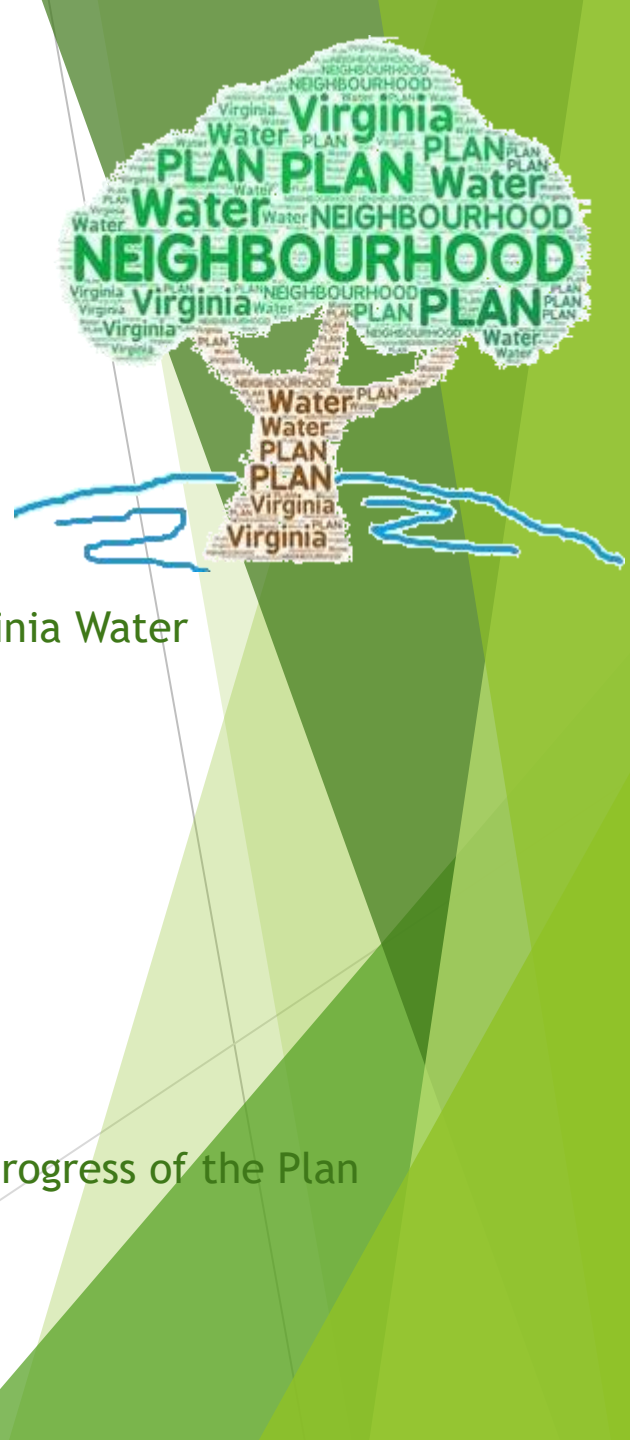


VIRGINIA WATER NEIGHBOURHOOD PLAN

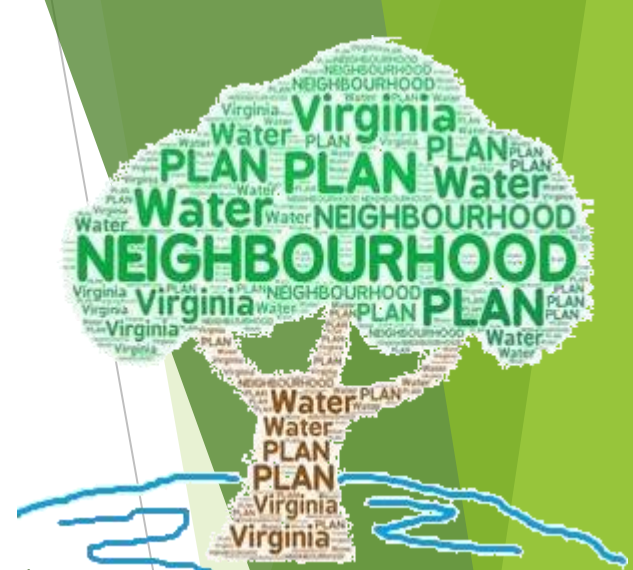
EXECUTIVE SUMMARY OF

THE PROPOSED POLICIES



- Here is an executive summary of the proposed policies we have incorporated into the Virginia Water Neighbourhood Plan (VWNP).
- A full version of the Plan, should you wish to look at it in more detail can be found at www.virginiawaterplan.org
- Members of the Steering Group are available to answer questions you may have at info@virginiawaterplan.org or call 07801 449920.
- If not already a member of the forum please register and be kept fully up to date on the progress of the Plan
- its free to join!

