

Statement of General Information relating to Town and Country Planning including Neighbourhood Planning and the Referendum

1 The Planning System

- 1.1 The planning system manages the use and development of land and buildings with the aim of creating sustainable places to live and work. Without a planning system in place, development would not be controlled and could take place anywhere, with considerable impact on people and the environment. Potential development activity is managed through planning applications, using local plans as a basis to make decisions.
- 1.2 The planning system has two parts which are usually the responsibility of the Local Planning Authority:
- Plan making - setting out proposals for development and policies to guide development over a period of time.
 - Development management – where planning decisions are made through the assessment of planning applications.
- 1.3 Not all forms of development require planning permission as some proposed development, depending on the scale and type, is covered by permitted development rights. For development that requires planning permission, Surrey Heath Borough Council is responsible for deciding whether the development should go ahead. Decisions on planning applications in the current Windlesham ward of Windlesham Parish are currently based on the National Planning Policy Framework (NPPF), the adopted Surrey Heath Core Strategy and Development Management Policies Development Plan Document (CSDMP DPD) 2012, the Surrey Waste Local Plan 2008 and the Surrey Minerals Plan Core Strategy Development Plan Document (DPD) 2011. If 'made' (adopted) the Windlesham Neighbourhood Development Plan 2018-2028 will also become part of the Development Plan and be used in decision making on planning applications within the designated Neighbourhood Area.

2 National Planning Policy

- 2.1 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The framework gives guidance to local planning authorities in drawing up development plans and on making decisions on planning applications. The NPPF includes a presumption in favour of sustainable development and sets out core planning principles to be followed which include environmental, social and economic aspects. The national Planning Practice Guidance (PPG) supports the NPPF and provides further guidance on planning issues, including neighbourhood planning.

3 Local Plans

- 3.1 Local Plans are prepared by Local Planning Authorities and set out the strategic priorities and planning policies for the local authority area. The policies in a local plan

set out to deliver key development including homes and jobs required, the provision of retail and community facilities and infrastructure. Policies relating to managing climate change, conservation and enhancement of the natural and historic environment are also included. Local Plans must be positively prepared, justified, effective and consistent with national policy in line with s.20 of the Planning and Compulsory Purchase Act 2004 (as amended) and the NPPF.

- 3.2 The current Local Plan for the borough is the adopted Surrey Heath Core Strategy and Development Management Policies Development Plan Document (2011-2028). Further information on the adopted Local Plan can be found here - <https://www.surreyheath.gov.uk/residents/planning/planning-policy/surrey-heath-current-local-plan/core-strategy-and-development>

4 Neighbourhood Planning

- 4.1 Neighbourhood Planning was introduced under the 2011 Localism Act. It provides an opportunity for local communities to shape future development in their local area.
- 4.2 In parished areas, neighbourhood plans can be produced by parish councils which are referred to as the 'Qualifying Body'. In this case, the Qualifying Body is therefore Windlesham Parish Council.
- 4.3 Neighbourhood plans have to meet a number of basic conditions in order to proceed to referendum stage. An independent examiner is appointed to check that a plan meets the basic conditions which are set out below:
- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - Contribute to the achievement of sustainable development;
 - Be in general conformity with the strategic policies of the development plan for the area; and
 - Be compatible with European Union (EU) and European Convention on Humans Rights obligations.

5 What is a Neighbourhood Plan Area?

- 5.1 A neighbourhood plan must apply to a specific designated area which can range from single streets or large rural or urban areas.
- 5.2 The boundary of the neighbourhood area for the Windlesham Neighbourhood Plan was approved by the borough council on 27th January 2015 and follows the administrative boundary of the Windlesham ward as drawn prior to the electoral boundary changes to be implemented on 2nd May 2019. The borough council agreed with the Examiner's recommendation to proceed to a referendum based on the Windlesham Neighbourhood Area as approved by the council

6 Neighbourhood Plan Referendum

- 6.1 The Neighbourhood Plan has been the subject of two formal public consultation stages and was submitted to the borough council on 15th February 2018. An independent examiner (Deborah McCann) considered the Neighbourhood Plan

during the autumn of 2018 and provided her report to the borough council in December 2018. Her report recommended that, subject to her modifications proposed, the neighbourhood plan should proceed to referendum based on the Windlesham Neighbourhood Area as approved by the council. The borough council accepted and agreed all the modifications proposed and were subsequently satisfied that the neighbourhood plan met the basic conditions and all other legislative requirements. The borough council confirmed in February 2019 that the neighbourhood plan could proceed to referendum.

- 6.2 The Windlesham Neighbourhood Plan referendum will be held on Thursday 2nd May 2019 from 7am to 10pm.
- 6.3 The proposed Neighbourhood Plan needs to gain the approval of the majority of voters (more than 50%) in the designated neighbourhood plan area for the Local Planning Authority to 'make' the neighbourhood plan.
- 6.4 If the Neighbourhood Plan is made then it will become part of the Development Plan for the borough of Surrey Heath and will be used in the determination of planning applications in in the current Windlesham ward of Windlesham Parish. If more people vote 'no' than 'yes', then the Neighbourhood Plan will not become part of the Development Plan for the local area.
- 6.5 Additional information on neighbourhood planning is available on the following website – <https://www.gov.uk/guidance/neighbourhood-planning--2>