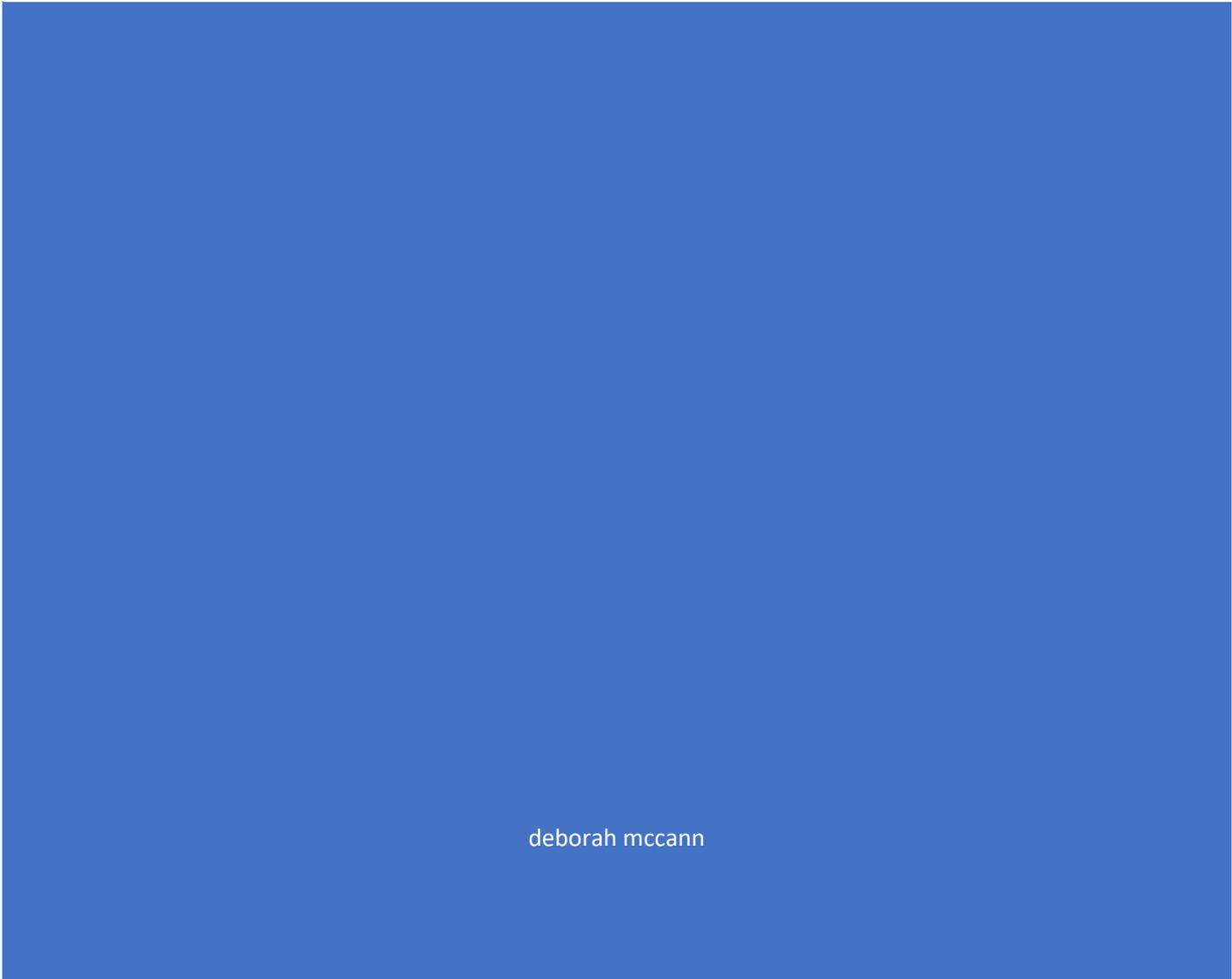




Independent Examiner's Report of the
Windlesham Neighbourhood Development Plan



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SECTION 2

Summary

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

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

SECTION 3

Introduction

1. Neighbourhood Plan Examination.

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

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

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

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

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

2. The Role of Examiner including the examination process and

legislative background.

The examiner is required to check whether the neighbourhood plan:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 4

The Report

1. Appointment of the Independent examiner

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

2. Qualifying body

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

3. Neighbourhood Plan Area

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

4. Plan Period

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

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

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

6.Site Visit

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

7. The Consultation Process

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

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

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

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

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

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

representations.

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

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

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

9. Compliance with the Basic Conditions

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

I have to determine whether the Windlesham Neighbourhood Development Plan:

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

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

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

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

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

Comment on Documents submitted

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

10.Planning Policy

10.1. National Planning Policy

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

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

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

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

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

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

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

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

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

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

10.2. Local Planning Policy- The Development Plan

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

new Local Plan.

11. Other Relevant Policy Considerations

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

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

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

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

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

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

- *Natural England*

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

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

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

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

- *Natural England*
- *Historic England*

Environment Agency **11.2 Sustainable development**

Sustainable Development

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

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

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

I am satisfied that the Windlesham Neighbourhood Development Plan has

done so.

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

11.3 Excluded development

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

11.4 Development and use of land

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

11.5 General Comments

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

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

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

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

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

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

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

12.The Neighbourhood Plan Vision, Strategic Aims and Policies

VISION FOR WINDLESHAM

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

Windlesham will:

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

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

Objectives of the Neighbourhood Development Plan

Village centre and facilities:

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

Priority Housing Needs:

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

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

Green Spaces:

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

Employment:

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

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

Traffic:

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

COMMENT

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

Policies

Priority Needs Housing

Policy No WNP1.1 – Sustainable Housing Growth

Planning applications for new housing development that are consistent

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

COMMENT

I have no comment on this policy.

Policy No WNP1.2 – Mixed and small dwellings

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

COMMENT

I have no comment on this policy.

Housing ad Potential Housing Sites

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

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

COMMENT

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

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

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

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

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

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

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

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

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

New Development Standards

Policy No WNP1.4 – Planning Design and Access Statement

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

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

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

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

8. Landscaping and publicly accessible open spaces.

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

10. Indicative timing and phasing of the proposed development.

11. Community benefits to be provided.

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

COMMENT

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

Policy No WNP1.5 - Statement of Community Consultation

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

COMMENT

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

Character and Amenity

Objective

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

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

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

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

COMMENT

I have no comment on this policy.

Policy No WNP2.2 - Spacing and Privacy

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

COMMENT

I have no comment on this policy.

Policy No. WNP2.3 Roadside Landscapes

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

COMMENT

I have no comment on this policy.

Design Standards

Objective

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

Policy No WNP3.1 - Design Quality

Planning applications shall be supported which:

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

COMMENT

I have no comment on this policy.

Policy No WNP3.2 - Design Boundaries

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

COMMENT

I have no comment on this policy

Policy No. WNP3.3 - Garden Space

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

COMMENT

I have no comment on this policy

Vehicle Parking

Objective

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

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

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

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

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

COMMENT

I have no comment on this policy.

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

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

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

COMMENT

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

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

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

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

SECTION 5

Conclusion and Recommendations

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

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10th December 2018

