

# Virginia Water Neighbourhood Plan

17 December, 2020

## Minutes of Monthly Forum Meeting

### Present:

John Pyle	(JP) Chairman	Robert Bates	(RB)
John Tenconi	(JT)	Nicola Bates	(NB)
Gill Morgan	(GM)	Harmohan Dhanjal	(HD)
James Periton	(JDP)	Carol Manduca	(CM)
Jonathan Hully	(JH)		
Astrid Johnson	(AJ) SRA		
Karin Rowell	(KR) SRA		

### Welcome and Apologies

Apologies of absence received by Andrew Tyley, and meeting welcomed Astrid Johnson and Karin Rowell from Stroude Residents Association.

### Approval of Previous Minutes

Proposed : Nicola Bates  
Seconded : James Periton

### Chairman's Report

JP had previously met with Astrid Johnson from Stroude Residents Association, which he thought had been formed in a very organised format, SRA are currently fighting CEMEX and the issue of the gravel extraction, which obviously impacts strongly on all their homes in the area and will have an impact on VW village also. The SRA are coming up with many ways of attempting to fight this development proposal, and KR will update the meeting in more detail. Pleased to confirm AJ and KR will be joining the Forum to keep us updated monthly, also to be able to engage with more residents as we go into 2021 and start developing out the Plan.

Peter Lerner has resigned from the VW Neighbourhood Plan Forum. JP has approached Rob Shrimplin, Shrimplin Brown Planning Consultants, who have been the advisers to the Wentworth Residents Association regarding the car parking issues at Longcross. Rob Shrimplin recommended a colleague who is a consultant and gives advice on the formation of Neighbourhood Plans. JP has made contact in relation to the drafting of the Plan, and has been advised that guidelines and objectives on how the Forum will question each of these neighbourhoods to obtain what is required information in terms of the 'needs and wants' of each of those communities.

Currently awaiting to receive a quote and report from Shrimplin Brown, therefore a slight delay with developing the Plan until there is a Planning Consultant on board to review and advise on the drafting. The Forum were in full agreement that a Planning Consultant is needed to give the appropriate guidance at this stage.

JP will liaise with the Core Group as they need to have a good working relationship with the consultant. It could well be that JP will interview other consultancies before making a recommendation to the Forum, which will be expected to be done before the next meeting.

### **Robert Bates - Update**

Recommended whilst waiting to appoint a Planning Consultant there are many aspects the Forum could be advancing with regarding the key issues, ie. traffic and mobility within the area to start to identify where the real village centres are, within the six identified communities.

Once a new Planning Consultant is on-board, it can start to be determined where is it the N/P has the power to make policy and what are the area's the N/P have the power to only make guidance, and how legally binding would it be on the policy to only make guidance, which will start to give clarity. Also looking at each of the individual communities to understand where there are real constraints, ie. Virginia Park and the Wentworth Estate and where can the Plan help in those areas in maintaining greenness, the style of housing etc.

Having some overarching policies for the style of development, that hopefully RBC will listen to in order to maintain coherence, which gives control of the character of the areas. To have these idea's early on as opposed to gradually pushing towards it.

AT's view was very much the same, that there are aspects the Forum can be progressing and focus on. His thoughts are when the Forum approach the six communities, there is a need to gather more data from these residents in each of these areas and having more direct questions in the surveys which will be compiled early part of next year to obtain the right information from each neighbourhood.

JP requested the Forum to give this some thought on understanding the issues within each of the six communities.

Another survey for getting more residents feedback from different areas and a strong idea of where the is a potential for development and change needs to be compiled, in order the Forum can receive proper feedback and also the ideas on the future vision of the village to formulise a more focussed questionnaire.

CM has compiled a questionnaire for local businesses, which she will forward to JP together with the list of companies she is intending to send to, with the idea to get employers to comment on their own area, but also potential areas that impact upon them, to gain a clearer picture of what people think is good and bad about the individual areas.

JT was concerned about too much focus on the microcosm of each character area given that with several little changes, could be proposed and felt that the real focus should be on amenity, connectivity and access between the areas after accessing the main gateways to the village, and therefore stressed the importance to get a Planning Consultant on board as soon as possible to get clear guidance on what is the difference between policy and guideline.

### **Forum Meeting and Attendance - Public/Private**

JP has been requested by a promoter, for a series of Developers, whether the Forum allows the public to listen in to the Forum meetings. The Planning Consultant and members of the Forum agreed that the Minutes are produced from the Forum meetings and displayed on our website that residents and members of the public can read.

CM will check to ascertain from a legal standpoint if it is a requirement to make these Forum meetings public, CM will report back.

