy efficiency – reducing wastage from unnecessary or excessive lighting, thus reducing the Parish’s carbon footprint

7.40. The impact of light pollution is particularly harmful in the open countryside where rural character is eroded. Light pollution can also compromise the architectural and historical character of conservation areas and listed buildings or their settings. Artificial lighting has an impact on biodiversity especially for nocturnal animals and invertebrates can be seriously affected by artificial light at even very low levels, adversely affecting their ability to feed and reproduce.

7.41. The Institution of Lighting Professionals (ILP) produces guidance on light pollution, and this should be consulted when preparing development proposals. In particular the Guidance Note GN01: The Reduction of Obtrusive Light and Guidance Note 08/18 Bats and artificial lighting in the UK, which was updated in 2023. Development proposals should demonstrate that, if external lighting is required, it protects the night sky from light pollution and provide details of the light source and intensity being used; the luminaire design, height, and angle, adding baffles and cut-off shields where required; and control mechanisms to dim or switch off lighting schemes when not required.

7.42. Of those responding to the Community Survey, 90% agreed that it was important to protect the dark skies of the Parish by minimising the impacts of light pollution.

8. TRANSPORT AND MOVEMENT

POLICY CH13: IMPROVING WALKING, CYCLING AND EQUESTRIAN OPPORTUNITIES

Purpose

- 8.1. This policy seeks to enhance walking, cycling and equestrian opportunities along routes which are most likely to encourage a shift away from the private car, particularly for short journeys in and around Chobham.
- 8.2. This accords with the strategic transport priorities for the area, as set out in the proposals set out in the [Local Transport Plan 4](#) published by Surrey County Council, which includes the following overarching objectives:
- Avoid - Reduce the number and length of trips needed by improving land use planning, travel planning and levels of digital connectivity.
 - Shift - Shift travel to more sustainable modes: public transport, walking, and cycling, away from car use.
 - Improve - Improve emissions intensity and energy efficiency of vehicles and operational efficiency of roads, through technology improvements.

POLICY CH13: IMPROVING WALKING, CYCLING AND EQUESTRIAN OPPORTUNITIES

- 1) To ensure that residents can access social, community, public transport, the school, retail and other important facilities in Chobham and in neighbouring settlements in a sustainable and safe way, all new major developments should ensure safe pedestrian, and where possible cycle, access to link up with the existing footpath and cycleway network, and public transport network, as defined in *Figure 25*. Development proposals should incorporate the Healthy Streets for Surrey guidance and be guided by the Surrey County Council Rights of Way Improvement Plan.
- 2) Where appropriate, the provision of new, or the enhancement of existing, cycle and pedestrian routes, as shown on *Figure 25*, that are, where feasible, physically separated from vehicular traffic and from one another will be supported. Such routes should be of permeable material and ensure that access by disabled users and users of mobility scooters is secured.
- 3) The design and layout of works related to the widening of footways or the provision of traffic-calming measures should enhance the rural, village character, for example retaining and/or providing hedgerows, trees and soft verges where possible. Materials and layout must be sympathetic to local character.
- 4) Proposals for new bridleways will be supported wherever possible; in all new developments existing bridleways must be retained where they exist or, alternatively, new or amended bridleway links provided together with safe road crossing points that enable connectivity between the village and the wider countryside.
- 5) The provision of covered and secure cycle racks and buggy parking will be supported, including within public spaces such as in the village car park.

Conformity Reference: NP objectives: 6; SHBC Core Strategy 2012: CP11; SHBC Regulation 19 Local Plan: IN1, IN2; NPPF (2024): 96, 105, 109, 110, 111, 115-117, 135

Justification

- 8.3. The rural history of Chobham, combined with its location midway between Portsmouth and London, has left the Parish with a legacy of footpaths and bridleways throughout. Connections within the settlement and to the surrounding rural areas are important as they enable the community access to a range of community facilities including shops, schools, leisure and recreation.
- 8.4. The route network converges at Chobham, with the A319, the A3046 and the B383 all leading into and through the village centre. This has had a significant impact on Chobham, particularly notable at peak times or when there have been accidents and delays on the strategic route network (for instance the nearby M25 and M3, causing traffic to divert through the village and along the more rural roads. The route is also heavily used by HGVs which, given the width of the road, severely restricts movement and presents a challenging environment for pedestrians.
- 8.5. Car ownership within Chobham is high, with 91% of households owning at least one car (Census 2021). This is perhaps not surprising for a largely rural Parish. The car remains a vital resource for many, particularly so in an area with an aging population. Whilst the CNP cannot and should not prevent people from using their cars, improvements to and promotion of the 'key movement routes' within the village and wider Parish will encourage those residents who are able to take short, local journeys on foot or by bicycle to do so. Not only will this help to alleviate congestion locally and associated air pollution (particularly outside the school and at the main junctions), but it will also have health benefits for residents. It will help to serve the approximate 9% of Parishioners with no access to a car.
- 8.6. For many, Chobham is a highly walkable and cyclable village. In theory, using Benham's Corner as the focal point, the whole of the village should be accessible within 20 minutes by foot and approximately 5 to 10 minutes by bike (*Figures 22 and 23*).

Figure 22: Walking distances in Chobham (source: Googlemaps)

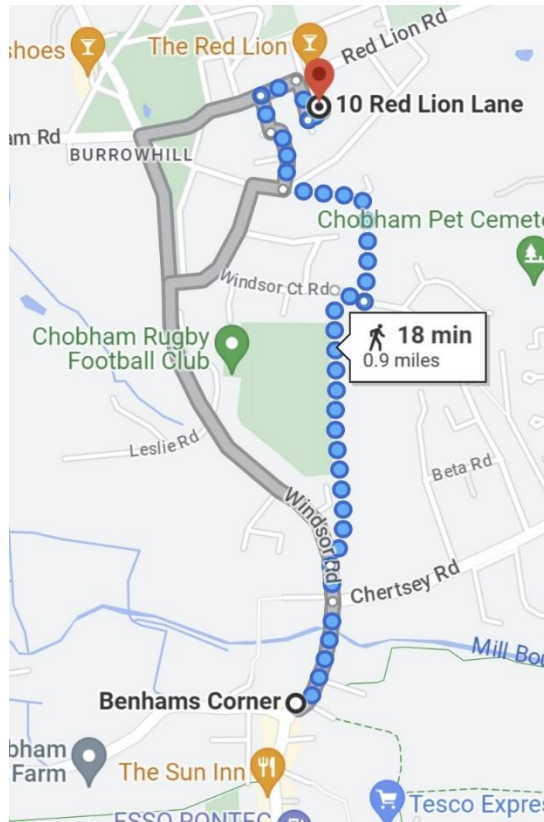
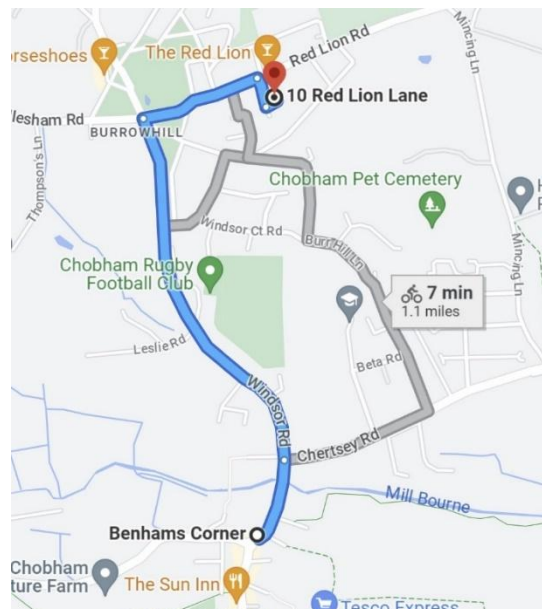


Figure 23: Cycling distances in Chobham (source: Googlemaps)



8.7. This ‘walkability’ accords with the desire to promote Chobham Village as a ‘walkable village’, This a concept promoted by the [Town and Country Planning Association \(TCPA\)](#) whereby

developments are encouraged to be no more than a 10 minute walk from key facilities (*Figure 24*).

Figure 24: Principles of the '20 minute' neighbourhood (i.e. 10 minutes each way) (source: TCPA)



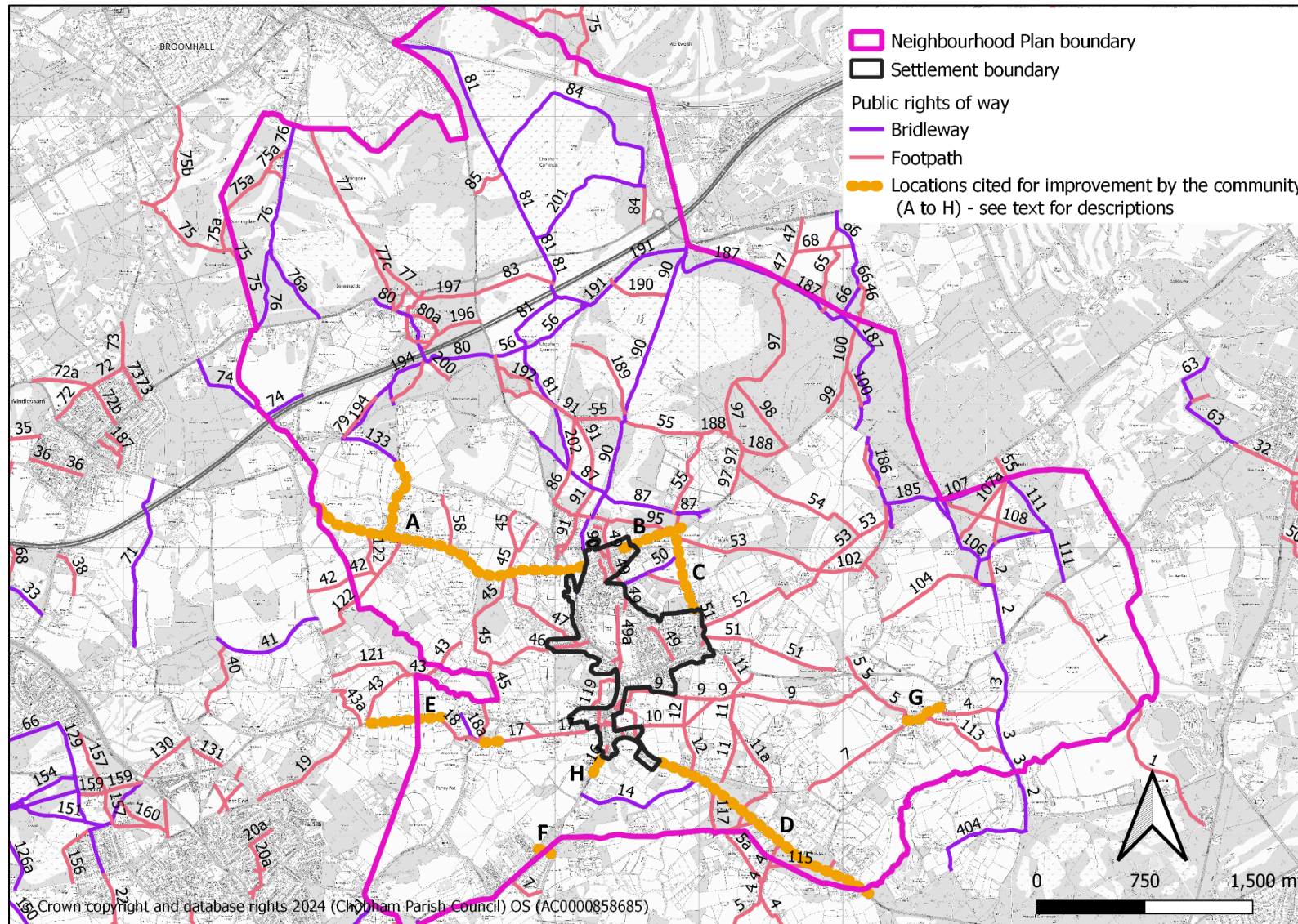
- 8.8. The concept is not intended to stifle development, rather to emphasise the importance of enabling and improving connectivity by foot and by bike. New major development proposals in the Parish, which may be allocated in a future Local Plan for instance, should take account of the walkable town concept and provide the infrastructure to link new homes to existing facilities to encourage active travel.
- 8.9. In addition to this, consultation with the community has revealed where enhancements to the walking and cycling (and equestrian) network, would be helpful. These are shown on *Figure 25*, with the letters on the maps corresponding to the list below. Where possible, new major development should seek to contribute towards the achievement of these. The improvements might also form the basis of discussions with SCC, for instance in informing the county-wide Local Cycling and Walking infrastructure Plan and identifying funding the ongoing specific improvements within for Chobham:
- 8.10. **Areas where improvements to the current network can be made:**
- A.** Access to Valley End School Primary School (up Highhams Lane) is challenging due to the lack of pavements on some of the existing residential road linking it from parts of Chobham village. Connectivity from the village to link to Footpath 133 could be improved as could provision of safer access via Highhams Lane.
 - B.** Red Lion Road was cited as a rat run with serious challenges relating to speeding. The community would prefer to explore traffic calming measures in this area to improve the route for all users. The speed limit is currently 40mph exiting the village, at a location where the lanes become increasingly narrow.
 - C.** Access along Mincing Lane for pedestrians is considered challenging due to the lack of footways. This is a 40mph road enabling access from the south to the north of the

