



VIRGINIA WATER DESIGN CODE DOCUMENT

May 2025

Contents

1. Introduction	1
2. Virginia Water description	2
3. Virginia Water Design Codes	2
4. Wentworth Estate.....	3
Wentworth West ("The Island")	4
Wentworth East.....	7
5. St Anne's Park and Victoria Park.....	10
6. Trumps Green	12
7. Callow Hill & the Crown Estate	14
8. Village Centre.....	16
9. Stroude Valley.....	18

1. Introduction

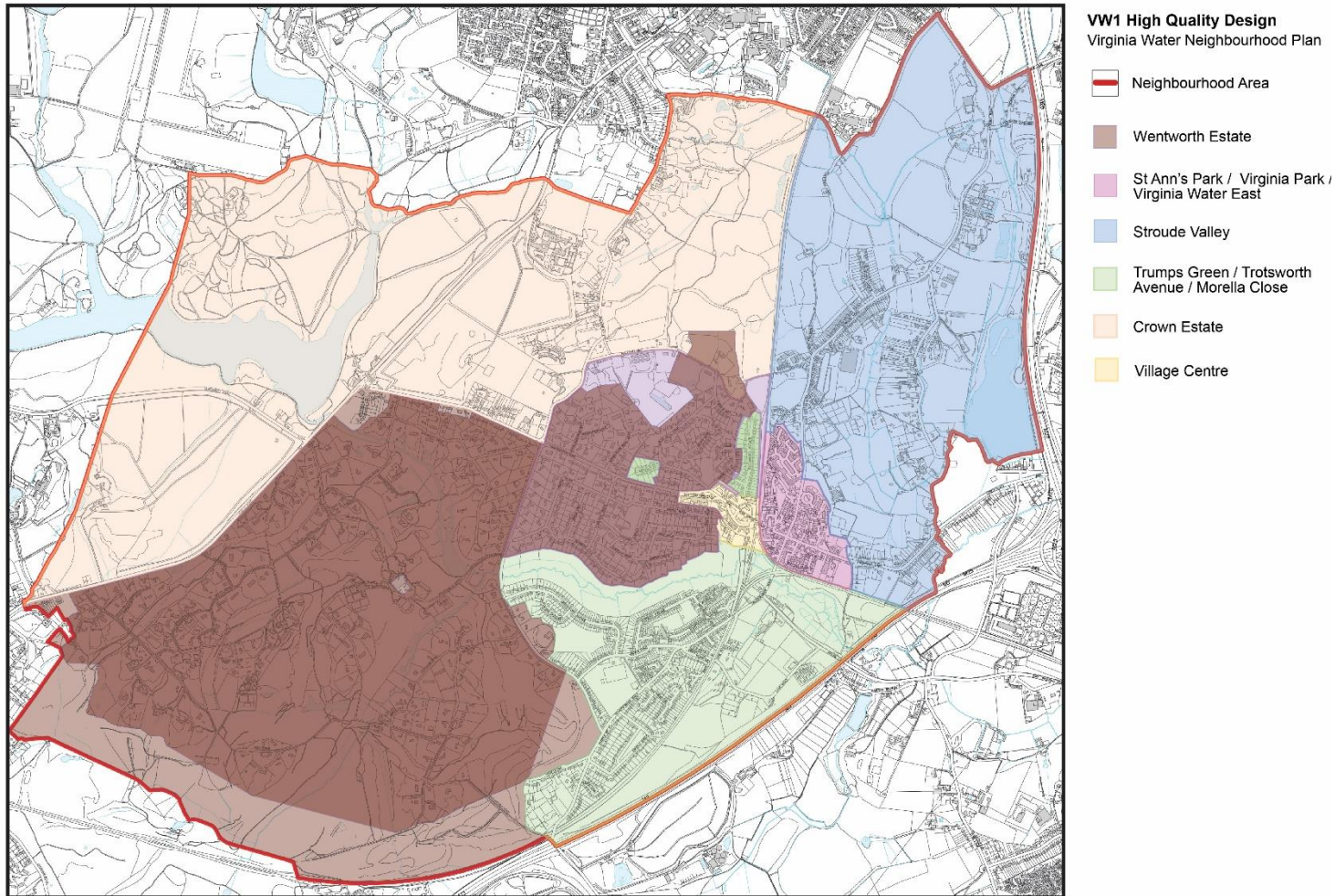
- 1.1 The Virginia Water Design Code ("the Code") is both a standalone document and a technical background document to Virginia Water Neighbourhood Plan. It will be used by the Virginia Water Neighbourhood Forum to guide new development in the area, both by providing information to potential developers and used when commenting on planning applications.
- 1.2 It serves as a more detailed supplement to the Runnymede Design Supplementary Planning Document ("the Design SPD"), which applies to the entire Runnymede Borough and was adopted in July 2021. Additionally, it will work alongside the Runnymede Green and Blue Infrastructure Supplementary Planning Document ("the GBI SPD"), recognising the importance of GBI in enhancing local character and fostering a sense of place.
- 1.3 The Code draws on the 2009 Virginia Water Urban Area Character Appraisal, encompassing the entire Neighbourhood Area, as well as the latest version of the Wentworth Estate Planning Guide, applicable to areas within the Estate's statutory boundaries.
- 1.4 The Code has been developed following the National Model Design Code and its Guidance Notes, issued by the Ministry of Housing, Communities & Local Government in July 2021, with adaptations to suit the area's unique context and policies. It aims to interpret and provide specific guidance on key policies from the 2020 Runnymede Borough Local Plan, aiding in the review of planning applications for land use and development within designated parts of the Neighbourhood Area. It also encourages approaches that align with policies such as SL1 (Health and Wellbeing) and EE11/12 (Green and Blue Infrastructure).
- 1.5 Key policies addressed by the Code include:
 - SD7 Sustainable Design
 - EE1 Townscape and Landscape Quality
 - EE14 Extensions, Alterations, and Replacement of Buildings in the Green Belt
 - EE17 Infill or Redevelopment of Previously Developed Land in the Green Belt
- 1.6 While the Code focuses solely on design considerations, it acknowledges their close relationship with land and building use, which is governed by separate Local Plan policies, such as EE15 (Reuse of Buildings in the Green Belt).
- 1.7 Throughout the Neighbourhood Plan period, the Code's usability and effectiveness will be monitored, with updates made as necessary to reflect changes to the Runnymede Local Plan, the Borough Council's Design SPD, and/or national design guidance.