VIRGINIA WATER NEIGHBOURHOOD PLAN



- We have set out the important land use and environmental qualities of Virginia Water that were identified by residents during the various consultation events.
- To provide policies to protect the character of the village and to enable appropriate and sustainable development.
- To reflect on the concerning matters raised by residents and to suggest how they can be improved.
- Addressing big issues like the location and scale of new development.
- Provide for enhanced local services and infrastructure through development benefits.
- Acknowledge development that might be needed, providing it meets the policies within this Plan and the current strategic Plan for the whole district.



VIRGINIA WATER NEIGHBOURHOOD PLAN

LIST OF PROPOSED POLICIES

VW.1 The Virginia Water Design Code

VW.2 Local Gaps

VW.3 Virginia Water Village Centre

VW.4 Stroude Valley Masterplan

VW.5 Trumps Green Shopping Parade

VW.6 Active Travel

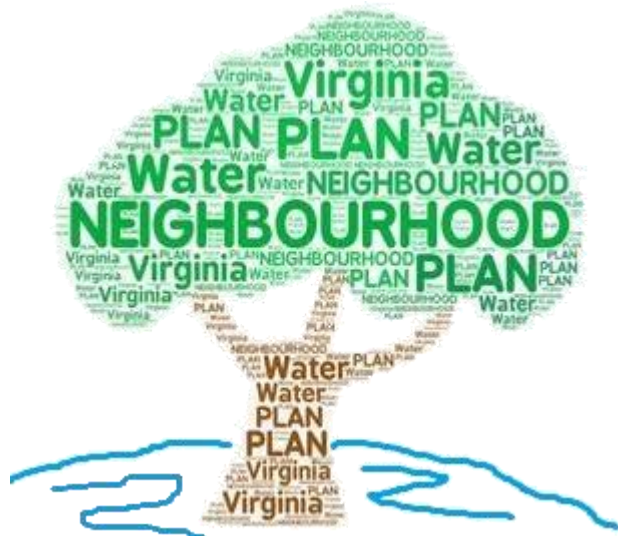
VW.7 Traffic Management

VW.8 Heavy Goods Vehicles

VW.9 Virginia Water Green & Blue Infrastructure Network

VW.10 Net Zero Carbon Building Design

VW.11 Community Infrastructure



VIRGINIA WATER NEIGHBOURHOOD PLAN

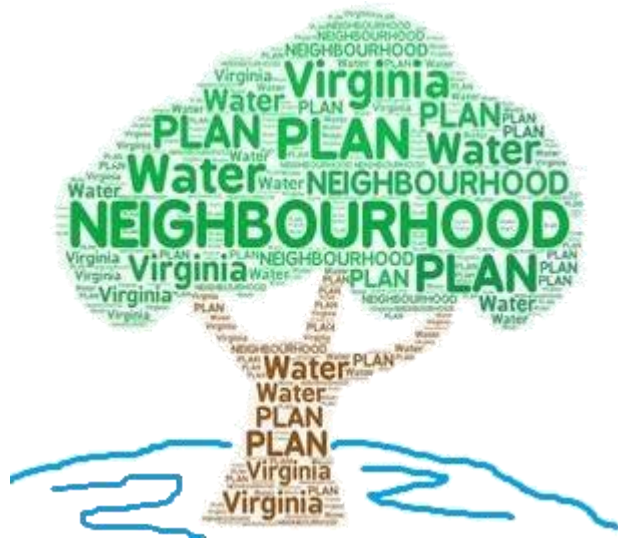
PROPOSED POLICY

The Virginia Water Design Code

The Neighbourhood Plan identifies seven Design Character Areas on the Policies Map. Development proposals must agree with the provisions of the Virginia Water Design Code that are relevant to their location, nature and scale.

The Areas have been identified as having unique characteristics that respond to their specific function, geographical location, and relationship to their surroundings, as set out in the Design Code published in the evidence base alongside the Neighbourhood Plan.

- The Wentworth Estate (East and West)
- St Ann's and Virginia Park
- Trumps Green, Trotsworth Avenue and Morella Close
- The Crown Estate
- Village Centre
- Stroude Valley

