

From: [REDACTED]
To: [Planning Policy](#)
Subject: [EXTERNAL] Proposed Virginia Water Neighbourhood Plan - Resident Feedback
Date: 12 October 2025 23:01:31
Attachments: [REDACTED]

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Dear Planning Policy Team,

Please find attached comments regarding the proposed Virginia Water Neighbourhood Plan.

I request that my name and contact details be redacted from any material published in the public domain.

Kindly confirm receipt at your earliest convenience.

Best regards,

[REDACTED]

1. Consultation Process

- The survey received approximately 650 responses, yet individual comments were not published—only summarised. In contrast, around 10 email responses received were published in full. While I am not fully versed in Regulations 14 and 15, I would hope all responses to be submitted in full to ensure transparency and allow validation of the summaries.
- The six-week consultation began on 1st September, but I was only notified via a council email on 1st October. Without this email, I would have been unaware of the consultation. My neighbours were similarly uninformed. Given our location within the proposed local gap, I would have hoped to receive a postal notification prior to the consultation period. The late notice has limited my ability to fully review the documentation.

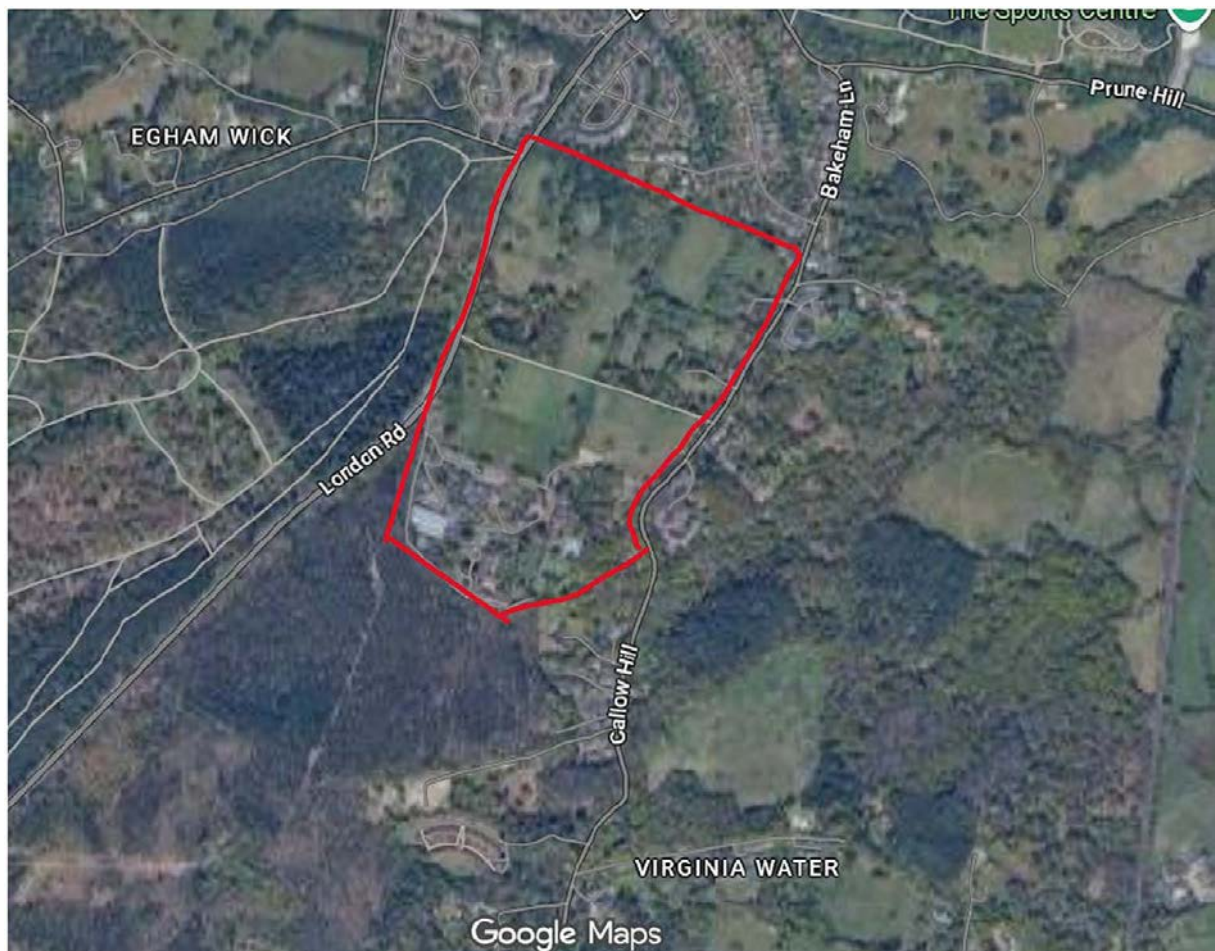
2. Proposed Local Gap

- With approximately 75% of Virginia Water already designated as Metropolitan Green Belt, the purpose of an additional local gap is unclear. It risks duplicating existing policy and may complicate Runnymede Borough's future Local Plan development.
- Virginia Water spans ~1,480 hectares, including:
 - Wentworth Estate (~700 ha), which restricts development to one dwelling per plot (excluding Dormy House)
 - Crown Estate (~300 ha)
 - Proposed local gap (~110 ha)

This leaves ~370 ha for potential housing growth. To support a sustainable mix, emphasis should be placed on smaller 1–3 bedroom homes. The proposed gap may unduly constrain areas that could be considered for Green Belt release if required to meet housing targets.

The justification for the local gap appears to centre on visual coalescence however:

- The southern portion of Callow Hill lies on one side of the hill, thus it is not visible from the north side.
- Along the western side of Callow Hill there are roughly 80 properties, of which ~ 20 are clearly visible from the roadside.
- The transition between settlements only becomes perceptible when travelling north along Callow Hill after passing the Rose & Olive Branch pub.
- If a local gap is deemed necessary, its designation should be determined by the Borough, not the villages / towns as the Borough is best able to have a view on the bigger picture. A more suitable local gap location may be the open space between the A30 and Callow Hill (~700m in length), which I believe contains no residential dwellings and spans both Virginia Water and Egham, as shown below.



3. Extension of the Neighbourhood Plan to 2035

- The local town plan states “Whilst the Runnymede Local Plan runs until 2030, our Neighbourhood Plan does not allocate sites, nor do its policies rely on specific dates or timeframes. As such, this extension does not affect the Plan’s content but provides a longer-term framework for guiding local development and decision-making”. However, if the local gap is adopted, or design guidelines restrict affordable housing development, this creates potential conflicts between village and Borough policies.
- Misalignment between the neighbourhood plan and the Runnymede Local Plan (which runs to 2030) may lead to policy conflicts and hinder integration with Borough and national planning frameworks. Alignment between the two plans is essential for coherent policy implementation.

I appreciate your consideration of these points.