2. Virginia Water description

- 2.1 Virginia Water is in the northwest part of Runnymede Borough within Surrey, bordering Berkshire. Positioned near Windsor Great Park and the scenic Chobham Common, it includes the village of Trumps Green and the hamlet of Stroude to the north, with Thorpe Green to the east. The area also features prominent residential estates such as The Wentworth Estate, St. Anne's Park, and Virginia Park.
- 2.2 The B389 runs through Virginia Water, often used by commuters to bypass traffic on the A30, M25, and M3. The River Bourne flows through the southern part of the village, linking Virginia Water Lake within Windsor's Queen's Estate, through Cabrera Conservation Area, to the River Thames at Chertsey Meads.
- 2.3 This area is rich in history, dating back well before Roman times. Archaeological evidence suggests that settlement in the Runnymede area began over 12,000 years ago at the end of the Stone Age, with Bronze Age and Roman ditches found at St Ann's Heath, the former site of the Holloway Sanatorium. The arrival of a railway station in 1856 spurred Virginia Water's growth, leading to the construction of stately homes and estates.
- 2.4 Surrounded by farmland to the south and east, Virginia Water benefits from accessible private parkland managed by the Crown Estate to the north and west, maintaining its predominantly semi-rural appeal. Virginia Water offers local shopping parades, while larger shopping, employment, and leisure options are available in nearby Egham and Sunningdale. The Neighbourhood Plan aims to preserve and enhance the historical and natural assets and essential local facilities that are vital to the daily lives of residents.

3. Virginia Water Design Codes

- 3.1 The Design Code document establishes clear expectations for how different areas within Virginia Water are anticipated to change, taking into account land use, function, movement, and built environment. This approach allows for balanced development that respects the unique character of each area, while accommodating change where appropriate. Recognizing a spectrum of change—from preservation to redevelopment—the strategy assigns specific guidance based on each area's character and development potential.
- 3.2 The Virginia Water Neighbourhood Plan divides the area into six distinct neighbourhoods or character areas as illustrated on the map. Each of the character areas has an accompanying set of guidelines known as Design Codes beginning with an overall Design Objective which is stated at the beginning of the section. A number of Design Codes (e.g. A1, A2 etc) are set out each linking to the relevant part of the Runnymede Borough Councils Design SPD.



Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432

4. Wentworth Estate

- 4.1 Wentworth Estate is subject to private development requirements which sit outside the statutory planning system. The Wentworth Estate Roads Committee (WERC) maintains the private estate's roads, enforces property covenants, and upholds their design guidelines, ensuring uniformity and a high standard of maintenance. Information and the up to date requirements/guidelines/processes is available here <https://www.wentwortheastate.org.uk/guidance>.
- 4.2 While Wentworth East and West exhibit notable differences, they are considered a single area within the 2030 Local Plan and the Virginia Water Neighbourhood Plan (VWNP). This classification is primarily due to their shared governance by the Wentworth Estate Roads Committee (WERC). However, the given the differences in character, they are separated into two distinct Character Areas for the purposes of the Design Codes.
- 4.3 **Wentworth Estate Design Code Exceptions:** Three areas are exceptions to these guidelines: Dormy House, (Portnall Drive), Morella Close, Trotsworth Avenue. Dormy House is an existing apartment building. Morella Close and Trotsworth Avenue, located in the eastern part of the Estate, are accessible via Christchurch Road and Gorse Hill. These highways fall under Surrey County Council management rather than WERC jurisdiction. While residents are exempt from Estate road rates, they remain subject to title restrictions, such as the one-house-per-plot rule. The Design Code recognises that these areas align more closely with Harpesford Avenue (i.e. Trumps Green Design Code Character Area), where development follows Runnymede Borough design policies rather than Wentworth Estate guidelines.

Wentworth West (“The Island”)

- 4.4 Wentworth West, commonly referred to as “The Island” by residents, falls within the Green Belt and is characterised by expansive properties. Houses here typically exceed 8,000 ft², with some featuring basements larger than the ground floor. The area is further distinguished by its proximity to the three Championship Golf Courses of Wentworth Club, giving it the appearance of a vast, low-density parkland with substantial detached homes.
- 4.5 Dormy House, located on Portnall Drive within Wentworth West (“The Island”), is a historically significant property. Built in the 1930s, it consists of 15 individual apartments within a single building—an anomaly within the Estate. Dormy House is recognised as the only multi-occupancy, flatted site with golf frontage. The Estate supports maintaining a comparable number of units, preserving its height and separation from neighbouring homes, and contributing to a balanced housing mix.
- 4.6 The WERC enforces a design code with clear development policies, requiring all residents and developers to consult the Estates Committee before undertaking any projects.

WENTWORTH ESTATE WEST GREEN BELT CHARACTER AREA A		
DESIGN OBJECTIVE: CONSERVATION The character of the Wentworth Estate West Area should be conserved. <i>The location of the Character Area in the designated Green Belt means that new development must preserve the essential openness of the Green Belt.</i>		
CODE NO.	DESIGN CODE	
A1	DESIGNING THE BUILT FORM AND ROOFSCAPE <ul style="list-style-type: none"> i. New buildings will be of a mass and bulk appropriate to the area. Hipped or half hipped roof forms will normally be appropriate. ii. Proposals that include dormer windows and skylights must be in proportion to the roof area in that same elevation. Refer to the WERC Guidelines for further detail.	<i>Runnymede Design SPD: The form (layout, height and shape) of buildings on each plot should be considered at the scale of the street, and within the street hierarchy. The design of the roofscape should reinforce the grouping of buildings and positively contribute to street views and the wider skyline.</i>
A2	USING BUILDING HEIGHTS POSITIVELY <ul style="list-style-type: none"> i. The height of new dwellings should not be greater than the tallest of one or both adjoining dwelling(s). ii. New outbuildings must be subservient to existing buildings or new dwellings. Refer to the WERC Guidelines for further detail.	<i>Runnymede Design SPD: The proposed height of buildings should be carefully justified.</i>
A3	DESIGNING GOOD BUILDINGS <ul style="list-style-type: none"> i. Proposals may adopt a variety of architectural styles in respect of the composition of the buildings and of materials. ii. Proposals that comprise classical architectural styles will generally be supported. Refer to the WERC Guidelines for further detail.	<i>Runnymede Design SPD: Developments should provide an appropriate balance of variety and consistency, by relating groups of buildings to common themes, such as building and/or eaves lines, rhythms, materials, or any combination of them.</i>