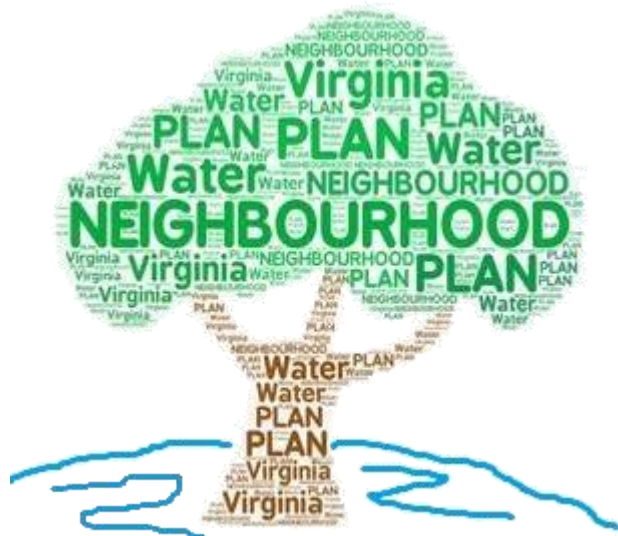


VIRGINIA WATER NEIGHBOURHOOD PLAN

PROPOSED POLICY

Local Gaps

- The Neighbourhood Plan defines the following Local Gaps on the Policies Map for the spatial purpose of preventing the visual coalescence with surrounding settlements (Virginia Water - Englefield Green and Virginia Water - Egham).
- Development proposals that lie within a defined Local Gap must be located and designed in such a way as to prevent the visual coalescence of the settlements.
-
- Virginia Water lies in an attractive location, given its proximity to London and the urban settlements of Slough and Woking, good transport links and airport infrastructure. The railway station in the village provides direct services to Central London and the City.
- These factors will create further pressures for development, for both residential and non-residential uses, which could have a significant impact on the existing character of the village and its surroundings.
- The setting and the surrounding open space of the village also add to its attractiveness as a location for residential development.
- The policy seeks to guide future proposals in such a way that would avoid the visual coalescence of existing settlements and preserve the identity of its communities.



VIRGINIA WATER NEIGHBOURHOOD PLAN

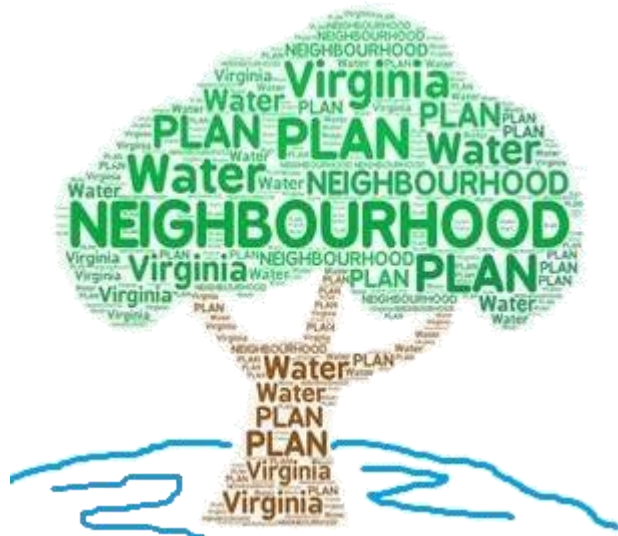
PROPOSED POLICY

Virginia Water Village Centre

- This policy is intended as an expression of how the community wishes to see the village centre thrive 'post-Covid' world.
- It seeks to sustain and build on the success and the vital 'heart' of the village and as a renowned visitor destination.
- The Local Centre and Wider Connections Study has been produced and published in the evidence base alongside the Neighbourhood Plan. The report includes a concept design strategy for the heart of the village which supports principles set out in the Neighbourhood Plan.



PROPOSED POLICY

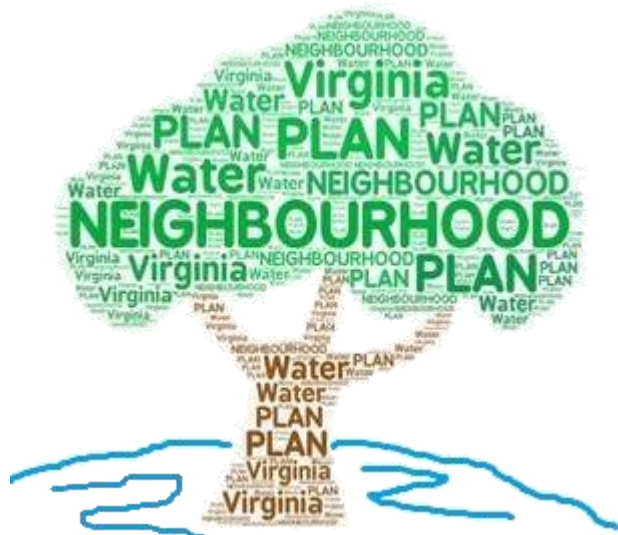


VIRGINIA WATER NEIGHBOURHOOD PLAN

PROPOSED POLICY

Stroude Valley Masterplan

- Proposals to develop vacant, unkempt and/or previously used land in the Stroude Valley Design Character Area will be supported, provided they accord with the Stroude Valley Masterplan.
- This policy seeks to bring under proper planning control the development and change of use of land in Stroude Valley that lies on either side of Hurst Lane from its junction with Stroude Road in the north to its junction with Green Road on the southern boundary of the Neighbourhood Plan area.
- Although all the land lies in the Green Belt, the area has been subject to piecemeal, permitted and unlawful development over many years, which has detracted from its character and appearance as a quiet residential area.
- It is possible for the plan to promote the preparation of a masterplan for the area and to require adherence to its provisions by future development proposals.
- The masterplan will serve the purpose of identifying how Stroude Valley may accommodate new development without undermining the essential purposes of the Green Belt.