JP to respond to the query to confirm that the Forum meetings are about development of the Neighbourhood Plan and the work that is ongoing, but the Forum does welcome the public to attend the various public meetings which take place. A meeting will be required sometime in the future at which developers and landowners will be invited to attend and will be able to address the Forum.

JH suggested to also check the Constitution, as there may be a distinction drawn between the Management Committee and the Public Meetings (AGM) or when the public are encouraged to report back on specific items.

#### **Stroude Residents Association (SRA) - Karin Rowsell**

KR explained that SRA is not just made up of Stroude Road residents but all residents living in the roads that adjoin Stroude Road.

AJ and KR met recently along with a few other residents, when the CEMEX Exhibition was held, and were all in agreement that something needed to be done about the gravel extraction application.

After having their Constitution approved, SRA then proceeded to deliver leaflets in the area, and created a Facebook group along with other social media groups. The Association was inaugurated on 29<sup>th</sup> November '20 with a Committee of 9 residents, with AJ as Chairman (woman).

KR role is to liaise with all the local groups and has already been in contact with the Egham and Thorpe Associations, they feel it is important to work with the whole community to be successful in opposing the extraction Planning Application, as along with the gravel extraction it will also have a knock-on impact with traffic, congestion not to mention the potential 158 extra lorry movements per day along Stroude Road.

Currently looking for people representing the right areas of expertise required to carry out further investigations and reports including ecology and flooding, and currently learning how this will affect the public footpaths/rights of way and the highways, dust pollution and noise.

It is anticipated this Application will be lodged in the New Year.

JP offered full support to the Forum and feels it would be advantageous to work together, particularly with the supporting rights of way, mobility and access, and recommended Roger Falconer, Independent Water Consultant, Professor of Water, an Environmental Engineer at Cardiff University, who could be interesting to engage with regarding basements and water tables.

AJ requested approval to leaflet drop further into the VW Neighbourhood area. This was approved by the Forum, and JDP suggested it may be advantageous for the SRA to join the Wentworth Facebook page to share information.

#### **Village Historian**

AJ recommended Judith Vaughan, a member of SRA, who is very knowledgeable regarding history of the area. A history of Virginia Water is needed in the introduction into the final report, AJ will put Judith in touch with JP.

### **Current Planning Applications - James Periton**

Update on CIL, the likelihood is that the Community infrastructure levy will be adopted in March next year, and it will be £380 pounds per additional square meter and will include one for one replacement's, which before the Section 106 agreements were only for additional dwellings, so will have a big impact on Wentworth Estate and how much, we, as a Neighbourhood Plan Forum get from CIL is currently unknown.

JDP understands that we would be able to pick up 15% of this once we are formed.

Number of planning applications received since previous meeting is 22, of the applications all appear to be routine, the only one being of any potential controversy, would be the one with the Estate applications for the continuation of the implementation of the barriers which has gone in as a certificate of lawfulness application as opposed to a planning application, since the internal barriers were refused on adverse impact.

CABI on Callow Hill, for 33 units still awaiting a decision.

The previous Proctor and Gamble site where there is going to be a new potential student village, which is an outline plan, is also delayed with no decision yet.

Virginia Water Football Club, an application on Bridge Lane that was in conjunction with a nursing home has gone quiet, JDP feels this is due to a negotiation unable to be agreed.

### **Any Other Business**

JP - Once the Neighbourhood Plan is completed, which hopefully will be by the end of next year we will have a document which is ready for a final consultation with the people of Virginia Water, and once it has gone to a referendum with the support of the Council endorsing it, then it effectively stands alongside a Local Plan in terms of a development plan just for Virginia Water, but because we don't have a Parish Council, the Forum should then evolve, possibly into an elected Forum, similar to a Parish Council, that could then see the policies and guidelines that will be adopted within the Plan enforced in terms of development. Which will oversee all development within Virginia Water and the Council will need to refer to, because it is a strategy document.

AJ asked about the Church of England School closure on Christchurch Road. The Church of England and the County Council have agreed the closure of the school. This site is most likely to be demolished and developed.

CM wanted to raise awareness about the lack of funds remaining in RBC regarding the Cabrera Trust Land that sits within the Trumps Green boundary. Trust funding is dwindling, but this is a lovely open space in the middle of the village and would like to see this amenity preserved. The Forum agreed that this land may need some more consideration on how it can be maintained in the future.

JP suggested the Forum do a ramble around the Cabrera Trust land, and obtain a map showing all the footpaths across the plan area, which can be found on the Council website.

JDP also confirmed he had a footpaths map and would circulate to the Forum.