A4	<p>USING LANDMARKS, GATEWAYS, FOCAL POINTS AND CORNERS TO CREATE VARIETY</p> <ul style="list-style-type: none"> i. Proposals on land forming the corners of Christchurch Road with London Road and with Wellington Avenue must acknowledge the special prominence of those locations in the street scene and in the case of London Road as a gateway into the Estate. ii. Proposals must acknowledge the important views along Christchurch Road of the Wheatsheaf Hotel on London Road and the glimpse views of Christ Church. iii. Proposals must acknowledge the role played by some locations on Christchurch Road in framing views from its private side roads. <p>Refer to the WERC Guidelines for further detail.</p>	<p><i>Runnymede Design SPD: To create variety and aid legibility, development proposals should identify new and existing landmarks, gateways, focal points and corner buildings that have a special status through their form, role or location.</i></p>
A5	<p>REINFORCING LANDSCAPE CHARACTER AND BIODIVERSITY</p> <ul style="list-style-type: none"> i. Proposals must respect and reflect the way in which the buildings on the Estate have been set in the surrounding woodland and how most plots and buildings are hidden by surrounding tree cover, with long distance views restricted by tree cover. Trees should be retained wherever possible. ii. All development should contribute to the delivery of high quality multi-functional networks of Green and Blue Infrastructure (GBI) to provide long-term benefits for people, places and nature, in ways that reinforce local character. iii. All development should embed GBI in ways that help support nature recovery, reverse the decline in biodiversity and result in a 'net gain' <p>Refer to the WERC Guidelines for further detail.</p>	<p><i>Runnymede Design SPD: New development and associated landscape should retain, incorporate and enhance features that contribute towards the landscape character and biodiversity of the area.</i></p>
A6	<p>DESIGNING THE SPACE BETWEEN BUILDINGS</p> <ul style="list-style-type: none"> i. The spaces between buildings must be sympathetic and proportionate. <p>Refer to the WERC Guidelines for further detail.</p>	<p><i>Runnymede Design SPD: Streets should be designed as 'places'. The detailed design of the street, and the spaces between buildings, must support the overall structure and built form of the development.</i></p>
A7	<p>PROVIDING FOR VEHICLE ACCESS AND PARKING</p> <ul style="list-style-type: none"> i. Parking for cars and cycles should be provided to RBC Standards and located so as to not dominate the street scene. ii. Proposals for a new driveway or to move an established access to a new position, should ensure it does not create a traffic hazard or adversely affect neighbouring properties. iii. Proposals for new driveways across verges must be constructed to an approved specification. iv. Proposals should not lead to the reduction in effectiveness of any existing roadside ditch, which are vital for the removal of surface water from the roads and verges 	<p><i>Runnymede Design SPD: Parking for cars in residential development should aim to accommodate car ownership in a manner that is compatible with local character whilst creating a high-quality environment that functions well.</i></p>

	Refer to the WERC Guidelines for further detail.	
A8	ENSURING RESIDENTIAL AMENITY <ul style="list-style-type: none"> i. Proposals should not affect the privacy of a neighbour's house and garden or significantly affect neighbours outlook. ii. Proposals for new dormer windows in a loft space should be sited to minimise the degree of overlooking of neighbours' houses and property. iii. Proposals for new garages, swimming pools, tennis courts and barbecue areas which may cause noise, smells or other nuisances should be carefully sited to minimise the impact on neighbouring houses. iv. Building works in progress should comply with Wentworth Estate covenants and contractor requirements. 	<i>Runnymede Design SPD: It is crucial that places we call home are comfortable.</i>
A9	BOUNDARY TREATMENTS <ul style="list-style-type: none"> i. Proposals to define boundaries are encouraged to have open fencing up to 2m in height and be screened with planting to soften the appearance. ii. Proposals for new electronic gates and associated piers should be set well back into the property and should be proportionate with the house and surroundings in size. Refer to the WERC Guidelines for further detail.	<i>Runnymede Design SPD: 'Forgotten' elements are generally located on or near the street frontage. They must be integrated into proposals so that they are unobtrusive and well designed.</i>

Wentworth East

- 4.7 In contrast, Wentworth East lies outside the Green Belt, and properties are generally situated on smaller plots (under one acre). Basements are uncommon, and the average house size is below 6,000 ft².
- 4.8 Despite these differences, both Wentworth East and West are subject to governance by the Wentworth Estate Roads Committee (WERC) under the Wentworth Estate Act 1964. The WERC oversees private roads, ensuring compliance with title restrictions, covenants, and planning guidelines. The WERC enforces a design code with clear development policies, requiring all residents and developers to consult the Estates Committee before undertaking any projects.