village. Provision of a dedicated footway would improve access to the Common. The road is also considered to be rich in trees and birds and was extremely well-walked during the lockdown.

- D.** Provision of a segregated cycle path and footway to connect Chobham to Woking would enable non-car access to the larger settlement and facilities. This would connect to the trails developed by Woking, notably the Jupiter Trail. The Cycle Path between Chobham and Woking should also serve equestrians. The route runs mostly over Sec.L93 land, namely Milford Green and Coxhill Green.
 - E.** Improving access between Chobham Village and neighbouring West End. This stretch of road was quoted by some as being a ‘family’ area and there was a call for reduced speeds.
 - F.** The area from Scotts Grove Road to Guildford Road is dangerous for pedestrians due to a lack of pavements in some areas. This is particularly so for children and those with children, trying to get to the village centre.
 - G.** The lack of connectivity between the footpath connections around the area of Sandpit Hall Road.
 - H.** Improvements to the Grants Bridge footpath.
- 8.11. There is no dedicated public cycle parking in the village centre, which may discourage cycle trips to the shops, eateries and for those working locally. Provision in the car park would be welcomed. In addition, broader equestrian links were called for to enhance the bridleway network. Such improvements might be prioritised as part of any developer contributions or other highways funding.
- 8.12. The Rights of Way Improvement Plan (ROWIP) is a statutory document prepared by SCC. The present document runs from 2014-24 and SCC is in the process of reviewing and writing the [ROWIP for 2024-34](#). Developers should refer to this plan as part of their proposals.
- 8.13. Surrey County Council has published a [Local Cycling and Walking Infrastructure Plan](#) for Surrey Heath. The Plan identifies key walking and cycling corridors and prioritises a programme of active travel infrastructure improvements in the borough. It identifies a Phase 1 (priority) core walking zone in Chobham which may provide opportunities to review and design walking infrastructure improvements. It also identifies Phase 2 cycling corridors (second category of prioritisation) along the A3046 (which is consistent with proposal D above)) and A319 into Chobham.
- 8.14. In Surrey, there is an ambition for streets that are welcoming, safe and attractive for all to access and enjoy. SCC’s Healthy Streets for Surrey raises the standard of street design, creating streets which are safe, green, beautiful, and resilient in line with the ambitions of the Community Vision for Surrey 2030. Therefore proposals should refer to SCC’s Healthy Streets for Surrey, which is the county’s street design policy adopted in 2022 and now presented as a webtool. Its contents must be integrated into new developments and also street retrofit/ redevelopment situations.

- 8.15. In parallel to improving the active travel network, there are a series of factors that may help to improve the environment for walkers, cyclists and horse-riders, but which are beyond the scope of the CNP. The Parish Council will liaise with the Highways Authorities and others to pursue these issues, which include:
- Using design to slow-down traffic – for example through the introduction of tighter bends into side-roads, as opposed to wide openings; the creative use of planters to narrow lanes; use of modal filters, which allow the passage of some modes of transport but not others. The Chobham Design Guidance and Codes addresses some of these points.
 - Introducing slower speed limits in part or all of the village – there is a level of public support for a 20’s Plenty scheme, which has been successfully achieved in other settlements across the south east. However, this sits outside the scope of the Neighbourhood Plan and is dealt with in Section 11 (Non-Policy Actions).
 - Redirecting HGVs away from the village centre rural lanes – a dialogue with SCC and National Highways would help to consider ways to re-route vehicles, for instance by altering SatNav guidance provided to private companies.
 - Problems associated with rat-running, where Chobham routes are used by drivers to avoid congestion on the M25 and M3.
 - Working with SCC Highways and private operators to improve public transport provision in Chobham, in terms of routes served, timings and punctuality.
 - Challenges associated with the maintenance of unadopted roads in the Parish, including overgrown hedgerows blocking parking.

Figure 25: Rights of Way in the Parish and opportunities for improvements



POLICY CH14: NEW RESIDENTIAL DEVELOPMENT PARKING SPACE STANDARDS AND DESIGN

Purpose

8.16. The policy has two aims related to residential vehicle parking. The first is to ensure that adequate off-road residential car parking is provided within new development to reduce adding to problems associated with congestion. This is particularly important in a semi-rural environment such as Chobham, where there is limited public transport and a high reliance on the private motor vehicle. The second aim is to ensure that the number of domestic parking spaces is adequate for the rural setting and that the dimensions of parking spaces are suited to modern vehicles.

POLICY CH14: NEW RESIDENTIAL DEVELOPMENT PARKING SPACE STANDARDS AND DESIGN

1) Standard: New residential developments should, where space permits, provide off-road parking spaces within the boundaries of the development for:

- a) 2 vehicles for 1 and 2-bedroom dwellings**
- b) 3 vehicles for 3 bedroom dwellings**
- c) 4 vehicles for 4+ bedroom dwellings**

unless it can be demonstrated that this level of provision would render the scheme unviable or undeliverable, or detract unacceptably from the design, layout and appearance of a proposed development.

2) Adequate space for cycle parking and storage should be provided. A charging point with timer for electric bikes adjacent to any cycle parking facilities should be provided.

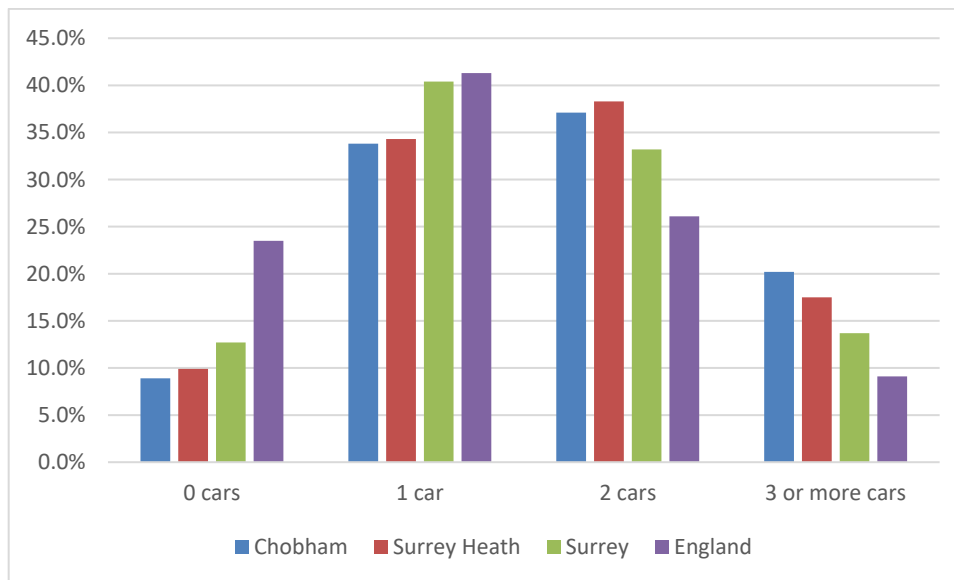
3) Vehicle parking facilities should be designed to match the character of the development. Where garages are included, they should have minimum internal dimensions of 3m wide by 7m long with an unobstructed entry width of 2.3 metres. (ref: [Parking Standards design and good practice, Essex CC 2009](#)). Other vehicle parking facilities should have a minimum dimension of 2.9m by 5.5m.

Conformity Reference: NP objectives: 6; SHBC Core Strategy 2012: CP11, DM9; SHBC Regulation 19 Local Plan: CTC3, IN1, IN2; NPPF (2024): 109, 112, 113

Justification

- 8.17. Whilst the CNP supports opportunities to promote active travel, particularly for shorter journeys within the village, Chobham is set within a rural location and residents are reliant on getting to neighbouring settlements for work, recreation and to access a broader range of services. Public transport serving the village is limited and this has led to a reliance for many on the car.
- 8.18. Compared to England and Surrey, the percentage of households in Chobham with at least two vehicles is significantly higher (*Figure 26*). Households with three or more cars in the Parish is greater than for all broader geographies.

Figure 26: Car ownership in Chobham compared to England, Surrey and Surrey Heath, Census 2021



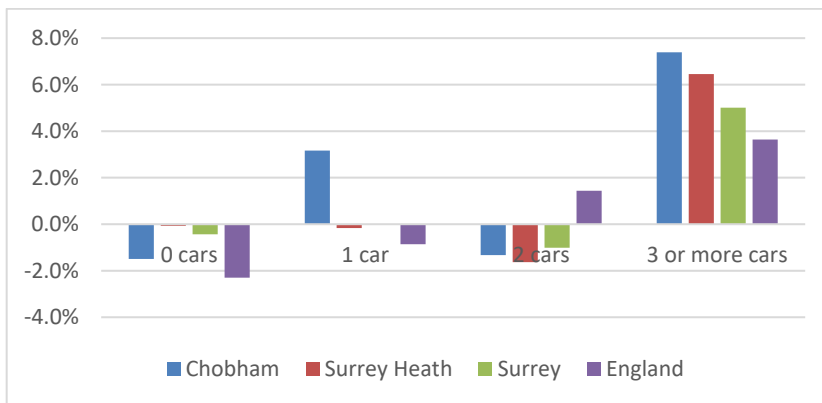
- 8.19. Parking has been identified in the community feedback as one of the major problems within the village. Inadequate provision for off-road residential car parking has led to some regular and disruptive on-street parking notably on some of the narrower village roads, for instance in Windsor Court Road.
- 8.20. Residential dwellings are continuing to be built with insufficient space for off-road parking to meet local need and this should be addressed.
- 8.21. Across Surrey as a whole, car parking standards are published in the [Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development](#) (2023) and the Borough Council is preparing a new Car and Cycle Parking Standards SPD. *Table 6* sets out the guidance for Residential dwelling houses (Use class C3) for suburban/edge/village/rural areas such as Chobham:

Table 6: Surrey County Council Residential parking guidance

1 & 2 bed flats	1 space per unit
1 & 2 bed houses	1.5 + space per unit
3 bed houses	2 + spaces per unit
4 + bed houses	2 + spaces per unit

- 8.22. The guidance is intended to be flexible and used as considered appropriate by the 12 Local planning Authorities across Surrey. This is to ensure that parking requirements can be completely tailored by the local area to suit the unique circumstances of any given development proposal in accordance with its location.
- 8.23. It should be noted that the suggested provision for village and rural areas has not altered since the previous guidance, which was prepared in 2012. This is despite the fact that car ownership has grown significantly between 2011 and 2021, as shown in *Figure 27*. As can be seen, the percentage of households in Chobham with no vehicles has fallen since 2011. In contrast the number of households with one car has increased by 3.2%, while the number of households with three or more cars has increased by 7.4% (compared to 5% across Surrey and 3% across England).

