

# Virginia Water Neighbourhood Plan

## Regulation 18 Decision Statement

### 1. Background

1.1 The Virginia Water Neighbourhood Area was designated on 27 March 2019, based on a modified Neighbourhood Area. The designation of a Forum lasts for five years, and thus the first five-year period ended on 26 March 2024. The Council consulted on the re-designation of the Forum between 29 May and 10 July 2024. The decision was taken to re-designate the Forum for a further five years on 5 August 2024 with no changes proposed to the Neighbourhood Area. The designated Neighbourhood Area ('the Area') is shown in Figure 1 below.

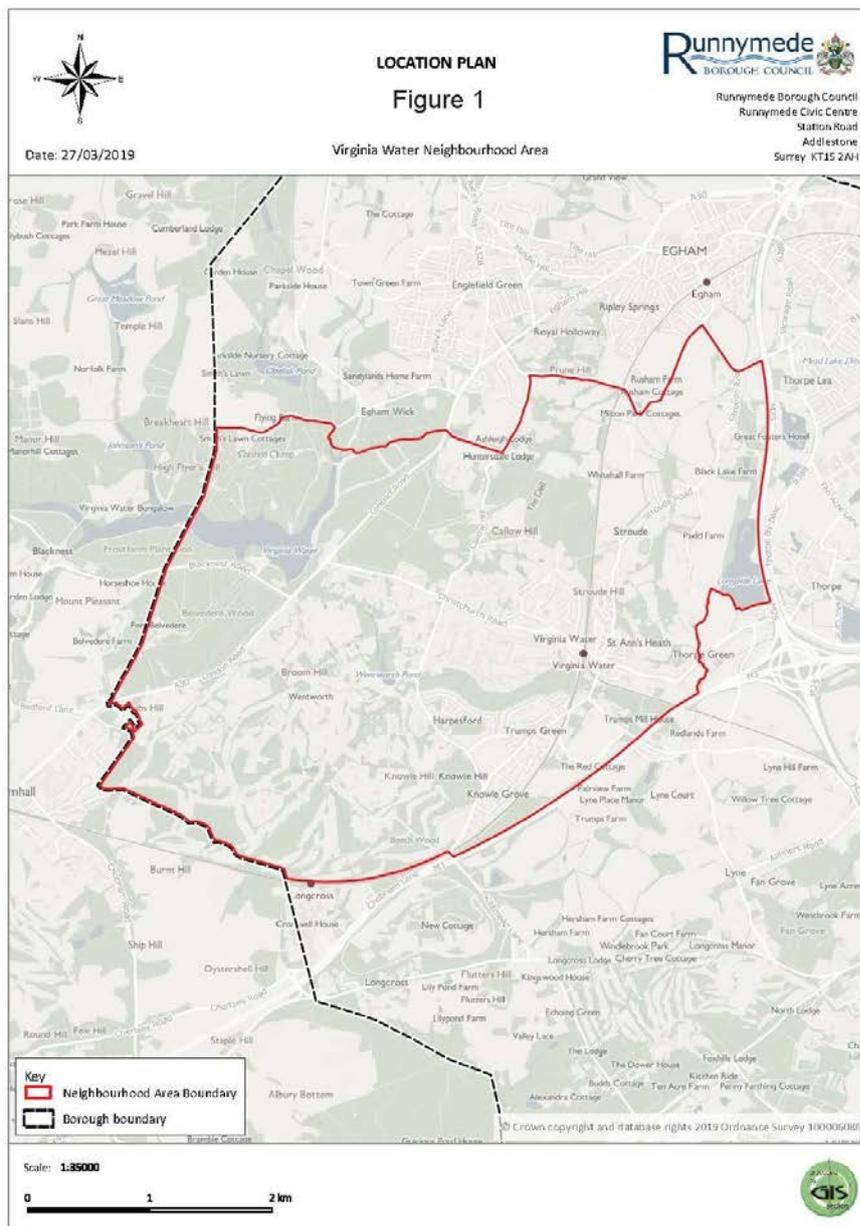


Figure 1: Designated Neighbourhood Area

- 1.2 A Strategic Environmental Assessment ([SEA](#)) and Habitats Regulations Assessment ([HRA](#)) screening was undertaken on a draft version of the Neighbourhood Plan ('the Plan'), and a screening determination was published on 14 July 2025.
- 1.3 Pre-submission public consultation ('Regulation 14 consultation') on the draft Plan was undertaken by the Virginia Water Neighbourhood Forum ('the Forum') from 18 December 2023 – 22 March 2024. The Plan was amended by the Forum following the consideration of comments received, before submission to the Council in August 2025.
- 1.4 The Council then carried out a legal compliance check and confirmed that the Plan and its accompanying supporting documents complied with all the relevant statutory requirements. The Council were subsequently able to carry out a consultation on the draft Plan from 1 September 2025 - 11.59pm Tuesday 14 October 2025 (known as the 'Regulation 16 consultation').
- 1.5 Officers, in conjunction with the Forum, appointed an independent examiner to consider the submitted Plan and its supporting documents. The examiner appointed to undertake the examination of a Neighbourhood Plan must be independent of both Runnymede Borough Council and the Forum; cannot be the same examiner that undertakes a health check of the Neighbourhood Plan; and must not have any interest in any land that may be affected by the Neighbourhood Plan. The examiner appointed was Mr Derek Stebbing BA(Hons) DipEP MRTPI of Intelligent Plans and Examinations (IPE) Ltd.