WENTWORTH ESTATE EAST NON GREEN BELT CHARACTER AREA B		
DESIGN OBJECTIVE: CONSERVE The character of the Wentworth Estate West Area should be conserved. Some change may be accommodated by respecting the well-established pattern of plot and building forms.		
CODE NO.	DESIGN CODE	
B1	REFLECTING BUILDING RHYTHM i. New buildings will be of a mass and bulk appropriate to the area. ii. Proposals must not lead to new buildings or existing buildings extending in front of any building line to the plot frontage that is common to both adjoining buildings Refer to the WERC Guidelines for further detail.	<i>Runnymede Design SPD: Development must respond to the plot and building rhythm within the local context. Development plots should be large enough to accommodate the proposed built development and the requirements associated with it.</i>
B2	DESIGNING THE BUILT FORM AND ROOFSCAPE i. New buildings will be of a mass and bulk appropriate to the area. Hipped or half hipped roof forms will normally be appropriate. ii. Proposals that include dormer windows and skylights must be in proportion to the roof area in that same elevation. Refer to the WERC Guidelines for further detail.	<i>Runnymede Design SPD: The form (layout, height and shape) of buildings on each plot should be considered at the scale of the street within the street hierarchy. The design of the roofscape should reinforce the grouping of buildings and positively contribute to street views and the wider skyline.</i>
B3	USING BUILDING HEIGHTS POSITIVELY i. The height of new dwellings should not dominate adjoining dwelling(s). ii. New outbuildings must be subservient to existing buildings or new dwellings. Refer to the WERC Guidelines for further detail.	<i>Runnymede Design SPD: The proposed height of buildings should be carefully justified.</i>
B4	DESIGNING GOOD BUILDINGS i. Proposals may adopt a variety of architectural styles in respect of the composition of the buildings and materials. Refer to the WERC Guidelines for further detail.	<i>Runnymede Design SPD: Developments should provide an appropriate balance of variety and consistency, by relating groups of buildings to common themes, such as building and/or eaves lines, rhythms, materials, or any combination of them.</i>

B5	<p>USING LANDMARKS, GATEWAYS, FOCAL POINTS AND CORNERS TO CREATE VARIETY</p> <ul style="list-style-type: none"> i. Proposals on land forming the junction of Christchurch Road with Wellington Avenue and must acknowledge the special prominence of those locations in the streetscape. ii. Proposals must acknowledge the important views along Christchurch Road of Station Approach. iii. Proposals must acknowledge the role played by some locations on Christchurch Road in terminating views from its private side roads. 	<p><i>Runnymede Design SPD: To create variety and aid legibility, development proposals should identify new and existing landmarks, gateways, focal points and corner buildings that have a special status through their form, role or location.</i></p>
B6	<p>REINFORCING LANDSCAPE CHARACTER AND BIODIVERSITY</p> <ul style="list-style-type: none"> i. Proposals must respect and reflect the way in which the buildings on the Estate have been set in the surrounding woodland and how most plots and buildings are hidden by surrounding tree cover, with long distance views restricted by tree cover. Trees should be retained wherever possible. ii. All development should contribute to the delivery of high quality multi-functional networks of Green and Blue Infrastructure (GBI) to provide long-term benefits for people, places and nature, in ways that reinforce local character. iii. All development should embed GBI in ways that help support nature recovery, reverse the decline in biodiversity and result in a 'net gain' <p>Refer to the WERC Guidelines for further detail.</p>	<p><i>Runnymede Design SPD: New development and associated landscape should retain, incorporate and enhance features that contribute towards the landscape character and biodiversity of the area.</i></p>
B7	<p>DESIGNING THE SPACE BETWEEN BUILDINGS</p> <ul style="list-style-type: none"> i. The spaces between buildings must be proportionate and not create an imbalance in the built form and settlement pattern. <p>Refer to the WERC Guidelines for further detail.</p>	<p><i>Runnymede Design SPD: Streets should be designed as 'places'. The detailed design of the street, and the spaces between buildings, must support the overall structure and built form of the development.</i></p>
B8	<p>PROVIDING FOR VEHICLE AND CYCLE PARKING</p> <ul style="list-style-type: none"> i. Parking for cars and cycles should be provided to RBC Standards and located so as to not dominate the street scene. ii. Proposals for a new driveway or to move an established access to a new position, should ensure it does not create a traffic hazard or adversely affect neighbouring properties. iii. Proposals for new driveways across verges must be constructed to an approved specification. iv. Proposals should not lead to the reduction in effectiveness of any existing roadside ditch, which are vital for the removal of surface water from the roads and verges. 	<p><i>Runnymede Design SPD: Parking for cars in residential development should aim to accommodate car ownership in a manner that is compatible with local character whilst creating a high-quality environment that functions well.</i></p>

	Refer to the WERC Guidelines for further detail.	
B9	ENSURING RESIDENTIAL AMENITY <ul style="list-style-type: none"> i. Proposals should not affect the privacy of a neighbour's house and garden or significantly affect neighbours out-look. ii. Proposals for new dormer windows in a loft space should be sited to minimise the degree of overlooking of neighbours' houses and property. iii. Proposals for new garages, swimming pools, tennis courts and barbecue areas which may cause noise, smells or other nuisances should be carefully sited to minimise the impact on neighbouring houses. Building works in progress should comply with Wentworth Estate covenants and contractor requirements. 	<i>Runnymede Design SPD: It is crucial that places we call home are comfortable.</i>
B10	BOUNDARY TREATMENTS <ul style="list-style-type: none"> i. Proposals to define boundaries are encouraged to have open fencing up to 2m in height and be screened with planting to soften the appearance. ii. Proposals for new electronic gates and associated piers should be set well back into the property and should be proportionate with the house and surroundings in size. Refer to the WERC Guidelines for further detail.	<i>Runnymede Design SPD: 'Forgotten' elements are generally located on or near the street frontage. They must be integrated into proposals so that they are unobtrusive and well designed.</i>

5. St Anne's Park and Victoria Park

- 5.1 This Character Area includes two gated communities: St Ann's Park and Virginia Park, as well as Sandhills Court and The Orchard, which were developed in the 1980s. It extends eastward, incorporating St Ann's Heath Junior School, and is primarily made up of detached houses along Sandhills Lane. One of Virginia Water's most iconic landmarks, visible from Christchurch Road, is the Virginia Park tower within its gated development.
- 5.2 St Ann's Park is located on the north side of Stroude Road, off Sandhills Lane. It is a gated community governed by title covenants and a management committee responsible for overseeing the grounds, roads, and house alterations. The Virginia Park Estate Residents Association manages this historic property and collects service charges from residents under title covenants. These funds are used to maintain and oversee the land, gardens, and communal areas, including the main listed building. The building itself holds historical significance, featuring a listed pool, a grand main hall, and its distinctive tower.