Figure 27: % change in car ownership (2011 and 2021 Census)



- 8.24. SHBC is in the process of preparing its own Supplementary Planning Document related to residential car parking provision, which is seeking to acknowledge the higher car ownership in the borough. The CNP therefore also seeks to tailor provision to the particular needs of the Parish. A precedent has already been established in neighbouring Windlesham Parish, whose neighbourhood plan requires provision as set out in *Table 7*.

Table 7: Parking standards applicable in neighbouring Windlesham Parish

1 & 2 bed flats	2 car spaces
1 & 2 bed houses	2 car spaces
3 bed houses	3 car spaces
4 + bed houses	4 car spaces

- 8.25. The CNP, displaying similar characteristics to Windlesham, seeks to mirror this requirement for new development in Chobham Parish.
- 8.26. It should be noted that the CNP acknowledges that the focus should be on moving away from more polluting forms of transport and therefore it supports the shift towards electric vehicles. The provision of electric vehicle charging infrastructure on individual dwellings is a requirement imposed by Part S of the Building Regulations.
- 8.27. 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. as well as in private development. In fact, up to 2009 it was Government policy to under provide car parking spaces “to discourage people from buying personal vehicles”. The policy seeks to ensure that new parking is adequate to the size of modern vehicles.

9. COMMUNITY FACILITIES

POLICY CH15: PROVIDING A RANGE OF COMMUNITY FACILITIES

Purpose

- 9.1. The community facilities within the Parish provide an important resource for its residents, both old and young. They enable a range of activities and services to be run, which are important for people's wellbeing and day-to-day needs.
- 9.2. This policy seeks to ensure that those living in and moving to the Parish are adequately served with a range of good quality facilities and activities and that there are opportunities for residents to shape this.

POLICY CH15: PROVIDING A RANGE OF COMMUNITY FACILITIES

- 1) **Development proposals for new community, recreational, cultural and leisure facilities, or the improvement of existing facilities – including facilities for younger children (up to age 12), facilities for teenagers, the provision of new allotments/community growing spaces and a community orchard - will be supported where:**
 - a) the proposal is, where relevant, consistent with Green Belt policy and contributes to the character of the village and its setting; and
 - b) the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and
 - c) the proposal would not have significant adverse impacts upon the local road network; and
 - d) the proposal would not have harmful impacts on the heritage aspects, including the setting, of the facility.
- 2) **The provision of new and upgraded play areas to serve the needs of children of all ages, notably in the north of the village, in accordance with [Surrey Heath Borough Council's Local Plan/Open Space Standards](#), will be supported. Where possible, these should incorporate areas for 'natural play' (defined as play provision with natural environments as opposed to 'man-made' ones).**
- 3) **Development proposals that would result in the loss of community, leisure and recreational facilities will only be supported if either the facility is surplus to requirements and there is no longer a proven need for such a facility (see Appendix D) or alternative and equivalent facilities demonstrate by comparison to the existing facility that:**
 - a) the replacement will be of at least an equivalent scale, specification and located in an accessible location to the community to be served;
 - b) re-provision of these facilities will incorporate adequate safeguards for delivery; and
 - c) **satisfy all other relevant policy expectations of this neighbourhood plan.**

Conformity Reference: NP objectives: 7; SHBC Core Strategy 2012: CP12, DM15, DM16; SHBC Regulation 19 Local Plan: IN4, IN6, IN7; NPPF (2024): 96, 98, 101, 103-105

Justification

9.3. Considering its size, Chobham is well served for community facilities. The Parish has traditionally had an active voluntary sector, and the community is keen that this continues. Providing good quality facilities will serve to encourage and sustain the voluntary sector.

9.4. Local engagement for the CNP highlighted the following priorities:

- **Provision of facilities aimed at younger children (up to 12 years)** – The need for a children’s playground serving the north of the village was raised. There could be potential to locate facilities on one of the identified Local Green Spaces. In addition, additional outdoor active facilities, such as a cycle track or more accessible skate park was noted, with the recreation ground as a potential location.
- **Provision of facilities aimed at teenagers** – Many residents expressed the need for additional activities for teenagers. Often this cohort are left to access facilities in the neighbouring towns, but the lack of buses can make this difficult. Suggestions included the provision of a youth club (there used to be one)), cinema, more accessible skate park, covered meeting spaces. Evidence of this need will be collated by the Parish Council in consultation with the local community, and developers should discuss this with the Parish Council to inform their planning applications. There may be scope for land owned by the Parish Council to be utilised to provide additional facilities.
- **Provision of additional allotment/community growing spaces/ community orchard** – This was frequently raised as being needed for the village. There is concern that the allotments to the north of the village are to be lost to other uses, leaving very little provision serving the community.

9.5. Whilst the scope of the strategic allocations is set out in the emerging Surrey Heath Local Plan, opportunities to provide these facilities should be sought within those and future developments. There may be opportunities to do so as part of windfall development.

10. IMPLEMENTATION AND PLAN REVIEW

- 10.1. Chobham Parish Council is the qualifying body responsible for the Neighbourhood Plan.
- 10.2. Once the Plan has been ‘made’, there will be a series of actions to be undertaken to ensure that the policies within the CNP are being interpreted and used in the way intended. It will also be necessary to maintain a watching brief on changes to the planning policy landscape, both at the national and local planning authority levels, which may have an impact on the Plan’s policies. Finally, any non-planning-related projects and activities that were identified will need to be prioritised for delivery, in partnership with other organisations.
- 10.3. Specific actions to be undertaken are as follows:
- Pursuing the projects and activities that are not policy-based, but nevertheless contribute to the delivery of the Plan - these are set out in Section 11, divided into priorities towards which developer contributions may be directed and broader, community projects, which have been collated throughout the process, but which sit beyond planning policy. A range of organisations may be involved in delivering these projects and there will be a need for a co-ordinated approach. Many will require funding and therefore it would be helpful to consult with the community to understand the potential costs and achievability of each. Funding may be sourced from developer contributions or tailored funds, such as the Big Lottery Fund.
 - Commenting on planning applications or consultations relating to the neighbourhood plan area – the Parish Council has a role in ensuring that the CNP policies are being adequately considered, where relevant, in decisions to determine the outcome of planning applications in the Parish. A meeting between local councillors, planning committee members and the supporting planning officers at SHBC would be a useful step in ensuring that the purpose and application of the policies is fully understood by all parties. This will assist in ensuring that policies are interpreted and applied in the way intended.
 - Monitoring the application of the Neighbourhood Plan policies to ensure they have been applied consistently and interpreted correctly in response to planning applications – there is scope to identify indicators to measure the effect that each policy is having and the extent to which this is delivering against the associated objective. As a minimum, the Parish Council would wish to maintain a log of planning applications relating to the neighbourhood area, detailing which Neighbourhood Plan policies have informed the Parish Council response and the outcome of the decision. This will assist in understanding whether the policies have been used in the manner intended or whether changes may be required, for instance in any future review of the Neighbourhood Plan.
 - Maintaining a dialogue with the local planning authority regarding the timing and content of the emerging Local Plan – it will be important to consider the policies in the emerging document and how these may impact the CNP policies. The adoption of the new Local Plan may trigger a light-touch review of the CNP. The Parish Council will assess the need for a review within six months of the adoption of the Local Plan.

- Maintaining a dialogue with SHBC and the promoter/developers of the sites allocated within the Local Plan.
 - Maintaining a watching brief on the national policy landscape – changes at the national level may impact on the policies contained in the Local Plan and the Neighbourhood Plan. It is therefore important to keep abreast of this, as this could also provide a trigger to undertake a light-touch review of the Neighbourhood Plan.
 - Maintaining a dialogue with neighbouring Parishes on cross-boundary projects.
 - Maintaining a dialogue with the local community on the plan implementation – ensuring that all records of how the plan has been used should be made public. It is also recommended that a regular update – for instance at the Annual Parish Meeting – is provided, to feed back to the community on progress about both the effectiveness of the policies and the pursuing of the projects.
 - Considering gaps in the Neighbourhood Plan – local issues, concerns or opportunities may arise during the lifespan of the Plan that trigger the need for the inclusion of a new policy. Such issues can be most effectively understood by maintaining open dialogue with the community and other partners.
 - Monitoring the potential shift to unitary councils and the impact of this on local planning.
- 10.4. Whilst it is not a legislative requirement to review a Neighbourhood Plan, it is good practice to do so periodically. This may be because of any of the points noted above. A light-touch review will enable the Parish Council to keep the Neighbourhood Plan up to date in general terms, and to ensure that it remains in general conformity with the wider development plan. Any review should be undertaken in partnership with and ensuring the engagement of the wider community.
- 10.5. The Parish Council will consider how best to progress these actions.

11. INFRASTRUCTURE IMPROVEMENTS AND PROVISION

- 11.1. The Parish Council is keen to influence the way in which developer contributions are spent in the neighbourhood area to the full extent of its powers under national legislation and planning guidance.
- 11.2. There are different types of contributions arising from section 106 agreements, section 278 agreements and the Community Infrastructure Levy (CIL):
- A section 106 agreement (based on that section of the 1990 Town & Country Planning Act) or planning obligation is a private agreement made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms.
 - A section 278 agreement refers to a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local authority to make alterations or improvements to a public highway as part of a planning application.
 - The Community Infrastructure Levy (CIL) is a non-negotiable charge on development based on a fixed rate per square metre of net additional development on a site, and levied by the Borough Council. Different charge rates would apply for different types of uses and in different areas. The levy is intended to fund the provision, improvement, replacement or maintenance of infrastructure required to support development in an area as set out in its local plan. With a 'made' (adopted) Neighbourhood Plan, the local community would benefit from an uplift in the level of CIL received, from 15% (capped at £100 per existing property) to an uncapped 25% of CIL receipts from neighbourhood area.
- 11.3. The Parish Council intends to regularly review its spending priorities. Any proposed changes to spending principles or priorities will be published for comment by the community and other interested parties. Once finalised, any updated list will be published on the Parish Council website and in relevant literature.

12. POLICIES MAPS

Figures 28 and 29 on the following pages show the designations and policies relating to the Parish.