VIRGINIA WATER NEIGHBOURHOOD PLAN

PROPOSED POLICY

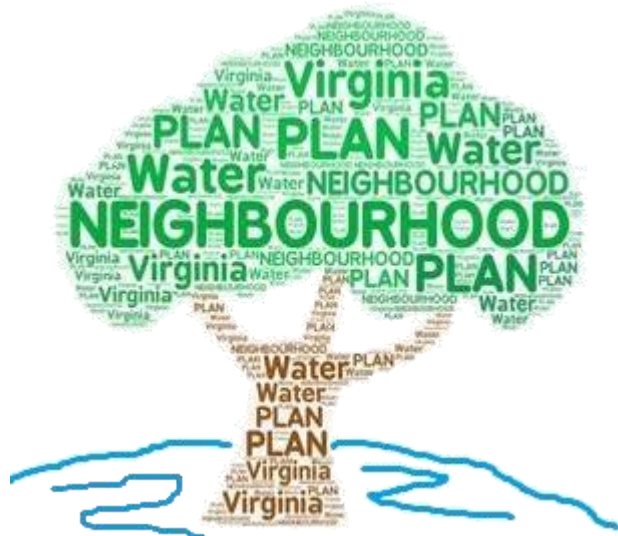
Trumps Green Shopping Parade

- The Neighbourhood Plan identifies The Trumps Green Shopping Parade as a valuable local retail and service centre.
- This policy seeks to protect and improve the value of this local shopping parade for the local community in Trumps Green to use.



1. Overgrown route through trees upgraded to provide pathway between shops and school
2. New pedestrian crossings
3. Raised road level restricting traffic speed to 20 mph
4. 12 carparking spaces
5. Landscaped areas with integrated seating
6. Disabled parking space

Trumps Green Shopping Parade

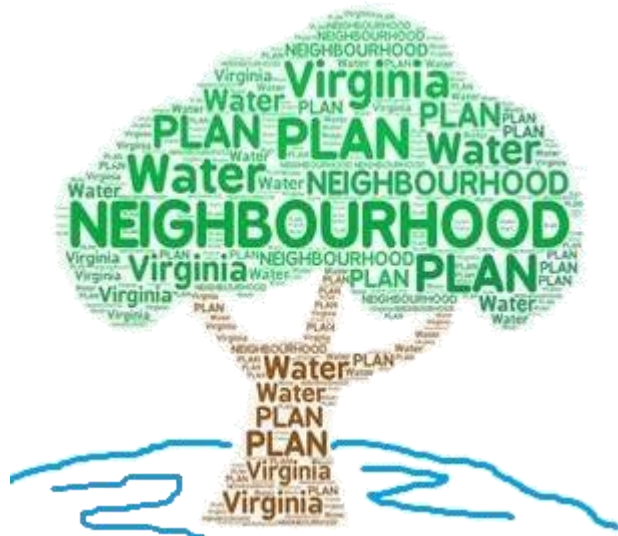


VIRGINIA WATER NEIGHBOURHOOD PLAN

PROPOSED POLICY

Active Travel

- The policy seeks to encourage safe, accessible, convenient and enjoyable means of walking and cycling within the village. It is also in line with Local Plan policy SL1 in encouraging people to take physical exercise by providing opportunities for walking, cycling, outdoor recreation and sport.
- However, the lack of cycle paths and narrow pavements means that walking and cycling in the neighbourhood area is difficult.
- Virginia Water Railway Station is an important asset, however other public transport services are limited and parking for users of the railway station has been, and continues to be, a long-standing issue.
- One of the opportunities identified is that of Stroude Valley. Currently, Stroude Valley connects to the village of Virginia Water and local schools via Stroude Road, a narrow busy through road. The current footpath that runs alongside this road is narrow and overgrown.
- A new safer cycling and walking path would establish a more 'joined up' network thereby improving accessibility to key destinations such as the school, railway station and the shops.