ST. ANN'S & VIRGINIA PARK (VIRGINIA WATER EAST) CHARACTER AREA C		
DESIGN OBJECTIVE: RESPECT SPECIFIC FORM & STYLE Existing patterns of built form and architectural style should be retained as they are dominant in the street scene but with some scope for innovation and other change.		
CODE NO.	DESIGN CODES	
C1	RESPOND POSITIVELY TO LOCAL HISTORY <ul style="list-style-type: none"> i. New development must respect and respond to the historic environment. ii. Proposals should retain the historic, decorated brick walls of the former Holloway Sanatorium campus boundary on Stroude Road and Christchurch Road. iii. Proposals should not obstruct the glimpse view of the Grade I listed tower of the former Holloway Sanatorium from Christchurch Road at the entrance to Virginia Park or from Stroude Road. iv. Proposals should retain the architecturally distinctive entrance building to the former Holloway Sanatorium on Stroude Road. 	<i>Runnymede Design SPD: All proposals should be informed by an understanding of how the site and the place have evolved through history.</i>
C2	REFLECTING PLOT RHYTHM <ul style="list-style-type: none"> i. Proposals should adhere to the uniform plot shapes and sizes and to the strong building lines of every road in the area ii. Proposals at Nos 547 – 559 Stroude Road should retain the complementary, subordinate role of the grouping in their lower built forms in relation to the former Holloway Sanatorium campus opposite and should acknowledge their prominence in the streetscape in the view north 	<i>Runnymede Design SPD: Development must respond to the plot and building rhythm within the local context. Development plots should be large enough to accommodate the proposed built development and the requirements associated with it.</i>

	from the Christchurch Road junction framed by the campus behind.	
C3	DESIGNING THE BUILT FORM AND ROOFSCAPE <ul style="list-style-type: none"> i. Proposals for new or replacement dwellings should comprise buildings of form sympathetic to the built-form character. 	<i>Runnymede Design SPD: The form (layout, height and shape) of buildings on each plot should be considered at the scale of the street, and within the street hierarchy. The design of the roofscape should reinforce the grouping of buildings and positively contribute to street views and the wider skyline.</i>
C4	USING BUILDING HEIGHTS POSITIVELY <ul style="list-style-type: none"> i. Proposals should be of no more than three storeys in height unless there is local precedence for taller buildings in the immediate vicinity. 	<i>Runnymede Design SPD: The proposed height of buildings should be carefully justified.</i>
C5	DESIGNING GOOD BUILDINGS <ul style="list-style-type: none"> i. New buildings should be complementary to the local character. ii. Proposals using red/orange brick facing materials and slate roofs will be supported. 	<i>Runnymede Design SPD: Developments should provide an appropriate balance of variety and consistency, by relating groups of buildings to common themes, such as building and/or eaves lines, rhythms, materials, or any combination of them.</i>
C6	USING LANDMARKS, GATEWAYS, FOCAL POINTS AND CORNERS TO CREATE VARIETY <ul style="list-style-type: none"> i. Proposals should acknowledge the visual prominence of the crossroad junction of Christchurch Road, Stroude Road, Sandhills Lane and Trumps Green Road in the views of the junction in all directions. 	<i>Runnymede Design SPD: To create variety and aid legibility, development proposals should identify new and existing landmarks, gateways, focal points and corner buildings that have a special status through their form, role or location.</i>
C7	REINFORCING LANDSCAPE CHARACTER AND BIODIVERSITY <ul style="list-style-type: none"> i. Proposals should retain and enhance the mature tree planting on Trumps Green Road and behind the boundary walls along Sandhills Lane, Stroude Road and Christchurch Road. ii. All development should contribute to the delivery of high quality multi-functional networks of Green and Blue Infrastructure (GBI) to provide long-term benefits for people, places, and nature, in ways that reinforce local character. iii. All development should embed GBI in ways that help support nature recovery, reverse the decline in biodiversity and result in a 'net gain'. 	<i>Runnymede Design SPD: New development and associated landscape should retain, incorporate and enhance features that contribute towards the landscape character and biodiversity of the area.</i>

6. Trumps Green

- 6.1 The area known as Trumps Green stretches from St Ann's Heath to the southeastern edge of the Wentworth Estate. It consists of a mix of modest family homes primarily post war housing, a small retail parade built in the 1950's, and a primary school. This Design Code also includes guidance for Trotsworth Avenue and Morella Close.

TRUMPS GREEN (INCLUDING TROTSWORTH AVENUE AND MORELLA CLOSE) CHARACTER AREA D		
DESIGN OBJECTIVE: ENHANCE		
Within the overall suburban character, plot and building redevelopment or intensification to increase building density within its existing grain may be acceptable, with greater scope for innovation and change.		
CODE NO.	DESIGN CODES	
D1	REFLECTING PLOT RHYTHM <ul style="list-style-type: none"> i. Proposals on Cabrera Avenue/Close, Harpesford Avenue and Sundon Crescent also incorporating Trotsworth Avenue and Morella Close, for plot sub-division or for more than one dwelling within an established plot will not be supported. ii. Proposals should generally adhere to the uniform plot shapes and sizes and to the strong building lines of every road in the area. 	<i>Runnymede Design SPD: Development must respond to the plot and building rhythm within the local context. Development plots should be large enough to accommodate the proposed built development and the requirements associated with it.</i>
D2	DESIGNING THE BUILT FORM AND ROOFSCAPE <ul style="list-style-type: none"> i. New dwellings should respond to the context of the surrounding development, respecting the scale of buildings in the immediate vicinity. ii. Proposals may comprise either an open gable, dormer, or hipped, form – other roof forms have no precedent in the area and would undermine the contribution the roofscape makes to the suburban character of the skyline. iii. Proposals for new dwellings on Trotsworth Avenue and Morella Close should have a detached form. 	<i>Runnymede Design SPD: The form (layout, height and shape) of buildings on each plot should be considered at the scale of the street as a whole and within the street hierarchy. The design of the roofscape should reinforce the grouping of buildings and positively contribute to street views and the wider skyline.</i>
D3	USING BUILDING HEIGHTS POSITIVELY <ul style="list-style-type: none"> i. Proposals should be of no more than two storeys in height unless there is local precedence for taller buildings in the immediate vicinity. ii. New dwellings on Trotsworth Avenue should be of single storey character to maintain the Wentworth Estate character of rural and visual openness. 	<i>Runnymede Design SPD: The proposed height of buildings should be carefully justified.</i>
D4	DESIGNING GOOD BUILDINGS <ul style="list-style-type: none"> i. Proposals may adopt a variety of architectural styles in respect of the composition of the buildings and materials. 	<i>Runnymede Design SPD: Developments should provide an appropriate balance of variety and consistency, by relating groups of buildings to common themes, such as building and/or eaves lines, rhythms, materials, or any combination of them.</i>