Key to the policies maps:

	Neighbourhood Plan boundary
	Settlement boundary (Reg 19 Local Plan)
	Green Belt (Reg 19 Local Plan)
	SPA 400m buffer zone
	Ancient woodland
	Chobham Common (National nature Reserve)
	Site of Special Scientific Interest
	SNCI
	SANG
	Site allocated in Reg 19 Local Plan
	Village Centre Character Area (Policy CH3)
	Primary Residential Character Area (Policy CH3)
	Boundary Residential Character Area (Policy CH3)
	Conservation area (Policy CH6)
	Scheduled Monument (Policy CH6)
	Listed buildings (Policy CH6)
	Neighbourhood shops (Policy CH7)
	Local Green Space (Policy CH10)
	Locations cited for improvement by the community (Policy CH13)
Public right of way:	
	Footpath
	Bridleway

Figure 28: Policies Map - Parish

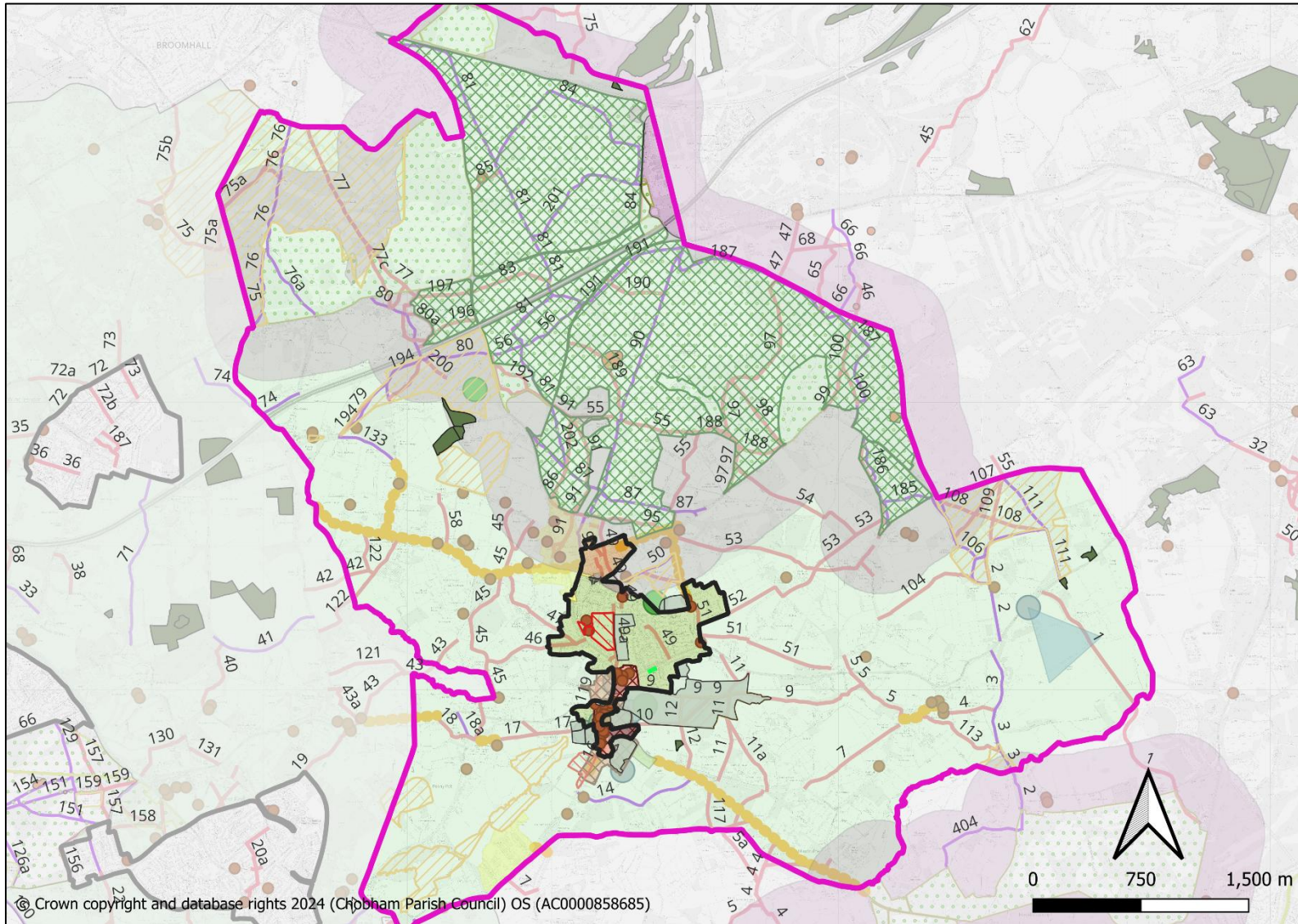
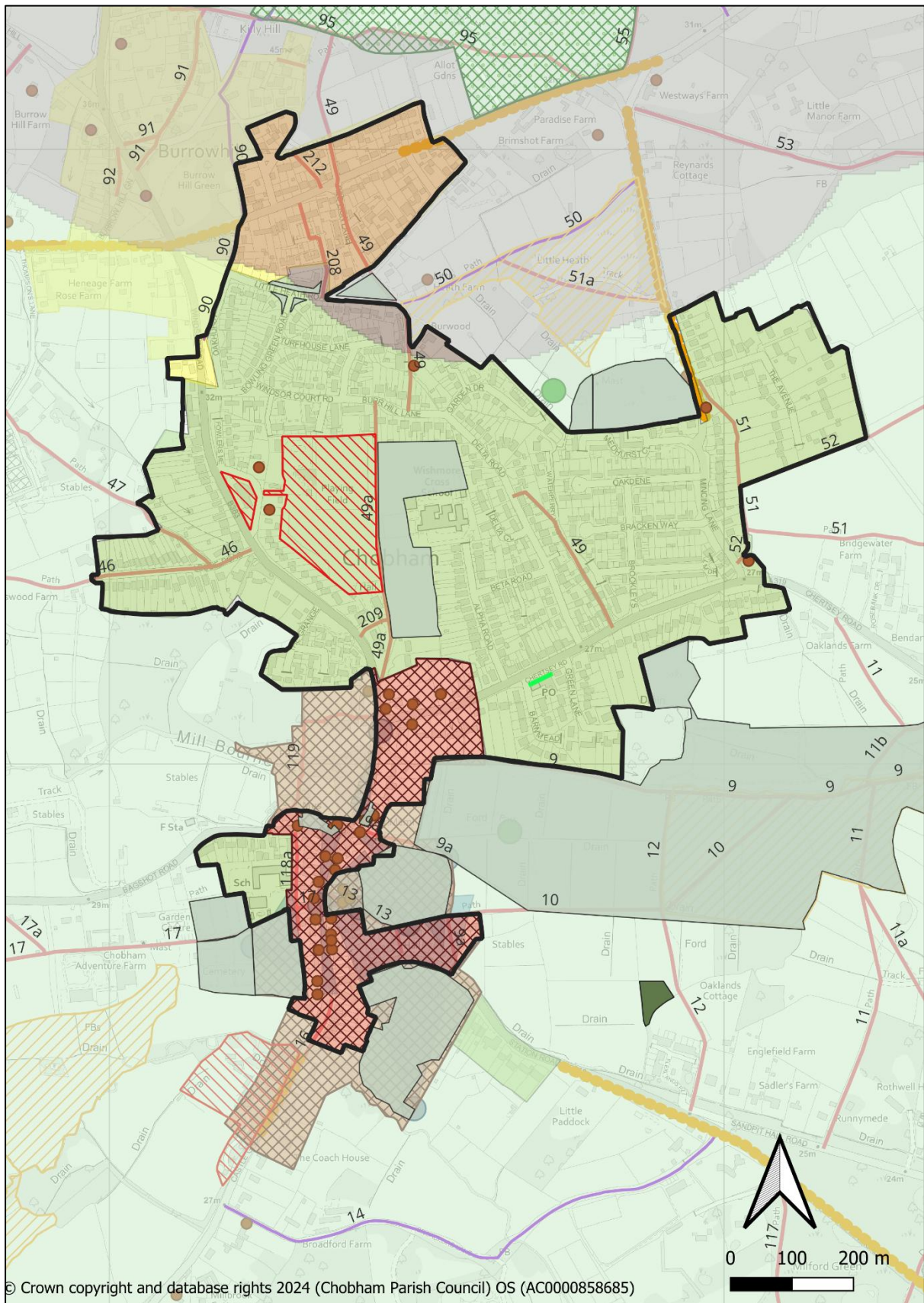


Figure 29: Policies Map - village



13. GLOSSARY

- **Affordable housing:** Social rented, affordable rented, intermediate housing, and First Homes provided to eligible households whose needs are not met by the market.
- **Air source heat pump:** An air source heat pump is a type of heat pump that can absorb heat from outside a structure and release it inside using the same vapor-compression refrigeration process and much the same equipment as air conditioners but used in the opposite direction.
- **Ancient or veteran tree/tree of arboricultural value:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Blue infrastructure:** Blue infrastructure refers to water elements, like rivers, canals, ponds, wetlands, floodplains, water treatment facilities, etc. Green infrastructure refers to trees, lawns, hedgerows, parks, fields, forests, etc. These terms come from urban planning and land-use planning.
- **Change of Use:** A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".
- **Community Infrastructure Levy (CIL):** a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by SHBC.
- **Conservation area:** an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
- **Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation
- **Disability:** There is no single definition for 'disability'. Under the Equality Act 2010, a person is defined as disabled if they have a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on their ability to do normal daily activities.
- **Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- **Ground source heat pump:** A ground source heat pump is a heating/cooling system for buildings that uses a type of heat pump to transfer heat to or from the ground, taking advantage of the relative constancy of temperatures of the earth through the seasons.
- **Heritage asset:** 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Limits to built development:** These identify the areas of primarily built form, rather than countryside. They identify areas within which development of brownfield land may normally be appropriate, including infilling, redevelopment and conversions in accordance with Government Policy and Guidance (NPPF and NPPG). They do not include a presumption for the development of greenfield land such as playing fields and other open space. Identified built-up area boundaries do not necessarily include all existing developed areas.
- **Local connection:** For the purposes of allocating affordable homes, housing shall be occupied in accordance with the [Borough Council's standard allocation procedures](#) with priority given to applicants who can demonstrate that they have a local connection to the Parish of Chobham at the time of occupation and key workers.

- **Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance.
- **Local Plan** - Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting-point for considering whether applications can be approved. It is important for all areas to put an up to date Local Plan in place to positively guide development decisions.
- **Major Development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- **National Planning Policy Framework (NPPF):** the national planning policy document which sets out the Government’s planning policies for England and how these are expected to be applied. It was most recently updated in December 2024.
- **Nature Recovery Network:** An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
- **Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
- **Older people:** People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
- **Permitted development:** Permitted development rights are an automatic grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Most houses have permitted development rights, but flats and maisonettes do not, so planning permission is required. A further example is the conversion of offices, for instance to flats, without the need for planning permission.
- **Previously developed land/ brownfield land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.
- **Section 106 agreement:** A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.
- **SMEs (Small to medium-sized enterprises):** The UK definition of SME is generally a small or medium-sized enterprise with fewer than 250 employees. While the SME meaning defined by the EU is also business with fewer than 250 employees, and a turnover of less than €50 million, or a balance sheet total of less than €43 million. Within this umbrella there are three different categories: medium-sized, small, and micro-businesses. These categories are defined by turnover and number of employees.
- **Supplementary Planning Documents (SPD):** Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies contained in a Development Plan Document, where they can help applicants make

successful applications or aid infrastructure delivery. There are plans nationally to phase SPDs out.

- **Surrey County Council:** The county-wide authority has responsibility for strategic matters including waste and minerals planning, maintaining the public rights of way network, education, libraries and roads.
- **Use Classes Order:** The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005 and 2013) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

14. LIST OF EVIDENCE DOCUMENTS

All links correct to February 2025.