- 1.6 On 15 October 2025, the Neighbourhood Plan, its accompanying supporting documents, all comments submitted during the public consultation on the submission version of the Plan, and the Legal Compliance Check were sent to the examiner with a request for him to carry out the examination on the Plan. The purpose of the examination was to determine if the Plan had met a series of 'Basic Conditions' and other legislative requirements, including whether the voting area for the referendum should be in the Neighbourhood Area or a wider area.
- 1.7 The examiner issued a procedural letter and questions on 20 October 2025 to the Forum and the Council – the letter confirmed that public hearings were not required and instead would be dealt with through the consideration of written representations. The Examiner's Report was received on 12 February 2026 and has been published alongside this decision statement. The examiner describes in more detail the questions he posed during the course of the examination, and his recommended approach to resolve the issues, at paragraphs 2.9-2.10 of the report.
- 1.8 The report concludes that subject to a series of recommended modifications being made, the Virginia Water Neighbourhood Plan meets all the necessary legal requirements and Basic Conditions and should proceed to referendum. He also recommends that the referendum should be held within the Neighbourhood Area only.
- 1.9 As the modifications made to the Virginia Water Neighbourhood Plan do not introduce any new planning policy requirements, or substantially change the essence of the remaining planning policies, the SEA and HRA screening undertaken on a draft version of the Neighbourhood Plan, and the screening determination published in February 2025 remain valid.
- 1.10 Regulations 17A and 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended) require the Council to decide whether to reject the Virginia Water Neighbourhood Plan or progress it to a referendum; what modifications (if any) to make to it; what the referendum area should be; and what action to take in response to

the examiner's recommendations. The decisions must be set out in a 'decision statement' (this document).

- 1.11 Now that the Examiner's Report has been received, the Council is required to consider its conclusions, and whether those conclusions should be acted upon and therefore that the Neighbourhood Plan should proceed to referendum. This includes considering whether the examiner's recommended modifications to the Plan should be made, and whether the Council agrees that the Plan meets the Basic Conditions. The Council must publish its decision in a decision statement.