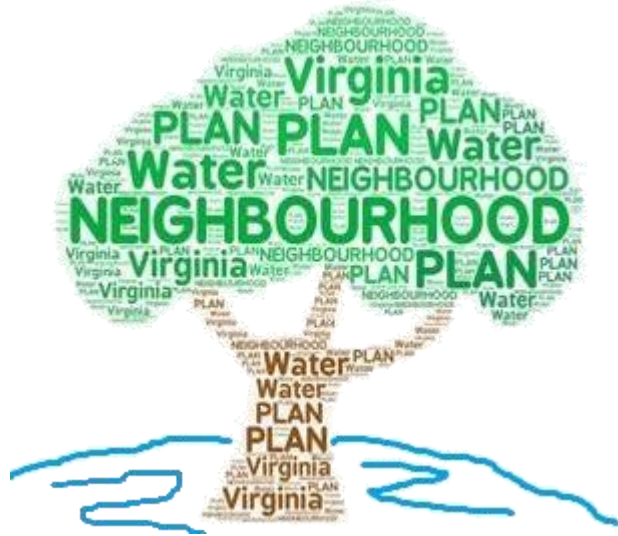


VIRGINIA WATER NEIGHBOURHOOD PLAN

PROPOSED POLICY

Traffic Management

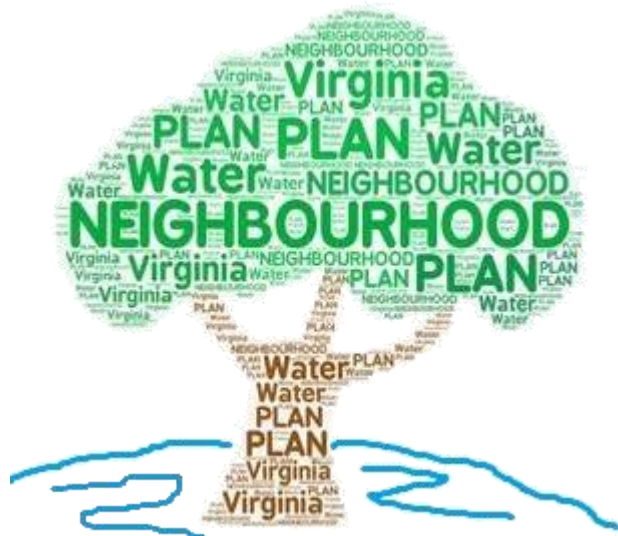
- The transport study by PJA has identified several 'key locations' where public realm improvements and traffic mitigation measures are required to enhance the active travel environment and improve residential amenities and highway safety.
- As well as tackling HGV construction traffic with Policy VW10, we want to maximise the financial contributions from future developments to improve our public spaces and to install traffic management and safety measures.



VIRGINIA WATER NEIGHBOURHOOD PLAN PROPOSED POLICY

Heavy Goods Vehicles

- Local Plan Policy sets out that the Runnymede Borough Council may place planning conditions on any permission granted requiring the submission and implementation of a Construction Environmental and Traffic Management Plan to protect the local environment from impacts such as dust, fumes, noise, construction traffic, hazardous materials etc.
- Three strategic allocations set out in Local Plan policies will lead to an increase in construction traffic through the village as the allocations move into their development phase.
- This will have an impact on the local environment, particularly as there already is a substantial amount of construction lorries taking a route through the village.
- As such, this policy intends to encourage Runnymede Borough Council to introduce a planning condition requiring the adoption of a Construction Environmental and Traffic Management Plan for proposals which will lead to preventing vehicles of over 3.5T driving through the village.
- The intention is to encourage Runnymede Borough Council to adopt these routings by using a planning condition.

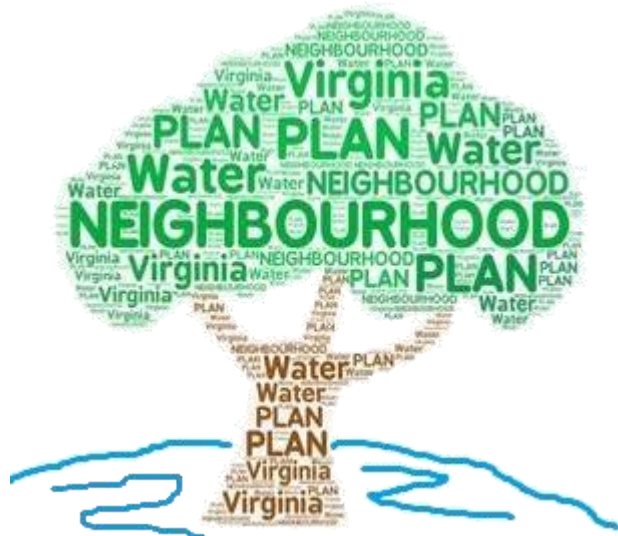


VIRGINIA WATER NEIGHBOURHOOD PLAN

PROPOSED POLICY

Green & Blue Infrastructure Network

- Green infrastructure provides opportunities for people to access open space and provides habitats for wildlife. Improving the ecological, visual, heritage and recreational value brings environmental, social and health benefits. The Cabrera Trust Riverside Walk is an excellent example of this approach.
- By embracing these nature and biodiversity features it gives them more importance in the planning system and will contribute to our community's health and wellbeing.
- The Virginia Water Green and Blue Infrastructure consists of amenity green spaces, churchyards, outdoor sports facilities, natural and semi-natural urban green spaces, water bodies, assets of biodiversity value (including green corridors), footpaths and cycleways.
-
- This Green and Blue Infrastructure is crucial to the maintenance and protection of biodiversity and wildlife assets in the designated area and will contribute to health and wellbeing of the community in complementing the separate Active Travel network.