Document/ Evidence	Author	Year
2000 Local Plan (extant saved policies)	Surrey Heath Borough Council	2000
Additional Site Allocations for Gypsy and Traveller and Travelling Showpeople (Regulation 18 Consultation)	Surrey Heath Borough Council	August 2022
Archaeological areas in Surrey	Surrey County Council	No date
BREEAM	BRE Global Ltd	2012
Building for a Healthy Life 2020	Design for Homes	2020
Building Regulations 2010 Access to and Use of Buildings	HM Government	2015 edition incorporating 2016 amendments
Camberley Town Centre Area Action Plan (2011-2028) and Policies Map	Surrey Heath Borough Council	2011
Census	Office for National Statistics	2011 and 2021
Chobham Conservation Area Character Appraisal	Surrey Heath Borough Council	2001
Chobham Design Guidance and Codes	AECOM	2023
Chobham Village Green Belt Boundaries Study	Surrey Heath Borough Council	January 2022
Climate Change Act 2008	HM Government	2008
Climate Change Strategy	Surrey County Council	2024
Core Strategy and Development Management Policies Development Plan Document 2012 and the Policies Map 2012	Surrey Heath Borough Council	2012
Defra Biodiversity Metric	Defra	2023
Dementia and town planning: Creating better environments for people living with dementia	Royal Town Planning Institute	2020
Draft Surrey Heath Local Plan: Preferred Options (2019 - 2038)	Surrey Heath Borough Council	March 2022
Environment Act 2021	HM Government	2021

Document/ Evidence	Author	Year
First Homes Policy Guidance Note	Surrey Heath Borough Council	December 2021
Future Homes Standards: Consultation Outcome	Ministry of Housing, Communities & Local Government	2021
Green Space Assessment	Surrey Heath Borough Council	November 2021
Housing our Ageing Population Panel for Innovation (HAPPI) – Design Principles	HAPPI	ongoing
Joint Housing Register Allocation Policy for Affordable Housing in Surrey Heath	Surrey Heath Borough Council	2020
Housing Needs Assessment, Surrey Heath Borough Council	Iceni	March 2024
Local Cycling and Walking Infrastructure Plan for Surrey Heath	Surrey County Council	2024
Local Transport Plan 4: Draft for Consultation	Surrey County Council	2022 to
Localism Act 2011	HM Government	2011
National Design Guide	Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government	2019 (updated 2021)
National Model Design Guide	Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government	2021
National Planning Policy Framework (amended December 2024)	HM Government	Amended December 2024
Neighbourhood Development Planning Regulations 2012 (as amended)	HM Government	2012
Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	Surrey Heath Borough Council	2024
Retail Site Survey Background paper	Surrey Heath Borough Council	January 2022
Retrofit and Energy Efficiency in Historic Buildings	Historic England	2024
Rights of Way Improvement Plan	Surrey County Council	2025
Saved Policy NRM6 of the South East Plan which relates to development affecting the Thames Basin Heaths Special Protection Area	SE England Regional Development Agency	2009
Surrey Wildlife Trust wildfire management	Surrey Wildlife Trust	2025
Surrey Aggregates Recycling Joint Development Plan Document 2013	Surrey County Council	2013

Document/ Evidence	Author	Year
Surrey Heath Borough Council Climate Change Action Plan	Surrey Heath Borough Council	2024
Surrey Heath Borough Council Strategic Flood Risk Assessment Level 1 and Level 2	Surrey Heath Borough Council	2025
Surrey Heath Local Housing Needs Assessment	Surrey Heath Borough Council	2024
Surrey Heath Open Space Study – Standards Paper	Surrey Heath Borough Council	2016
Surrey Heath Local List	Surrey Heath Borough Council	2010
Surrey Primary Aggregates Development Plan Document 2011	Surrey County Council	2011
Surrey Heath Local Development Scheme 2025 to 2028	Surrey Heath Borough Council	2025
Surrey Heath Residential Design Guide	Surrey Heath Borough Council	2017
Surrey Landscape Character Assessment (Surrey Heath Borough)	Surrey County Council	2015
Surrey Local Flood Risk Management Strategy	Surrey County Council	2017-2032
Surrey Minerals Plan Core Strategy 2011	Surrey County Council	2011
Surrey Minerals Site Restoration Supplementary Planning Document 2011	Surrey County Council	2011
Surrey Waste Local Plan 2019 to 2033	Surrey County Council	2020
The State of Surrey's Nature	Surrey Nature Partnership	2017
Town and Country Planning Act 1990	HM Government	1990
Vehicle, cycle and electric vehicle parking guidance for new development	Surrey County Council	2021
Zero Carbon Britain: Rising to the Climate Emergency	Centre for Alternative Technology Charity Limited	2019

APPENDIX A – CHOBHAM LOCAL AREA PROFILE

See separate document Appendix A available on the [Parish Council website](#).

APPENDIX B – CHOBHAM DESIGN GUIDANCE AND CODES

The Chobham Design Guidance and Codes forms an integral part of the Chobham Neighbourhood Plan. Due to its size, they are included as a separate document and can be accessed on the [Chobham Parish Council website](#).

APPENDIX C – DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS

Historic England has compiled the following list of listed heritage assets in the Parish:

List Entry Name	Heritage Category	Grade	Location
MEMORIAL CROSS, CHOBHAM COMMON	Listing	II	MEMORIAL CROSS CHOBHAM COMMON CHOBHAM ROAD Chobham CHOBHAM COMMON Surrey Heath Surrey
CHOBHAM PARK HOUSE	Listing	II	CHOBHAM PARK HOUSE CHOBHAM PARK LANE Chobham Surrey Heath Surrey
Chobham War Memorial	Listing	II	High Street Chobham Surrey GU24 8LZ Chobham Surrey Heath Surrey
LITTLE HEATH FARM HOUSE	Listing	II	LITTLE HEATH FARM HOUSE LITTLE HEATH ROAD Chobham Surrey Heath Surrey
K6 TELEPHONE KIOSK TO EAST OF CHOBHAM GARDEN CENTRE	Listing	II	K6 TELEPHONE KIOSK TO EAST OF CHOBHAM GARDEN CENTRE VICARAGE ROAD Chobham Surrey Heath Surrey
BRIDAL HOUSE , CHOBHAM ANTIQUES AND JE INGRAM	Listing	II	CHOBHAM ANTIQUES 59-61 HIGH STREET Chobham Surrey Heath Surrey
Wayside	Listing	II	138 Windsor Road Chobham Woking Surrey GU24 8QZ Chobham Surrey Heath Surrey
Saddlers Halt	Listing	II	Saddlers Halt 86 High Street Chobham Woking GU24 8LZ Chobham Surrey Heath Surrey
BOURNE BROOK COTTAGE	Listing	II	BOURNE BROOK COTTAGE CLAPPERS LANE Chobham CHOBHAM Surrey Heath Surrey
CLOCK TOWER 350 YARDS NORTH EAST OF WESTCROFT PARK	Listing	II	CLOCK TOWER 350 YARDS NORTH EAST OF WESTCROFT PARK WINDLESHAM ROAD Chobham Surrey Heath Surrey
Valley End War Memorial	Listing	II	Valley End Road Chobham Surrey GU24 8TD Chobham Surrey Heath Surrey
Home Farm	Listing	II	Home Farm Steep Hill Chobham Chobham Surrey Heath Surrey
CHURCH OF ST LAWRENCE	Listing	I	CHURCH OF ST LAWRENCE HIGH STREET Chobham Surrey Heath Surrey
CROSSE AND HERBERT	Listing	II	CROSSE AND HERBERT 58 AND 60 HIGH STREET Chobham Surrey Heath Surrey
PUMP AT SU 97076293	Listing	II	PUMP AT SU 97076293 WINDSOR ROAD Chobham BURROWHILL Surrey Heath Surrey
BARN 10 YARDS NORTH OF BIDDLES FARM HOUSE	Listing	II	BARN 10 YARDS NORTH OF BIDDLES FARM HOUSE WINDLESHAM ROAD Chobham Surrey Heath Surrey

MOORE CHEST TOMB 20 YARDS SOUTH OF CHURCH OF ST LAWRENCE	Listing	II	MOORE CHEST TOMB 20 YARDS SOUTH OF CHURCH OF ST LAWRENCE HIGH STREET Chobham Surrey Heath Surrey
MYRTLE COTTAGE	Listing	II	MYRTLE COTTAGE HIGH STREET Chobham Surrey Heath Surrey
OLD COTTAGE	Listing	II	OLD COTTAGE 35 MINCING LANE Chobham Surrey Heath Surrey
THE COTTAGE	Listing	II	THE COTTAGE WOODCOCK LANE Chobham Surrey Heath Surrey
GRANTS COTTAGE	Listing	II	GRANTS COTTAGE CASTLE GROVE ROAD Chobham Surrey Heath Surrey
BARN 30 YARDS NORTH WEST OF BIDDLES FARM HOUSE	Listing	II	BARN 30 YARDS NORTH WEST OF BIDDLES FARM HOUSE WINDLESHAM ROAD Chobham Surrey Heath Surrey
HOLLY STYLE ANTIQUES	Listing	II	HOLLY STYLE ANTIQUES 24 HIGH STREET Chobham Surrey Heath Surrey
STANYARDS COTTAGE	Listing	II	STANYARDS COTTAGE STANYARDS LANE Chobham Surrey Heath Surrey
BARN 25 YARDS EAST OF STANNERS HILL FARM HOUSE	Listing	II	BARN 25 YARDS EAST OF STANNERS HILL FARM HOUSE STONEHILL ROAD Chobham Surrey Heath Surrey
FISHPOOL COTTAGE	Listing	II	FISHPOOL COTTAGE OLD CHERTSEY ROAD Chobham Surrey Heath Surrey
FOWLERS WELLS	Listing	II	FOWLERS WELLS FOWLERS WELLS ROAD Chobham Surrey Heath Surrey
MOORE CHEST TOMB 22 YARDS SOUTH OF CHURCH OF ST LAWRENCE	Listing	II	MOORE CHEST TOMB 22 YARDS SOUTH OF CHURCH OF ST LAWRENCE HIGH STREET Chobham Surrey Heath Surrey
CEDAR HOUSE	Listing	II	CEDAR HOUSE PHILIPOT LANE Chobham Surrey Heath Surrey
BROOKLANDS COTTAGE	Listing	II	BROOKLANDS COTTAGE PHILIPOT LANE Chobham Surrey Heath Surrey
THREE WAYS COTTAGE	Listing	II	THREE WAYS COTTAGE 2 MINCING LANE Chobham Surrey Heath Surrey
WAYSIDE COTTAGE	Listing	II	WAYSIDE COTTAGE 32 MINCING LANE Chobham Surrey Heath Surrey
NORTHBOURNE	Listing	II	NORTHBOURNE 6 WINDSOR ROAD Chobham Surrey Heath Surrey
COOPERS LODGE	Listing	II	COOPERS LODGE CHERTSEY ROAD Chobham Surrey Heath Surrey
PARADISE FARM HOUSE	Listing	II	PARADISE FARM HOUSE MINCING LANE Chobham Surrey Heath Surrey
YEW TREE COTTAGE	Listing	II	YEW TREE COTTAGE PENNYPOT LANE Chobham Surrey Heath Surrey
OLD POUND COTTAGE	Listing	II	OLD POUND COTTAGE 5 CHERTSEY ROAD Chobham Surrey Heath Surrey
STANNERS HILL FARM HOUSE	Listing	II	STANNERS HILL FARM HOUSE STONEHILL ROAD Chobham Surrey Heath Surrey

