

# Virginia Water Neighbourhood Plan

18 February, 2021

## Minutes of Monthly Forum Meeting

### Present:

John Pyle	(JP) Chairman	Robert Bates	(RB)
John Tenconi	(JT)	Nicola Bates	(NB)
Andrew Tyley	(AT)	Gill Morgan	(GM)
James Periton	(JDP)	Carol Manduca	(CM)
Jon Dowty	(JD) Planning Consultant		

### Welcome and Apologies

Apologies of absence received by Jonathan Hulley.

### Approval of Previous Minutes

Proposed : Gill Morgan

Seconded : Nicola Bates

### Chairman's Report

JP advised that Jon Dowty, Planning Consultant, will be joining the meeting, and spending some time explaining his company, O'Neill Homer, and how he sees the progress we have made and what is required to move forward with the Plan and the involvement of the Forum to assist the Core Group in developing this Plan so.

The core group met yesterday with JD and had the opportunity to ask him questions about thoughts which he will cover later.

On Tuesday (16<sup>th</sup> February) JP walked around and introduced JD to the boundary area of the Plan, in which JD gained a good understanding and idea of the area.

JP presented at the Saturday Councillors meeting held last Saturday, where he listened to resident's concerns. He also identified a couple of residents from St Ann's, who would be keen to understand more about the VW Neighbourhood Plan. A Zoom meeting is planned with them next week and JP to ask if they would be willing to join the Forum to represent the St Ann's and Virginia Park community. JP will update progress at next meeting.

Also JP spoken with Judith Vaughan from SRA, who has agreed to write the history of the six neighbourhoods. The beginning of the Neighbourhood Plan is going to be the background history and supporting the view and the justification for the six character areas in these neighbourhoods. AT highlighted that the Crown Estate website has a lot of historical background in which Virginia Water was, and the way in which the lake and Windsor Great Park was constituted and explains about the history of the clock tower

and surrounding area ie. Royal Holloway and Virginia Park and the public domain, which can be easily referenced and accessed from the Internet.

### **Jonathan Dowty, Planning Consultant**

JD introduced his company (O'Neill Homer) to the Forum and explained his areas of support, and his role going forwards assisting the VVNP to give the appropriate guidance throughout the process. O'Neill Homer will do some of the technical work, which is necessary, and will guide the Forum through the evidence gathering stages.

Previous documents were forwarded to JD which had been produced by Tony Burton, which scoped out the policy focus of the Plan and defined the policy scope which JD is in the process of reviewing.

JD confirmed the strategy would be to investigate further the six character areas defined in the designated area to which the NP will have some influence over. Designing character is a significant area of importance, as is accessibility and mobility, local green space designations, community facilities, local heritage assets, green infrastructure and the Virginia Water parade, and the relationships with Longcross / and Local Plan allocations. In terms of the characteristics, from information found on the Natural England website, shows a lot of useful information, namely Chobham Common which has a nature reserve, and there are very significant pieces of green infrastructure running through the area and several listed buildings.

The next stage for O'Neill Homer will be to prepare a report listing out the proposed action plan that defines a series of actions that will be needed to be undertaken by various working groups, which will need to be established and made up of Forum member's, this information will then all be put together showing the evidence to justify the various policies that will be contained in the Plan. This will include the history of VV and some individual settlements, which are also within the boundary plan, these will have their own individual history's. This will then be followed by some appraisal work and then appraisal work on traffic analysis will be undertaken, including the main gateways through the village and to also focus on what is important, including the problems and issues to residents for the main part of the village centre.

JP informed the Forum that the Planning Consultants fees are being settled from the recent grant received by Locality. This covers O'Neill Homer work through until April/May, when further funding applications will be made.

AT asked;

- i) Regarding putting the Plan together from the gathered information, how is this best achieved?
- ii) Can we prioritize the key issues today and from there, within the framework that we set out and the more detailed priorities at a later stage?

- iii) Regarding the analysis, in particular within the character areas, this is more to do with the look and feel of the place, so how detailed from a technical position to have some meaning in guiding a future, who controls conditions on development in a Neighbourhood Plan?

JD confirmed that O'Neill Homer have done many comprehensive Neighbourhood Plans, and virtually everything is of a technical nature and is templated, there is a standard structure which can be followed, which has proved successful with the examiners. An explanation of the history of the place in it's context is used as an introduction, followed by an explanation of the planning policy context, and all the subjects. There will be a section about the consultation, and how the community has been involved including the surveys, and then it goes onto the implementation section, this includes all the things which can be dealt with through Policies ie. traffic, then onto policy maps etc., these are all the requirements of the regulations, and O'Neill Homer will start to put together a template, which will focus on the more technical elements, and the Forum will prepare the Policy drafting. This should only be about 3 or 4 pages, with a few illustrations including community photos. Then it will go to their editorial team to ensure the language it is written in is simple and finished correctly.

CM highlighted she feels it will be important to make a point within the Plan about what residents consider important heritage wise. JD agreed and will reinforce this within the Plan. JDP confirmed there are 13 locally listed properties in the area, with only one of those Grade I listed, this being the Chapel Holloway Sanatorium Tower.

The Local Plan runs until 2030, but it is not advisable to extend your Plan beyond this, as it will run into another planning period and issues specifically around housing is already set out in the Local Plan, so the planning context is already advised. After 2030 to review and to identify what is going to happen post 2030 going forward as some of these character areas are pretty large so O'Neill Homer can conduct conservation area appraisals and design codes.

JD confirmed he will submit the O'Neill Homer Action Plan within the next week.

The processes the Forum face will be a Regulation 14 Consultation which is the first statutory consultation once the Plan has produced the pre submission Plan, following on from that will be a Regulation 16, all of which are processes which take place and are required prior to the Referendum.

### **Current Planning Applications – James Periton**

23 applications. So in effect **17 properties**.  
2 are for Millbourne - standard discharge of conditions.  
2 are for Fernbank Farm – new app and discharge of conditions to 2018 consent  
2 are for Westbrook House – standard discharge of conditions and minor amendments  
4 are for 27 Sundon Crescent

**27 Sundon Crescent** is a scheme to make what is a semi-detached chalet bungalow and detached house. No application has been received to the WERC yet.

**VW Football Club**, at St Georges Field, Crown Road – app for 20m mast – no decision, but 29 letters of representation – the vast majority objecting.

**WERC** gained approval – Certificate of Lawfulness for gates (not barriers) up to 1m high to be erected in two locations on Wentworth Drive and one location on Portnall Road

The telephone 5G mast at the bridge, junction with Lyne Road and Trumps Green Road has already been installed.

### **Any Other Business**

Notification has been received from HM Customs that the VVNP Corporation Tax Return which is due to be submitted and GM agreed to check the Forum Accounts. Company Directors JP, CM and GM formally appointed Ken Morgan to act as Accountant for the Forum's Accounts in order to submit a full set of Accounts to Companies House and submission of the Corporation Tax Return.