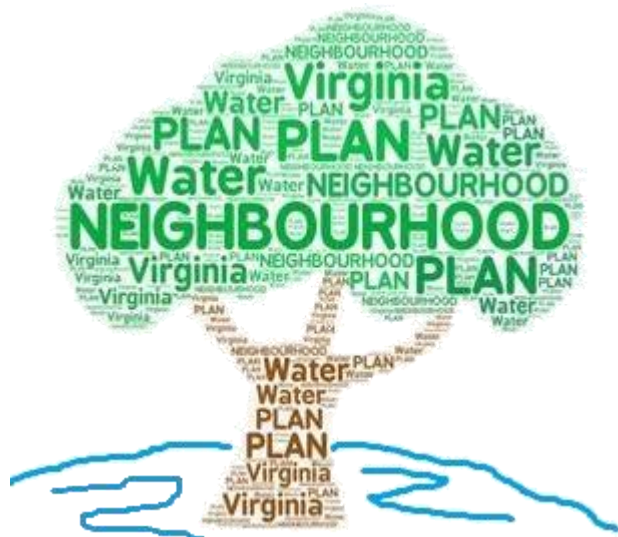


VIRGINIA WATER NEIGHBOURHOOD PLAN

PROPOSED POLICY

Net Zero Carbon Building Design

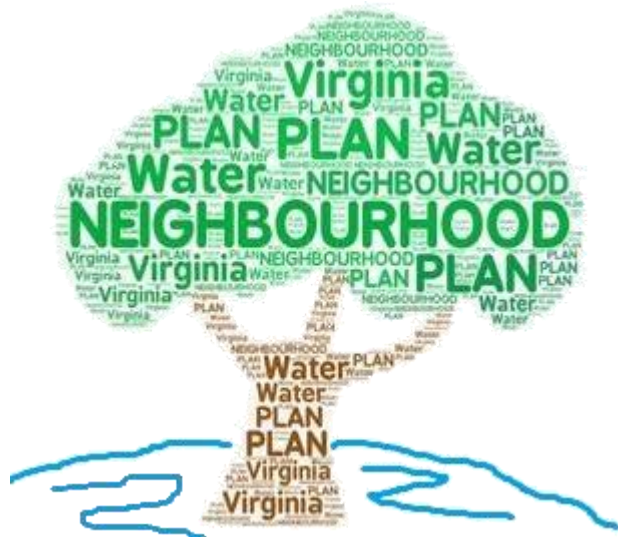
- This policy is in five parts, the combination of which is intended to deliver the type of step change required of the NPPF (National Planning Policy Framework) in making radical reductions in carbon omissions.
- It's focus is delivering on the energy performance standards required of all new developments in the area to encourage and thereby incentivise the use of the 'Passivhaus' or equivalent standard of building design.
- Achieving this level of performance will make a significant contribution to mitigating climate change in the Neighbourhood Plan can deliver.



VIRGINIA WATER NEIGHBOURHOOD PLAN PROPOSED POLICY

Community Infrastructure

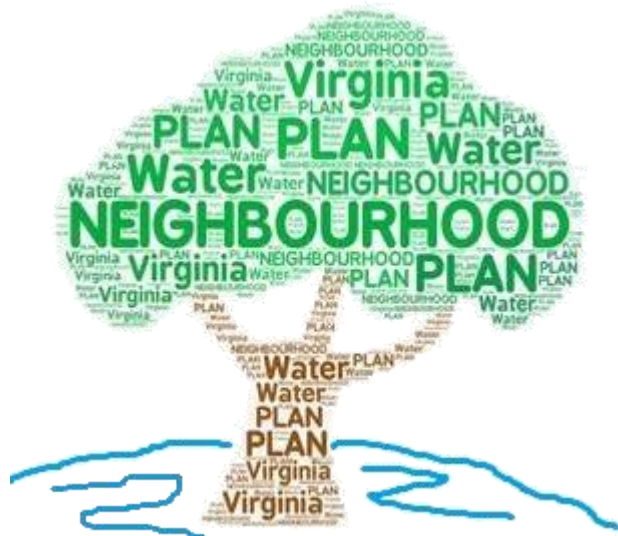
- This Policy identifies several community facilities across Virginia Water for the purpose of protecting them from harmful development including a change of use.
- All of the facilities continue to serve a vital social function in this relatively remote rural area; their loss will likely lead to a greater dependence of the local community on services outside the Neighbourhood Area requiring increased traffic movement.
- It is accepted that not every facility that operates as a commercial concern or as a local public service may remain viable in the long term, as community needs demonstrate that all reasonable options have been explored not only to find an alternative operator of the facility, but also to find another type of community use for the premises and land.
- This reflects the fact that once the premises and land have been lost to this use, then it is very unlikely such facilities will be re-provided elsewhere in the village.