GARDEN WALL TO FROGPOOL HOUSE	Listing	II	GARDEN WALL TO FROGPOOL HOUSE HIGH STREET Chobham Surrey Heath Surrey
FORMER DAIRY BUILDINGS AT BROOKLANDS FARM	Listing	II	FORMER DAIRY BUILDINGS AT BROOKLANDS FARM PHILPOT LANE Chobham Surrey Heath Surrey
FROGPOOL HOUSE	Listing	II	FROGPOOL HOUSE HIGH STREET Chobham Surrey Heath Surrey
SCOTTS GROVE HOUSE	Listing	II	SCOTTS GROVE HOUSE SCOTTS GROVE ROAD Chobham Surrey Heath Surrey
THE CLOCHE HAT RESTAURANT	Listing	II	THE CLOCHE HAT RESTAURANT WINDSOR ROAD Chobham Surrey Heath Surrey
PENNY FARTHING ANTIQUES THE BAKERY	Listing	II	THE BAKERY 69-71 HIGH STREET Chobham Surrey Heath Surrey
CHURCH OF ST SAVIOUR	Listing	II	CHURCH OF ST SAVIOUR Chobham VALLEY END Surrey Heath Surrey
WESTWAYS FARM HOUSE	Listing	II	WESTWAYS FARM HOUSE MINCING LANE Chobham Surrey Heath Surrey
WOODS FARM HOUSE	Listing	II	WOODS FARM HOUSE WINDLESHAM ROAD Chobham Surrey Heath Surrey
FOWLERS WELLS FARM HOUSE	Listing	II	FOWLERS WELLS FARM HOUSE FOWLERS WELLS ROAD Chobham Surrey Heath Surrey
DIAL HOUSE	Listing	II	DIAL HOUSE WINDSOR ROAD Chobham Surrey Heath Surrey
STEEP ACRE FARM	Listing	II	STEEP ACRE FARM WINDLESHAM ROAD Chobham Surrey Heath Surrey
CASTLE GROVE HOUSE	Listing	II	CASTLE GROVE HOUSE CASTLE GROVE ROAD Chobham Surrey Heath Surrey
BUCKSTONE FARM HOUSE	Listing	II	BUCKSTONE FARM HOUSE WINDLESHAM ROAD Chobham Surrey Heath Surrey
THE OLD VICARAGE	Listing	II	THE OLD VICARAGE Chobham VALLEY END Surrey Heath Surrey
POND HOUSE	Listing	II	POND HOUSE CASTLE GROVE ROAD Chobham Surrey Heath Surrey
CHANCELLORS GEMMAS FASHIONS NATIONAL WESTMINSTER BANK	Listing	II	GEMMAS FASHIONS 26-32 HIGH STREET Chobham Surrey Heath Surrey
COLMANS SHOP LYNTON HOUSE	Listing	II	LYNTON HOUSE 25-31 HIGH STREET Chobham Surrey Heath Surrey
BROOKLANDS FARM HOUSE	Listing	II	BROOKLANDS FARM HOUSE PHILIPOT LANE Chobham Surrey Heath Surrey
BURROW HILL FARM HOUSE	Listing	II	BURROW HILL FARM HOUSE STEEP HILL Chobham Surrey Heath Surrey
BURR HILL COTTAGE	Listing	II	BURR HILL COTTAGE BURR HILL LANE Chobham Surrey Heath Surrey
SHRUBBS FARMHOUSE	Listing	II	SHRUBBS FARMHOUSE FORD ROAD Chobham Surrey Heath Surrey

FOUR SEASONS RESTAURANT	Listing	II	FOUR SEASONS RESTAURANT 14-22 HIGH STREET Chobham Surrey Heath Surrey
BIDDLES FARM HOUSE	Listing	II	BIDDLES FARM HOUSE WINDLESHAM ROAD Chobham Surrey Heath Surrey
PEAR TREE HOUSE	Listing	II	PEAR TREE HOUSE CHERTSEY ROAD Chobham Surrey Heath Surrey
CANNON COTTAGE LAUREL COTTAGE	Listing	II	CANNON COTTAGE HIGH STREET Chobham Surrey Heath Surrey
83-89 HIGH STREET	Listing	II	83-89 HIGH STREET Chobham Surrey Heath Surrey
THE SUN PUBLIC HOUSE	Listing	II	THE SUN PUBLIC HOUSE 45-47 HIGH STREET Chobham Surrey Heath Surrey
BARN OPPOSITE BROOKLANDS HOUSE	Listing	II	BARN OPPOSITE BROOKLANDS HOUSE PHILPOT LANE Chobham Surrey Heath Surrey
ADEN COTTAGE THE HOMESTEAD	Listing	II	ADEN COTTAGE WINDSOR ROAD Chobham Surrey Heath Surrey
TARRYSTONE ANTIQUES	Listing	II	TARRYSTONE ANTIQUES 40-42 HIGH STREET Chobham Surrey Heath Surrey
THE WHITE HART INN	Listing	II	THE WHITE HART INN HIGH STREET Chobham Surrey Heath Surrey
THE OLD COTTAGE IN THE GROUNDS OF FROGSHOLE COTTAGE	Listing	II	THE OLD COTTAGE IN THE GROUNDS OF FROGSHOLE COTTAGE STEEP HILL Chobham Surrey Heath Surrey
PENNYPOT COTTAGE	Listing	II	PENNYPOT COTTAGE PENNYPOT LANE Chobham Surrey Heath Surrey

The list of non-designated heritage assets can be found on the [Surrey Heath Local List](#).

APPENDIX D – DEMONSTRATING VIABILITY

Retail premises: Evidencing non-viability

It is important that the potential for all employment uses are considered on the site before planning applications are made for non-employment uses. Where a business is coming to the end of its economic life or has ceased trading altogether, applicants will be expected to submit a Viability Statement as part of the planning application. The Viability Statement should provide proof of marketing and demonstrate that there is no realistic prospect of retaining or re-using the site in its current use. The viability case will be considered along with other policy considerations. Proof of marketing should include all of the following criteria:

- i. The land/premises has/have been widely marketed through an agent or surveyor at a price that reflects its current market or rental value for employment purposes, and no reasonable offer has been refused. The period of marketing should be 6 months for retail.
- ii. The land/premises has been regularly advertised in the local press and regional press, property press, specialist trade papers and any free papers covering relevant areas. This should initially be weekly advertising for the first month, followed by monthly advertising for the remainder of the marketing period. Advertisements should be targeted at the appropriate target audience.
- iii. The land/premises has been continuously included on the agent's website, the agent's own papers and lists of commercial/business premises for the marketing period.
- iv. There has been an agent's advertisement board on each site frontage to the highway throughout the marketing period.
- v. Evidence that local property agents, specialist commercial agents and local businesses have been contacted and sent mail shots or hard copies of particulars to explore whether they can make use of the premises.

The Viability Statement should also detail the following information:

- i. Details of current occupation of the buildings and where this function would be relocated;
- ii. Details as to why the site location makes it unsuitable for existing uses.
- iii. Any physical constraints making the site difficult to accommodate existing uses;
- iv. Environmental considerations/amenity issues; and
- v. Consideration, firstly, for a mixed-use scheme involving the existing use and other compatible uses, secondly, for other employment generating uses such as those relating to tourism, leisure, retail and residential institutions and, thirdly, of the viability of providing affordable housing on the site, which could meet a specific local need, before consideration of market housing.

In certain cases, for example, where a significant departure from policy is proposed, the local authority may seek to independently verify the Viability Statement, and the applicant will be required to bear the cost of independent verification.

Community facilities

The release of any community facilities to other uses must be fully justified in terms of their contribution and viability. Any application involving the loss of a facility should be supported by written evidence that the facility is no longer needed and/or no longer viable.

The level of evidence required to be submitted will vary according to the level of access to alternative facilities in the area and the extent to which the facility contributes towards sustainable communities, but would be expected to include such evidence as:

- The current and projected patterns of community use;
- The nature and condition of the building and the cost of repairs, renovations or improvements needed to allow the facility to continue in operation;
- The extent of the local catchment including the location of the premises in relation to the local settlement pattern and accessibility;
- The nature and location of comparable facilities;
- The potential to relocate the use into other premises in the community;
- Evidence of the marketing of a site should include sales literature, details of approaches and details of offers and show that it has been offered as a whole and that parts have not been identified for separate sale;
- Evidence that the local community has been notified of the intention to close the facility and has not, within a period of one year come forward with a realistic proposal to assume operation of the facility, including proposals to finance and operate the facility.


The importance of particular facilities will vary, and it is essential that the community is involved in considering the merits of any facility and the suitability of any proposals for alternative forms of community use should their continued viability of operation be in doubt. Applicants proposing to redevelop or convert facilities valued by the community will be expected to consult local communities about the relative importance of the facilities which could be lost.

Not all facilities satisfactorily meet the needs of local communities, and it may be that combining or rationalising facilities might be more appropriate.

Support will be given to the provision of new facilities where these will enhance the sustainability of community life and will meet the needs of an existing or growing and changing population.

APPENDIX E – LOCAL GREEN SPACES

1. Wishmore Cross Academy field


Address and location	Wishmore Cross Academy, Alpha Road
Ownership details	Surrey County Council own the freehold, however the entirety is helped by the Academy Trust under a 125-year lease.
Description and purpose / current use	A small secondary school building and playing fields central to the village.
Any designations	No
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves (in meters)	The school itself serves a community that travel across Surrey to attend. Its amenity to the village is the open green space provided by its playing fields in a central village location which otherwise is densely populated. The site is 0.9km from village church
Demonstrably Special?	Recreation: Large expanse of green space in the central village location used for recreational purposes. The space is identified by SHBC as a Green Space with amenity value.
Local in character?	Yes
Photo	

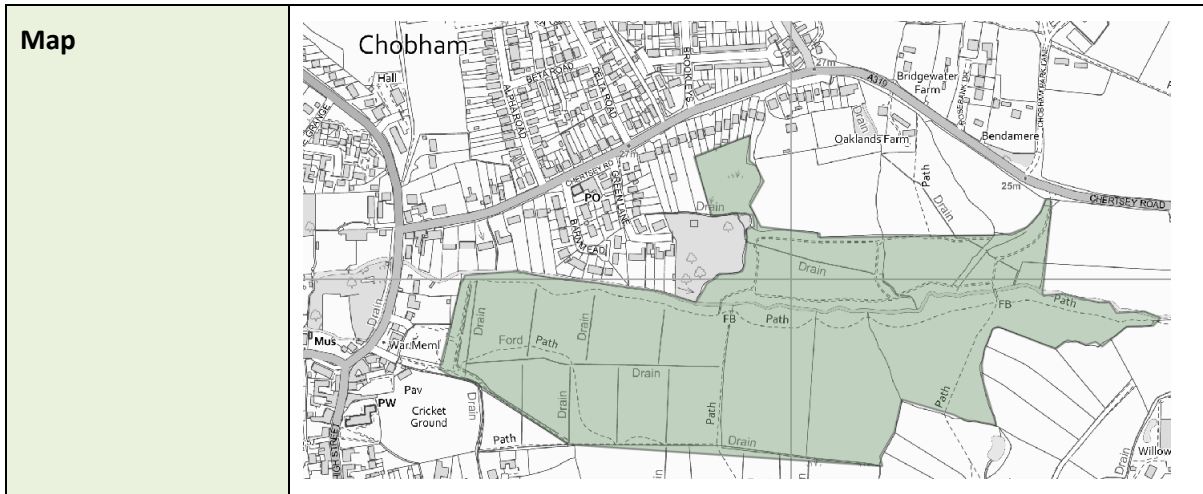
	
<p>Map</p>	

--

2. Chobham Water Meadows

<p>Address and location</p>	<p>East of the High Street</p>
<p>Ownership details</p>	<p>SHBC</p>
<p>Description and purpose / current use</p>	<p>An area set aside for recreational and wildlife purposes. The site adjoins a Conservation area and Chobham settlement area to the west.</p>
<p>Any designations</p>	<p>The site is a SANG. It is also within the Green Belt. Whilst this affords it protection, its reason for inclusion in the CHP is to formalise the importance it holds to the local community. It was the most cited space, aside from the commons, throughout the process.</p>
<p>Site allocations in Local Plan</p>	<p>No</p>