## **2. The Council's Decision**

- 2.1 After careful consideration of each of the modifications recommended by the examiner in his report, and the reasons for them, the Council agrees with all the recommendations made by the examiner. A complete list of the examiner's recommendations, the actions taken by the Council in response to each recommendation and the reason for doing so are included in Appendix 1 of this statement.
- 2.2 The Council agrees with the examiner that, with the recommended modifications to the Plan as set out in the examiner's report, the Virginia Water Neighbourhood Plan 2024-2035 meets the Basic Conditions for Neighbourhood Plans and the necessary legal requirements. Appendix 2 sets out the Council's detailed assessment.
- 2.3 The examiner also concludes that it is appropriate for the referendum area to be the Neighbourhood Area designated by Runnymede Borough Council on 27 March 2019 (see paragraph 5.3 of his report). The Council concurs with the examiner and has decided to progress the modified Plan to a referendum of eligible voters within the Virginia Water Neighbourhood Area, as the Council agrees that this is the most appropriate area for the referendum.
- 2.4 This decision has been made by the Corporate Head of Planning, Economy and Built Environment under the powers delegated by the Council's constitution, dated 18 March 2026.

## **3. Documents**

- 3.1 A 'Referendum' version of the Virginia Water Neighbourhood Plan is being prepared in collaboration with the Council, which includes the examiner's recommended modifications and additional non-material (minor) modifications, as suggested by the examiner.
- 3.2 These modifications have been made in accordance with guidance set out in national planning guidance<sup>1</sup> which states that minor (non-material) updates to a neighbourhood plan that would not materially affect the policies in the plan can be made by the Borough Council at any time, provided they have the consent of the Forum, and that these modifications can be made without the need for consultation or examination.
- 3.3 This Decision Statement (including Appendix 1 and 2), and the Examiner's Report will be published on the Council's website at: <https://www.runnymede.gov.uk/planning-policy/neighbourhood-planning/3>, as soon as possible after making a decision, in accordance with Regulation 18 of the Neighbourhood Planning Regulations, and

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1 Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan>

brought to the attention of people who live, work or carry on business in the Neighbourhood Area.

- 3.4 If you or someone you know does not have access to the internet, but would like to see a hard copy of the Decision Statement and / or Examiner's Report, you can write to request that a hard copy is posted to you by contacting the Planning Policy team at:

Runnymede Planning Policy Team,  
Runnymede Borough Council Civic Centre,  
Station Road,  
Addlestone,  
KT15 2AH

- 3.5 You can also request a hard copy by telephoning 01932 425239 or you can email the Planning Policy Team at [planningpolicy@runnymede.gov.uk](mailto:planningpolicy@runnymede.gov.uk). These are also the contact details for any queries relating to this Decision Statement.

#### **4. Next Steps**

- 4.1 Runnymede Borough Council will be able to proceed to referendum with the Virginia Water Neighbourhood Plan. The regulations state that a referendum should take place within 56 working days of the day after the publication of this Decision Statement. And therefore, the Council will proceed to set a date for the referendum once this statement is published.
- 4.2 Once the Plan is allowed to proceed to referendum, national regulations state that the Plan can be given 'significant weight' in determining planning applications in the area.
- 4.3 If a Neighbourhood Plan is successful at referendum, the formal 'making' of the Plan is considered by the relevant Committee or Full Council at their next meeting following the referendum. The Neighbourhood Plan then becomes part of the development plan for the area.

**Appendix 1: Examiner's recommended modifications to the Virginia Water Neighbourhood Plan and actions taken by the Council**