VIRGINIA WATER
NEIGHBOURHOOD PLAN

WENTWORTH ESTATE WEST WENTWORTH ESTATE EAST

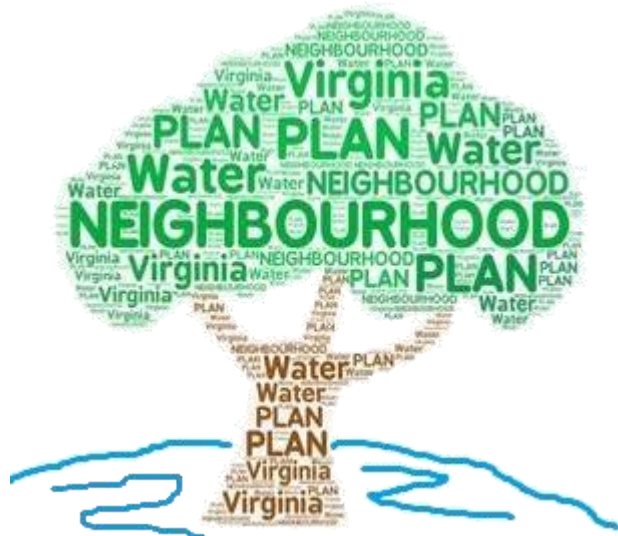
- Support planning objectives of Wentworth Estate Roads Committee in particular to retain one house per plot.
- Uphold development density of 22% plot ratio cover within the Green Belt and proportionate development in relation to the plot size for non-Green Belt areas.
- Maintain a green openness across the Estate, with no road side boarded fences permitted.
- Detached housing needs to show separation with maximum of 78% building frontage plus 1.5m distance from boundaries for all new development in non-Green Belt locations
- Basements should be no larger than 22% of plot area and single storey depth only.



VIRGINIA WATER
NEIGHBOURHOOD PLAN

TRUMPS GREEN

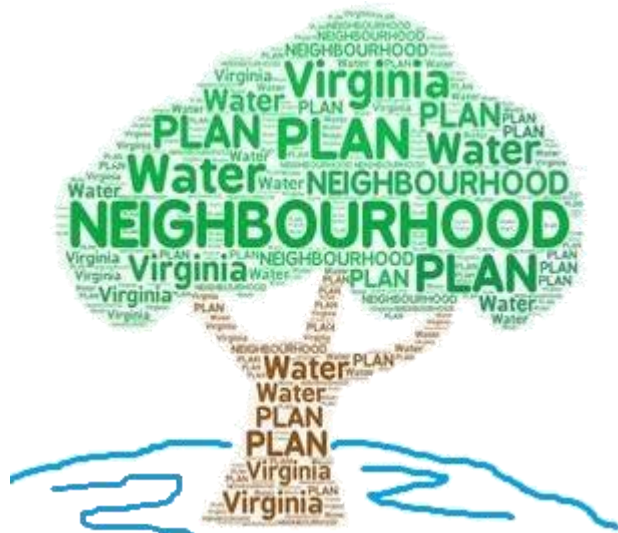
- Make provision for necessary traffic calming on Trumps Green Road, introducing new pedestrian crossings and a raised road level.
- Restricted 20mph traffic speed limit.
- Providing safer pedestrian pathways.
- To propose 12 angled car parking spaces and to introduce designated disabled parking.
- Make provision for greener improvements to the front of the retail parade, creating landscaped areas with integrated seating.



VIRGINIA WATER
NEIGHBOURHOOD PLAN

**ST ANN'S
VIRGINIA PARK
VIRGINIA WATER EAST**

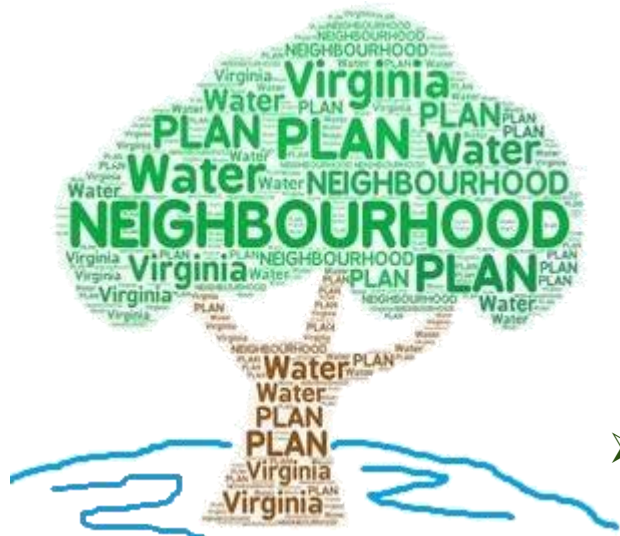
- Keeping the Grade I listed building in the best condition and the tower as a visual landmark including when approached via Stroude Valley.
- St Ann's and Virginia Park wish to retain their privacy as gated communities whilst allowing access along the public footpath.