D5	<p>USING LANDMARKS, GATEWAYS, FOCAL POINTS AND CORNERS TO CREATE VARIETY</p> <ul style="list-style-type: none"> i. Proposals on land forming the corners of Trumps Green Road with Beechmont Avenue, with Wellington Avenue and with Crown Lane and Furnival Close must acknowledge the special prominence of those locations in the streetscape. ii. Proposals on land forming the corners of Harpesford Avenue with Crown Road and with Wellington Avenue should acknowledge their prominence in the streetscape. 	<p><i>Runnymede Design SPD: To create variety and aid legibility, development proposals should identify new and existing landmarks, gateways, focal points and corner buildings that have a special status through their form, role or location</i></p>
D6	<p>REINFORCING LANDSCAPE CHARACTER AND BIODIVERSITY</p> <ul style="list-style-type: none"> i. Proposals on Crown Lane, Crown Road, Trumps Green Road, Knowle Grove, Wellington Avenue, should retain and bolster the mature tree and/or hedge planting on the plot frontage. ii. Proposals should protect the clusters of mature trees in the rear gardens of properties in Trumps Green Avenue (fronting on to Trumps Green Road and Crown Road) iii. Proposals should protect the clusters of mature trees between Trumps Green Road and Knowle Grove Close, between Crown Lane and Furnival Close iv. Proposals on the King George V Playing Field should retain the mature trees around its perimeter (with Trumps Green Road and Crown Road). v. Proposals on Cabrera Avenue Playground should retain the mature trees at the rear of properties on Trumps Green Avenue and fronting on to Cabrera Avenue. vi. Proposals should protect the ancient woodland between the two parts of Knowle Grove. vii. All development should contribute to the delivery of high quality multi-functional networks of Green and Blue Infrastructure (GBI) to provide long-term benefits for people, places and nature, in ways that reinforce local character. viii. The landscaping of Trotsworth Avenue with trees and grass verges, along with modest height garden hedges, should be encouraged and retained. ix. All development should embed GBI in ways that help support nature recovery, reverse the decline in biodiversity and result in a 'net gain'. 	<p><i>Runnymede Design SPD: New development and associated landscape should retain, incorporate and enhance features that contribute towards the landscape character and biodiversity of the area.</i></p>

7. Callow Hill & the Crown Estate

- 7.1 The western part of the Neighbourhood Plan area includes Windsor Great Park and Virginia Water Lake, both listed on the Register of Historic Parks and Gardens of Special Historic Interest in England. Owned and managed by the Crown Estate, Windsor Great Park is open to the public during daylight hours, with facilities and parking accessible from the A30.
- 7.2 Callow Hill was historically owned by the Crown Estate, which farmed the area. Callow Hill and the northern side of Christchurch Road feature several Victorian and interwar detached houses, primarily bungalows or cottages.

CALLOW HILL & THE CROWN ESTATE CHARACTER AREA E		
DESIGN OBJECTIVE: CONSERVATION The essentially rural character requires a minimum of change in its grain and built forms and should maintain separation between Virginia Water , Englefield Green and Egham <i>The location of the Character Area in the designated Green Belt means that new development must preserve the essential openness of the Green Belt.</i>		
CODE NO.	DESIGN CODE	
E1	RESPOND POSITIVELY TO LOCAL HISTORY <ol style="list-style-type: none"> Proposals should retain the built form and signage details of the Rose & Olive Branch PH as a local heritage asset and should not obstruct views of the building from the main road. Proposals should retain the built form and architectural features of 1 – 8 Glenwood and of Glenwood Cottage and view of these buildings from Callow Hill should not be obstructed. Proposals should retain the built form and architectural features of The Lodge as a local heritage asset at the entrance to the Bioscience Research Centre on Bakeham Lane. Proposals should retain the built form and architectural features of The Lodge and The Cottage as local heritage assets at Bakeham House on Prune Hill and should acknowledge the prominent role the buildings and their brick boundary walls play in defining the character of the local area, especially in views from the north along Bakeham Lane. Proposals should retain the built form and architectural features of Gable Cottage as a local heritage asset on Prune Hill and should acknowledge its prominent location in terminating views south along Prune Hill. 	<i>Runnymede Design SPD: All proposals should be informed by an understanding of how the site and the place have evolved through history.</i>
E2	DESIGNING GOOD BUILDINGS <ol style="list-style-type: none"> Proposals which consider the dominance of red-orange brick and slate as building materials and the 	<i>Runnymede Design SPD: Developments should provide an appropriate balance of variety and consistency, by relating</i>

