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Sent: 08 July 2026 11:28
To: Planning Consultation
Subject: Consultation Response from Windlesham Parish Council: Emerging Surrey Heath Local Plan – Consultation on Proposed Main Modifications

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Good Afternoon,

Members of the Windlesham Parish Council Planning Committee would like to submit the following comments in relation to the **Surrey Heath Local Plan – Consultation on Proposed Main Modifications:**

Whilst we support most of the proposed modifications to the Emerging Surrey Heath Local Plan and believe that, overall, they will have a neutral impact on the workability of the plan, we would like to submit the following observations for consideration.

Specialist housing (Policy H6)

We are concerned that provision 1(d) of this policy has been removed, stating that proposals would be permitted provided they "**will not result in the over concentration of specialist housing in a particular locality, leading to a material change in the character.**" There are already many care homes in the parish, particularly in Bagshot (referred to locally as Care Home Alley!) and more recently the approval given for a large retirement village at Snows Ride in Windlesham which will inevitably change the rural character of the affected area. We would, therefore, like to see provision 1(d) retained for future proposals. Likewise we are concerned that provision 1(b) has been watered-down. This stated that proposals would be permitted provided they "**are supported by the appropriate authorities responsible for primary health care and social care provision, taking account of the increased demands associated with the proposal's occupiers.**" The replacement, however, is a requirement to consult only, the new wording being: "**Authorities responsible for primary health care and social care should be consulted on proposals for specialist housing schemes, taking account of the increased demands associated with the proposal's occupiers.**" We concur that residents of this type of housing will require significant medical and social care, but feel the original version of provision 1(b) better reflects the approach required to ensure that the appropriate care services are properly planned for and delivered.

Flooding

There are a number of amendments to protect against the risk of flooding which we broadly support, particularly given the impact of climate change which is affecting all areas of Surrey Heath and beyond. For example, we welcome requirements like that of those for the new flats (blocks of 550 and 340 units) proposed for Camberley Town Centre (Policy HA2 and HA3) where it is proposed that development be phased to align with delivery of necessary upgrades to the wastewater infrastructure. Moreover, it is good to see that applicants here will be encouraged to liaise with Thames Water to establish whether their proposals can be accommodated by existing infrastructure, or whether upgrades will be required prior to occupation. This seems very sensible and it would be helpful if this approach could be applied across the borough, particularly for larger developments particularly for large developments but also for smaller developments located in close proximity to each other, where the cumulative impact creates additional strain on infrastructure.

Trees (Policy DH5)

Greater protection has been afforded to trees, which is commendable in view of the many which have been lost to development in the parish recently. We particularly welcome the proposal to incorporate tree lined streets where appropriate as this can provide shade during increasing frequent hot summers whilst also increasing biodiversity and being visually appealing.

Pedestrian and cycle access

Finally, we note that several of the proposed changes relate to pedestrian and cycle access. Such as Bagshot depot and archaeology centre (Policy HA1/01) where the proposal is to delete the provision to "**provide improved pedestrian and cycle access from the site to Bagshot District Centre**" as being not necessary. We feel we should be encouraging residents to walk and cycle more and that provisions in the planning process to enable this are crucial to achieving that aim.

Kind regards,

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