VIRGINIA WATER
NEIGHBOURHOOD PLAN

CALLOW HILL THE CROWN ESTATE

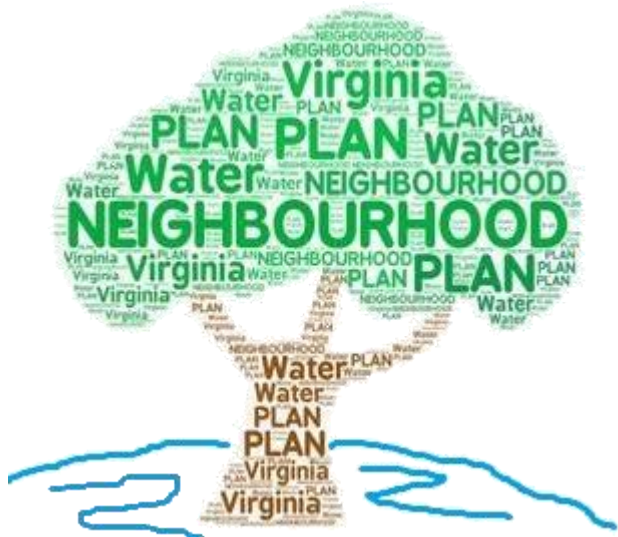
- A desire to retain the lake area of the Great Park for walking, cycling and relaxation. The Crown Estate does not wish to add further facilities to encourage more visitors due to the impact adding numbers of visitors has on the park's environment.
- Retaining green openness and parkland is the objective to the land owned by the Crown East of the A30 up to Callow Hill.
- Properties that lie within the Estate area including ACS International School sit within the 'GAP' parkland landscape which is crucial to the village separation.



VIRGINIA WATER
NEIGHBOURHOOD PLAN

VILLAGE CENTRE

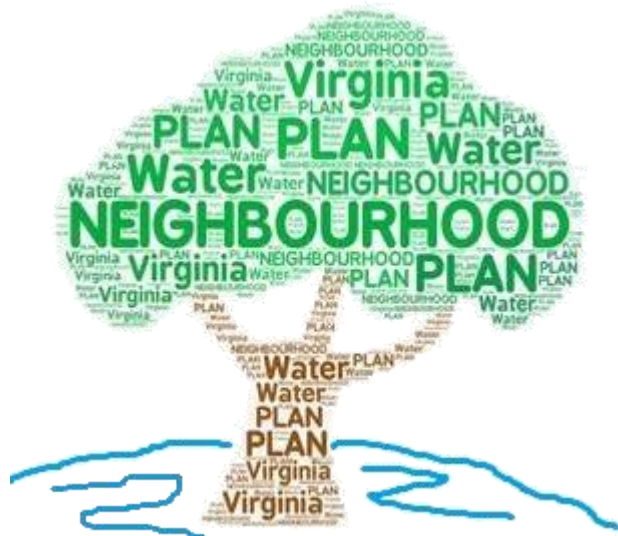
- To encourage the village centre to become a vibrant and vital 'heart' of the village.
- Village Centre development proposals for commercial, business, service, restaurants, coffee shops and pubs will be supported.
- Development proposals to redevelop land currently occupied by the railway station ticket office.
- Introduce traffic calming measures Christchurch Road with proposals to improve crossing points in the village centre.
- Proposal to close one of the two road accesses from Christchurch Road into Station Parade to create green space that connects the two parades will be supported.



VIRGINIA WATER
NEIGHBOURHOOD PLAN

STROUDE VALLEY

- Protection of the green openness 'GAP' between Egham and Virginia Water.
- Suggestions of a separate NDO (Neighbourhood Development Order) for Hurst Lane and Padd Farm.
- Protection of the open landscape which respects the historic significance of the Grade I listed status of Great Fosters Hotel.
- Traffic management including a 20 mph zone through the built up area of Stroude Road.



VIRGINIA WATER
NEIGHBOURHOOD PLAN

SAFER PEDESTRIAN TRAVEL THROUGH THE VILLAGE

HOTSPOTS

Proposals to introduce traffic calming measures and improve crossing points at

➤ **Wellington Avenue**

- Crown Road
- Harpesford Avenue
- Abbots Drive

➤ **Christchurch Road**

- Manor Mead School
- Roundabout onto Wellington Avenue
- Gorse Hill Road

➤ **Trumps Green Road**

- Retail Parade