	<p>common use of decorated dormers, eaves and bargeboards will be supported.</p> <p>ii. Proposals that are sympathetic to the area's landscape in their design will be supported.</p>	<p><i>groups of buildings to common themes, such as building and/or eaves lines, rhythms, materials, or any combination of them.</i></p>
E3	<p>USING LANDMARKS, GATEWAYS, FOCAL POINTS AND CORNERS TO CREATE VARIETY</p> <p>i. Proposals at Lower Cottages on Callow Hill should acknowledge their prominent location in punctuating views from the south and in helping frame views of the Rose & Olive Branch PH from the north.</p>	<p><i>Runnymede Design SPD: To create variety and aid legibility, development proposals should identify new and existing landmarks, gateways, focal points and corner buildings that have a special status through their form, role or location.</i></p>
E4	<p>REINFORCING LANDSCAPE CHARACTER AND BIODIVERSITY</p> <p>i. Proposals should retain existing mature trees and hedgerows along the plot frontage, especially along Callow Hill, Bakeham Lane and Prune Hill.</p> <p>ii. All development should contribute to the delivery of high quality multi-functional networks of Green and Blue Infrastructure (GBI) to provide long-term benefits for people, places and nature, in ways that reinforce local character.</p> <p>iii. All development should embed GBI in ways that help support nature recovery, reverse the decline in biodiversity and result in a 'net gain'.</p>	<p><i>Runnymede Design SPD: New development and associated landscape should retain, incorporate and enhance features that contribute towards the landscape character and biodiversity of the area.</i></p>

8. Village Centre

- 8.1 The central area comprises residential properties, including accommodation above the shopping parades, as well as purpose-built accommodation such as Virginia Court, Hanover Court, and Augustus House (senior living apartments).
- 8.2 Station Approach consists of 20 two-storey commercial units with pitched tiled roofs. Eight of these buildings date back to the 1930s, featuring a Tudor-style timber frame with plastered panels and timber balconies. The remaining structures, built post-war, are predominantly brick with some hanging tile facades. The Station Approach parade is set back from Christchurch Road, incorporating a grass verge, trees, and free parking for approximately 70 vehicles.
- 8.3 Station Parade, located closer to the railway station, includes 13 commercial units built in the 1950s and 1960s. These two-storey brick buildings feature pitched tiled roofs with dormer windows, providing a third floor of residential accommodation known as Elm Court.
- 8.4 The village war memorial and adjacent green space, situated in front of Station Parade, the bus stop, and Christchurch Road, were developed following the conversion of the former Memorial Gardens into the existing car park.
- 8.5 Adjacent to the railway station entrance is Hanover House, a modern development of a former office block with ground-level shopping and three upper floors of apartments. Developed in 2018, these buildings serve as a gateway to the station, and on the ground floor include a Costa Coffee, barber shop, IT shop, and a beauty salon (currently vacant). Behind Hanover House is Augustus House, a gated development comprising 66 apartments for residents over 70. The Royal British Legion, Harvestime Church, and several lock-up garages are located behind Station Parade.

VILLAGE CENTRE CHARACTER AREA F		
<p>DESIGN OBJECTIVE: REDEVELOPMENT & CONSERVATION</p> <p>That part of the Village Centre from the station to Virginia Court can accommodate change by enabling plot amalgamation, building form/height change and change in land use pattern but ensuring change is well connected to and respectful of the surroundings.</p> <p>That part comprising Station Approach should be conserved by retaining and enhancing those design characteristics that are distinct and are especially cherished by the local community with very little scope for innovation or other change.</p>		
CODE NO.	DESIGN CODE	
F1	<p>DESIGNING THE BUILT FORM AND ROOFSCAPE</p> <ol style="list-style-type: none"> i. Proposals at Station Parade should retain the existing uses: blocks of residential flats with partial active frontages at the ground floor. ii. Proposals adjoining the shopping parade at Station Approach should be of a form that has a scale and massing that are subservient to the existing buildings. 	<p><i>Runnymede Design SPD: The form (layout, height and shape) of buildings on each plot should be considered at the scale of the street, and within the street hierarchy. The design of the roofscape should reinforce the grouping of buildings and positively contribute to street views and the wider skyline.</i></p>
F2	<p>USING BUILDING HEIGHTS POSITIVELY</p> <ol style="list-style-type: none"> i. Proposals adjoining the shopping parade at Station Approach should be of a lower height to the eaves and roof ridge than the existing buildings. 	<p><i>Runnymede Design SPD: The proposed height of buildings should be carefully justified.</i></p>

	<ul style="list-style-type: none"> ii. Proposals around Station Parade may be up to five storeys in height. 	
F3	<p>DESIGNING GOOD BUILDINGS</p> <ul style="list-style-type: none"> i. Proposals may adopt a variety of architectural styles in respect of the composition of the buildings and materials. ii. Proposals that comprise an architectural style of the Arts & Crafts tradition will be supported. 	<p><i>Runnymede Design SPD: Developments should provide an appropriate balance of variety and consistency, by relating groups of buildings to common themes, such as building and/or eaves lines, rhythms, materials, or any combination of them.</i></p>
F4	<p>USING LANDMARKS, GATEWAYS, FOCAL POINTS AND CORNERS TO CREATE VARIETY</p> <ul style="list-style-type: none"> i. Proposals at Station Parade should reflect the prominence of the location at the heart of the village and its gateway function from the station in terms of their scale, orientation and function. ii. The tranquillity of the War Memorial and gardens must be respected in terms of proposals and new buildings. 	<p><i>Runnymede Design SPD: To create variety and aid legibility, development proposals should identify new and existing landmarks, gateways, focal points and corner buildings that have a special status through their form, role or location.</i></p>
F5	<p>PATTERNS OF ACTIVITY</p> <ul style="list-style-type: none"> i. Proposals in the Village Centre should retain the primary commercial and social function of the village. ii. New dwellings will be supported provided commercial and community facilities are not lost. 	<p><i>Runnymede Design SPD: Places should include a mix of uses that strengthen everyday activities including living, work and play.</i></p>
F6	<p>REINFORCING LANDSCAPE CHARACTER AND BIODIVERSITY</p> <ul style="list-style-type: none"> i. Proposals for any building or structure on the public open spaces at the War Memorial and gardens in Station Parade and in front of Station Approach will be resisted. ii. All development should contribute to the delivery of high quality multi-functional networks of Green and Blue Infrastructure (GBI) to provide long-term benefits for people, places and nature, in ways that reinforce local character iii. All development should embed GBI in ways that help support nature recovery, reverse the decline in biodiversity and result in a 'net gain'. 	<p><i>Runnymede Design SPD: New development and associated landscape should retain, incorporate and enhance features that contribute towards the landscape character and biodiversity of the area.</i></p>
F7	<p>PROVIDING FOR VEHICLE AND CYCLE PARKING</p> <ul style="list-style-type: none"> i. Proposals to redevelop any of the existing public car parking areas at Station Parade or at the station should ensure there is no net loss of available spaces. ii. Proposals to install EV charging facilities at Station Parade, the station or Station Approach will be supported. 	<p><i>Runnymede Design SPD: Parking for cars in residential development should aim to accommodate car ownership in a manner that is compatible with local character whilst creating a high-quality environment that functions well.</i></p>