<p>Planning permissions?</p>	<p>No</p>
<p>Access & proximity including how close to the community it serves (in meters)</p>	<p>The site is adjacent to the village centre and is well used by the community.</p>
<p>Demonstrably Special?</p>	<p>Recreation: The site offers amenity value and informal recreational opportunities for the local areas. It is very well-used and much valued by the community for informal recreation including walking and picnicking. It is a very accessible space to the village.</p> <p>Wildlife: The site includes grassed fields and wild flower meadows, incorporating strips of trees and hedgerows. The Mill Bourne flows through the sites, from east to west. The site is currently wholly within the Green Belt and contains an SNCI.</p>
<p>Local in character?</p>	<p>Yes</p>
<p>Photo</p>	



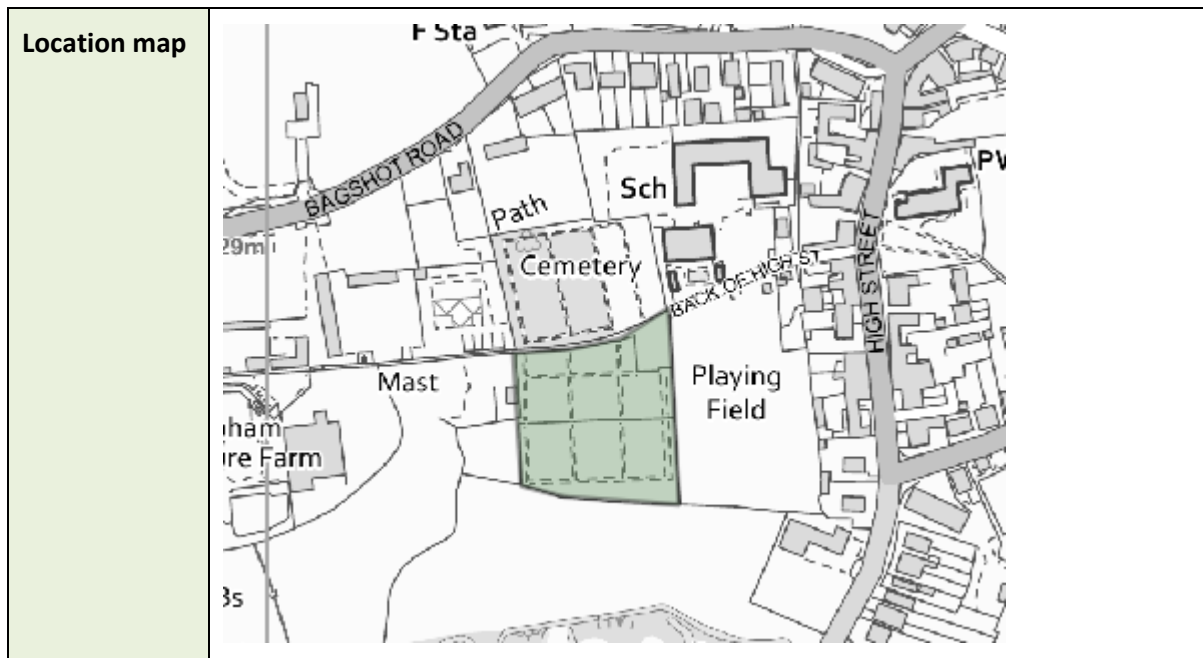
3. Chobham cemetery

Address and location	The Cemetery is located off Chobham High Street and can be reached by car via the access road beside Melita Boutique, opposite Chobham St Lawrence Church.
Ownership details	The cemetery is managed by Chobham Burial Committee but owned by Chobham Parish Council.
Description and purpose / current use	A cemetery currently in use by the village.
Any designations	Green Belt. Whilst this affords it protection, its reason for inclusion in the CHP is to formalise the importance it holds to the local community.
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves (in meters)	Approximately 200m from Church on the High Street.
Demonstrably Special?	Tranquil: Peaceful village centre location off the high street behind the shops and the village school. The cemetery is well used.
Local in character?	Yes. The site is 0.2km from village church.

Photo




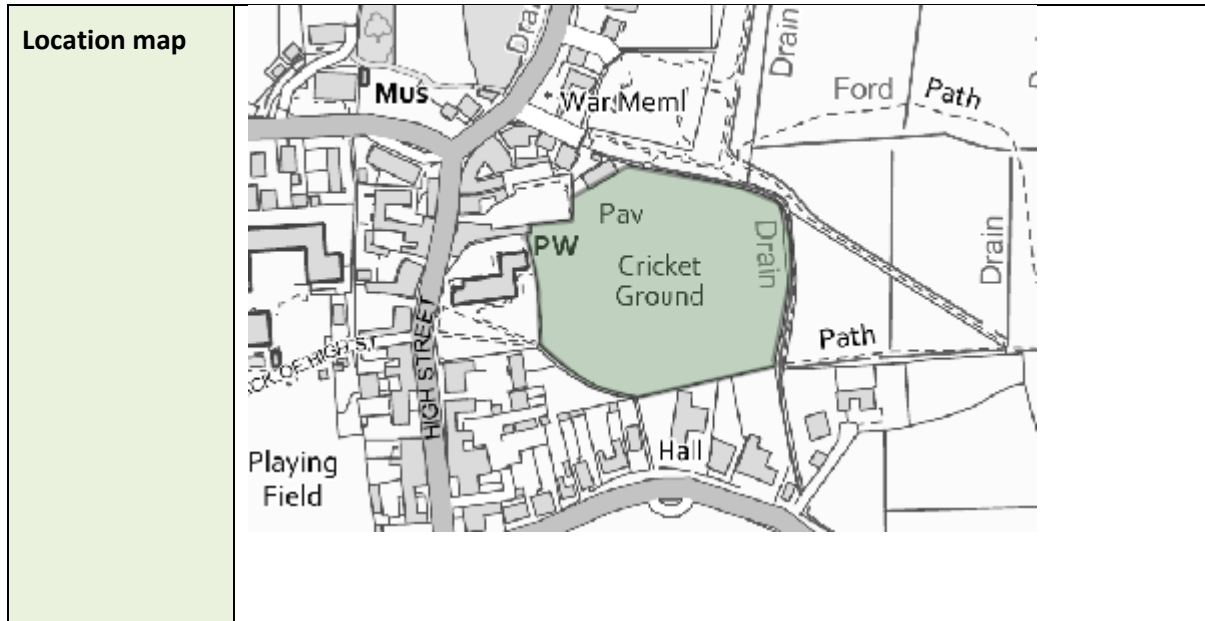
This last image shows a local 'planting' event for local children.



4. Chobham cricket ground

Address and location	56A High Street, Woking, GU24 8AA
Ownership details	Chobham Cricket Club
Description and purpose / current use	A grass cricket field in central village location. Has been used as a cricket field for almost 200 years
Any designations	Within the Conservation Area
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves (in meters)	Approximately 50m from Church on the High Street. The grounds is accessible from the village car park and also from the White Hart Pub car park or using steps down from St Lawerance church yard.



<p>Demonstrably Special?</p>	<p>Historic: The cricket club and field have been played since 1844. The central village location adds to the special character of the village. It is a much-valued local space.</p>
<p>Local in character?</p>	<p>Yes.</p>
<p>Photo</p>	 <p>The top photograph shows a wide view of a green cricket field enclosed by a wire fence. In the background, a row of houses and a church with a prominent spire are visible under a clear blue sky with some light clouds. The bottom photograph is taken from a stone patio area, looking through a white picket fence towards the same cricket field. A metal chair and a wooden barrel are on the patio. The sun is high in the sky, creating long shadows on the patio stones.</p>



5. Benham’s Corner and Cannon Corner

Address and location	Chobham High Street, GU24 8LZ
Ownership details	Chobham Parish Council
Description and purpose / current use	<p>Chobham War Memorial and Cannon</p> <p>Few visitors to Chobham fail to notice the cannon displayed so prominently opposite the Leat. Chobham’s original cannon was presented by the War Office to the village in 1901, after the death of Queen Victoria. It commemorated her visit to Chobham Common in 1853 when she reviewed some 16,000 troops shortly before the outbreak of the Crimean War. The gun was a 20 cwt smooth-bore 24- pounder which had been used during that campaign. For the ensuing 41 years it stood on its plinth at Cannon Corner. In 1941 and 1942, scrap metal collections were organised throughout the country to help the war effort during those desperate years. After some hesitation, Chobham’s Cannon was sent for scrap in 1942 – its plinth remained as the sole reminder.</p> <p>The next task was to seek an identical replacement or a historically appropriate ‘piece’. The search covered museums, dockyards, churchyards, the Tower of London and finally the National Artillery Museum at Woolwich. It proved impossible to obtain a complete cannon but the Society was delighted to accept, on permanent loan, an excellent and appropriate barrel bearing the date 1788, which had lain for decades under Thames mud and had recently been dredged thence.</p>

	<p>Many highly skilled local talents joined the co-operative effort to create an identical replacement cast-iron garrison gun carriage. Designers, pattern makers, foundry workers, machinists and metal finishers (many of whom were local residents) offered enthusiastic help so that full assembly was completed on 1 May 1979 and the gun installed, with due ceremony, on its waiting plinth a few days later.</p> <p>War Memorial – Free standing Latin cross dedicated to those from Chobham who lost their lives during the First and Second World War.</p> <p>Benham’s Corner - At the northern end of Chobham High Street, where you can see the old milestone and the village sign, a tree and an area of green space with benches used regularly for recreation.</p> <p>Benham’s Corner is also home to the old bus shelter (Stearns) and the Chobham Museum, converted from what once was the village public conveniences and was made into the UK’s smallest museum to commemorate the new Millenium.</p>
Any designations	War Memorial is Grade II Listed Building.
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves (in meters)	<p>Village centre location easily accessible for all in the village. Parking is available in the Village car park over the street (up to 1 hour free). Crossing can be tricky.</p>
Demonstrably Special?	<p>Historic: The mile stone for Chobham and the village sign are both located on Benham’s corner.</p> <p>Tranquil: The bus shelter and the bench are used frequently by villagers and visitors to sit and watch the world go by.</p> <p>Recreation: The Green hosts the Chobham Museum opened in 2020 to commemorate the Millenium. The museum is open Wednesdays, Saturdays, and Sundays from 11am – 4pm and exhibitions vary throughout the year.</p> <p>The Parish Christmas tree goes up in Benham’s corner and the annual Christmas light switch on event is also hosted on the green with visiting choirs, Morris Dancers, a Santa’s grotto and some great entertainment.</p> <p>Beauty: A picturesque central location in the village. The green has a mature Yew at its centre and the edges are maintained by the Parish with Spring bulbs on the corner.</p>

<p>Local in context</p>	<p>Yes.</p>
<p>Photo</p>	
<p>Location map</p>	

6. Playing Field, west of the High Street

Address and location	St. Lawrence School, Bagshot Rd, Chobham, Woking GU24 8AB
Ownership details	Surrey County Council
Description and purpose / current use	A grass playing field used by the children of St Lawrence school for exercise and for play.
Any designations	Conservation Area
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves (in meters)	Approximately 100 m from Church on the High Street.
Demonstrably Special?	Historic: The fields surround the historic village centre of Chobham and provide a contribute to the openness and rural nature of the village. Recreational: The playing fields belong to the school and are well-used.
Local in character?	Yes.