9. Stroude Valley

- 9.1 Stroude Valley incorporates the ribbon village of Stroude and the area from St Ann's Heath towards Thorpe Green. Bounded to the east by the M25, it includes Longside Lake. Over the past century, Stroude Road has seen linear development, comprising small farm cottages, bungalows, semi-detached, and detached houses. The area was historically linked to smallholdings, nurseries, and farms, a number of which have since been converted into commercial properties, sometimes without proper planning consent.
- 9.2 Stroude Road extends into Egham, passing the Grade I listed Great Fosters Hotel, a well-maintained Tudor mansion now serving as a five-star hotel. Its setting is of significant importance to the village.
- 9.3 Stroude Valley is part of the village's 'Local Gap Area,' a key policy aimed at preventing intrusive development that could erode the separation between Virginia Water and Egham. Like the Crown Estate, this area plays a crucial role in maintaining a clear boundary to urbanisation.

STROUDE VALLEY CHARACTER AREA G		
DESIGN OBJECTIVE: CONSERVATION The Character Area requires a minimum of change in its grain and built forms to retain the rural character. <i>The location of the Character Area in the designated Green Belt means that new development must preserve the essential openness of the Green Belt.</i>		
CODE NO.	DESIGN CODE	
G1	REFLECTING PLOT RHYTHM <ol style="list-style-type: none"> Proposals should acknowledge the very regular patterns of plot shape, size and orientation along the full length of Stroude Road and Sandhills Lane (including The Drive). Proposals on Stroude Road and Sandhills Lane should comprise buildings fronting onto the main road only and should adhere to their respective strong building lines. 	<i>Runnymede Design SPD: Development must respond to the plot and building rhythm within the local context. Development plots should be large enough to accommodate the proposed built development and the requirements associated with it.</i>
G2	DESIGNING THE BUILT FORM AND ROOFSCAPE <ol style="list-style-type: none"> Proposals on Stroude Road may be either of a detached or semi-detached house-built form preferably with hipped or cross hipped roof forms. Proposals on Sandhills Lane should be detached houses, other than on its south side east of Virginia Heights to Ferndale, where proposals should be semi-detached or terraced houses with half dormers. 	<i>Runnymede Design SPD: The form (layout, height and shape) of buildings on each plot should be considered at the scale of the street, and within the street hierarchy. The design of the roofscape should reinforce the grouping of buildings and positively contribute to street views and the wider skyline.</i>
G3	USING BUILDING HEIGHTS POSITIVELY <ol style="list-style-type: none"> Proposals should be no more than two storeys in height. 	<i>Runnymede Design SPD: The proposed height of buildings should be carefully justified.</i>
G4	USING LANDMARKS, GATEWAYS, FOCAL POINTS AND CORNERS TO CREATE VARIETY <ol style="list-style-type: none"> Proposals at Nos. 372, 376, 382, 388 (Merrick Cottage), 409, 413, 443, 449, 461 and 467 Stroude Road should acknowledge and 	<i>Runnymede Design SPD: To create variety and aid legibility, development proposals should identify new and existing landmarks, gateways, focal points and corner buildings that have a</i>

	<p>positively respond to their prominent locations in the street scene sitting forward of the main building line to either terminate or punctuate a long view along the road.</p> <ul style="list-style-type: none"> ii. Proposals at No. 449 should also avoid obstructing the long view from Stroude Road at this point of the Holloway Tower in the background. iii. Proposals at the former Royal Standard P.H. (No.442 Stroude Road) and at Nos. 471, 290 and 295 Stroude Road should acknowledge the role of buildings at these locations to forming the gateway to this part of the village. iv. Proposals at Virginia Heights on Sandhills Lane should acknowledge the role the building plays in terminating views along the road from the east. v. Proposals at the car showroom site on Sandhills Lane should acknowledge the role the location plays in terminating views along the road from the west. vi. Proposals should not obstruct views across the open setting of the Rose & Crown PH. 	<p><i>special status through their form, role or location.</i></p>
G5	<p>PATTERNS OF ACTIVITY</p> <ul style="list-style-type: none"> i. Proposals for the change of use of dwellings and/or their curtilages to commercial uses will not generally be supported unless they are of benefit to the community.. ii. Proposals to redevelop the car showroom site on Sandhills Lane for dwellings will be supported. 	<p><i>Runnymede Design SPD: Places should include a mix of uses that strengthen everyday activities including living, work and play.</i></p>
G6	<p>REINFORCING LANDSCAPE CHARACTER AND BIODIVERSITY</p> <ul style="list-style-type: none"> i. Proposals should retain existing mature trees and hedgerows along the plot frontage, especially along Sandhills Lane west of Virginia Heights to the junior school. ii. All development should contribute to the delivery of high quality multi-functional networks of Green and Blue Infrastructure (GBI) to provide long-term benefits for people, places, and nature, in ways that reinforce local character. iii. All development should embed GBI in ways that help support nature recovery, reverse the decline in biodiversity and result in a 'net gain'. 	<p><i>Runnymede Design SPD: New development and associated landscape should retain, incorporate and enhance features that contribute towards the landscape character and biodiversity of the area.</i></p>