<p>Photo</p>	
<p>Location map</p>	

7. Chobham pet cemetery

<p>Address and location</p>	<p>Located north of Medhurst Close</p>
<p>Ownership details</p>	<p>Privately owned</p>
<p>Description and purpose / current use</p>	<p>Chobham Pet Cemetery was formed in 1932 by local residents Millicent May and Col R.H.N. Baxter. They wanted a special place to bury their Airdale's when the time came, so they made a hand-shake deal with a</p>

	<p>local farmer for a piece of land. Eventually, their own ashes would join their beloved Airedales in the cemetery.</p> <p>Following over 50 years of neglect, in 2018 a team of local volunteers decided to take on the project of restoring the grounds. From raking leaves to replacing gates, the volunteers have made excellent progress.</p> <p>Chairman of the Friends of Chobham Cemetery, Barry, gave us an overview of the work that's been carried out over the last couple of years: "Trees cleared, paths laid, graves uncovered, dogs, cats & even a horse, & cleaned up to reveal some very touching inscriptions on headstones to show what people thought of their pets over the years. We have built a new footbridge at the existing entrance & had the original iron gates restored, new brick pillars built & the gates re-hung at the original entrance, all funded by generous donations."</p> <p>Barry added: "The Pet Cemetery benefits not only the community but the village of Chobham itself, not many villages can boast of such a unique place steeped in so much history."</p>
Any designations	Green Belt
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves (in meters)	Accessible via footpaths from residential settlement area of Chobham including Garden Drive, Mincing Drive, Little Heath Road and Red Lion Road.
Demonstrably Special?	<p>Historic: Since 1932 over 330 pets have been buried in Chobham Pet Cemetery, with the last interment taking place around 1970. The grounds are filled with miniature headstones and memorials to beloved cats, dogs, rabbits and more. The cemetery is noted on the Little Heath Meadow SANG website as having historical interest.</p> <p>One such grave is that of Moffat Treasure, an Old English Sheepdog who was awarded both a Brave Dogs' Collar from the Daily Mirror and a special medallion for Bravery from the Tailwaggers' Club for stopping a runaway horse back in 1935.</p> <p>Tranquil: The site provides a secluded spot for contemplation.</p> <p>Wildlife: As a Local Wildlife Site, there are important species and habitats here.</p>
Local in character?	Yes.

Photo






8. Little Heath green areas

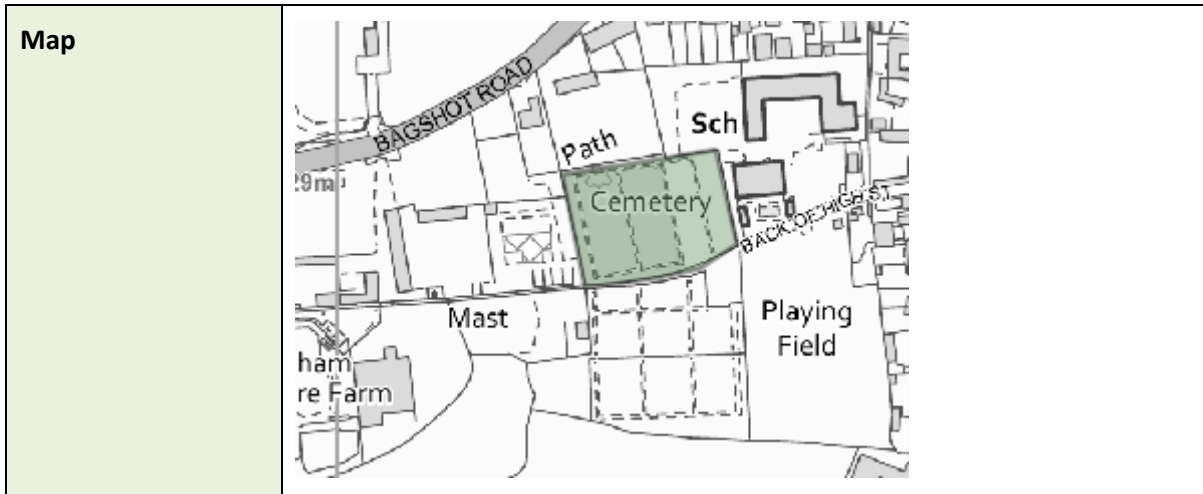
Address and location	Little Heath Road, Chobham
Ownership details	Surrey County Council
Description and purpose / current use	A cluster of large grass verges in residential areas, large enough for sitting out on or playing.
Any designations	No
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves (in meters)	Approximately 1.5 km from Church on the High Street.
Demonstrably Special?	Recreational: The spaces were specifically noted as being special in the community engagement process. This is largely for recreational purposes for the nearby homes. There is a local aspiration for play equipment on one of the spaces.
Local in character?	Yes

<p>Photo</p>	
<p>Map</p>	

9. Victorian Cemetery

<p>Address and location</p>	<p>Off, Chobham High Street, GU24 8LZ</p>
<p>Ownership details</p>	<p>Chobham Parish Council / Parochial Church</p>
<p>Description and purpose / current use</p>	<p>The "Victorian Cemetery" is the detached churchyard for St Lawrence Church. Set back on western side of High Street with the New & Old areas either side of footpath. "Victorian Cemetery" now closed, but when application to close it was lodged it was found to have never officially opened! Circa 1-2 acres. No buildings.</p> <p>Mature hedging and trees to all boundaries including redwoods. A grant to the local scouts has been re-instigated for ongoing maintenance.</p>

Any designations	War graves x3
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves (in meters)	Village centre location, 20m from the church and easily accessible for all in the village. Limited parking is available.
Demonstrably Special?	<p>Historic: There are 3 war graves in the Victorian cemetery.</p> <p>Tranquil: It is a peaceful haven tucked away behind the village centre. Its central location makes it accessible on foot.</p> <p>Beauty: Beautiful all year round with mature trees, hedging, bluebells and calm. It is just off one of the main footpaths through the village and is easily accessible to all residents on foot.</p>
Local in character?	Yes
Photo	



10. Chobham Recreation Ground

Address and location	Station Road
Ownership details	Chobham Recreation Ground Trust
Description and purpose / current use	A large grass playing field with play park, tennis courts, pavilion and Parish offices, scout building and sports pavilion
Any designations	Conservation Area, Green Belt.
Site allocations in Local Plan	No
Planning permissions?	No
Access & proximity including how close to the community it serves (in meters)	Approximately 500 m from Church on the High Street.
Demonstrably Special?	<p>Historic: Chobham Recreation Ground was created as a memorial to those who lost their lives in the 1914-18 conflict. There are horse chestnut trees planted in memory of each Chobham resident that lost their life around the perimeter of the recreation ground space.</p> <p>Recreation: Important recreation facility for all age groups in the village. This large grassy areas has a children's play area and sports pitches.</p>
Local in character?	Yes



Photo





11. Former Tree Nursery, Mincing Lane

Address and location	Mincing Lane
Ownership details	
Description and purpose / current use	A former tree nursery. The land borders SANG in the village. It is within close proximity to Chobham common (SSSI)
Any designations	Green Belt
Site allocations in Local Plan	No
Planning permissions?	No. A planning application was refused for 30 dwellings in 2019. The decision was appealed in 2021 and the appeal was dismissed. Appeal Ref: APP/D3640/W/20/3248358
Access & proximity including how close to the community it serves (in meters)	Approximately 1km from Church on the High Street.
Demonstrably Special?	Tranquillity/Beauty: This wooded area provides a natural separation between the village centre and other settlement areas. The space provides a walkway between two distinct areas of the village that is a safe walking route (rather than Red Lion Road which can be a fast road and has no pavements). From a distance the site gives the impression of woodland.

	<p>Along the southern boundary and the southwest corner there are some large, mature trees, which strongly contribute to the rural character of the area and define the boundary towards Medhurst Close.</p> <p>Wildlife: The site is left to trees, supporting a range of flora and fauna.</p>
<p>Local in character?</p>	<p>The site is 1km from village church</p>
<p>Photo</p>	<p>Ariel View (source: Google Earth):</p>  <p>The photo shows a dense wooded area with a blue location pin. To the right, a street labeled 'Mincing Ln' runs vertically. At the bottom, a street labeled 'Medhurst' is visible. A blue location pin is also present at the bottom center of the image.</p>
<p>Location map</p>	 <p>The location map shows a green-shaded area labeled 'Mast' situated between several streets. To the left, there are streets labeled 'Drain' and 'OAKDENE'. Below the green area, the street 'MEDHURST CLOSE' is clearly visible. Other streets shown include 'WATER' and 'MIL'. The map uses a simple line-art style to represent buildings and roads.</p>

APPENDIX F – LOCALLY SIGNIFICANT VIEWS

The following views have been identified as locally significant in Chobham. The community were asked, via the questionnaire and at the open days (using maps) to identify views that they considered to be particularly important. Each was considered by the Steering Group, and the following short-list was compiled:

1. Views from the cemetery to the back of the High Street

The cemeteries have been in situ for many years – notably the Victorian cemetery – which is designated as a local green space. Residents value the views across to the High Street and the village church, which has been visible throughout the centuries from this location. It provides a sense of place and identity from this special part of the Parish.



2. Views of the High Street in both directions

Views up and down the historic High Street were much quoted by residents and also feature as important to retain within the Chobham Conservation Area appraisal. The views should be retained as they evoke a sense of place. Design is already carefully controlled in this part of the village to acknowledge this.



3. Views across the church yard from footpath near Village Hall

The ancient Church in Chobham dates from 1080 and is dedicated to St Lawrence who was martyred for his faith in Rome in 257. Views towards it from the Village Hall are particularly valued and were frequently mentioned through the public engagement. The Village Hall is a well-used local resource and many generations of residents will have viewed the church from this perspective, adding to the sense of identity and place of the village.



4. Views across the recreation ground

The views across the ground towards the village centre are valued. Again these take in the church tower, providing a sense of arrival into the village, that would have existed over centuries.



5. View from footpath alongside the village hall looking over the cricket pitch

6. View from footpath behind the village car park over the cricket pitch

These two views offer views over the church from different directions. The importance locally of the cricket pitch is demonstrated through the desire and support of the community to designate it as a local green space. It has been played on since 1844 and the scenery and setting has changed little since that time. Accordingly, the views across it are also deemed significant, again providing a vista of the village and church spire. These views are also recognised in the Chobham Village Conservation Area Appraisal. View 4 is shown on the left (below) and View 5 on the right.



7. View from Chertsey Road towards the High Street

The views within the village are recorded as special within the Chobham Village Conservation Area Appraisal. As with many other views within the village, they offer a glimpse into the past and contribute greatly to sense of place, character and identity.