Proposed modification number (PM)	Page no./ other reference ( <a href="#">Submission Version of Plan</a> )	Modification as recommended by Examiner	Action taken in response by the Council	Reason for Action
PM1	Pages 19-24	<p><u>Section 6 – The Virginia Water Design Code</u></p> <p>Add the Virginia Water Design Code as <b>Appendix 1</b> to the Plan</p> <p>Paragraph 6.1 – delete existing second sentence of text and replace with:</p> <p><b>“The Neighbourhood Forum therefore has produced a Design Code (Appendix 1) to manage and guide design matters across the Neighbourhood Area.”</b></p> <p>Paragraph 6.2 - Delete first sentence of text.</p> <p>Paragraph 6.17 - Delete third sentence.</p> <p>Paragraph 6.35 - Amend second sentence of text to read as follows:</p> <p><b>“This policy also complements the adopted Runnymede Design Supplementary Planning Document (SPD).”</b></p> <p><u>Policy VW1</u></p> <p>Delete existing text in full and replace with:</p> <p><b>“Development proposals must be of high quality and reflect the distinctive character of the Neighbourhood Area in terms of design, bulk and massing, materials and landscaping and accord with the provisions of the</b></p>	<p>Runnymede Borough Council accepts the Proposed Modification recommended by the Examiner and therefore expects the qualifying body (Virginia Water Neighbourhood Forum) to incorporate these into an updated 'referendum' version of the Plan.</p>	<p>To ensure that the Plan meets the basic conditions and other matters under paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).</p>

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		<p><b>Virginia Water Design Code (Appendix 1) that are relevant to their nature and scale, and to the Design Character Area in which they are located, as defined on the Policy Map (Figure 2).</b></p> <p><b>As appropriate to the type, scale and location, new development proposals must:</b></p> <ul style="list-style-type: none"> <li>• <b>Ensure that historic character is respected and development is designed to reflect this;</b></li> <li>• <b>Relate to the existing development pattern in terms of the definition of streets, plot sizes and spaces between buildings;</b></li> <li>• <b>Be of an appropriate scale, height and density in relation to its setting;</b></li> <li>• <b>Use materials and architectural details appropriate to the development's context;</b></li> <li>• <b>Be of a design with a locally inspired or distinctive character;</b></li> <li>• <b>Retain existing trees, hedgerows and green spaces where possible and provide appropriate landscaping, planting and boundary treatment;</b></li> <li>• <b>Not impede the quality of existing important views; and</b></li> <li>• <b>Provide parking and/or retain existing parking”.</b></li> </ul> <p>Add labels to Figure 2 (VWNP Design Code Policy Map) to clearly identify the six Design Character Areas.</p>		

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		Amend the Virginia Water Design Code document, which will be Appendix 1 to the Plan, in accordance with the schedule of amendments set out at Pages 2-4 of the Qualifying Body's response document to examiner's Question 1 (as received on 27 November 2025).		
PM2	Pages 25-27	<p><u>Section 7 – Local Gaps</u></p> <p>Delete this section of the Plan in full, and amend the Contents Page and other sections of the Plan accordingly.</p>	Runnymede Borough Council accepts the Proposed Modification recommended by the Examiner and therefore expects the qualifying body (Virginia Water Neighbourhood Forum) to incorporate these into an updated 'referendum' version of the Plan.	To ensure that the Plan meets the basic conditions and other matters under paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).
PM3	Pages 28-31	<p><u>Section 8 – Virginia Water Village Centre</u></p> <p><u>Policy VW2</u></p> <p>Delete the words “public houses/drinking establishments and hot food take-away uses” in the second paragraph of Policy text and replace with “<b>and public houses/drinking establishments</b>”.</p> <p>Delete the final paragraph of Policy text in full.</p>	Runnymede Borough Council accepts the Proposed Modification recommended by the Examiner and therefore expects the qualifying body (Virginia Water Neighbourhood Forum) to incorporate these into an updated 'referendum' version of the Plan.	To ensure that the Plan meets the basic conditions and other matters under paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).
PM4	Pages 32-33	<p><u>Section 9 – Trumps Green Shopping Parade</u></p> <p>Add new second sentence of text to the second paragraph of Policy text, as follows:</p>	Runnymede Borough Council accepts the Proposed Modification recommended by the Examiner and therefore expects the qualifying body (Virginia Water Neighbourhood	To ensure that the Plan meets the basic conditions and other matters under paragraph 8 of Schedule 4B to the

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		<p><b>“These matters are considered in more detail as part of the Neighbourhood Forum’s Aspirations which are set out in Section 15 of the Plan.”</b></p>	<p>Forum) to incorporate these into an updated 'referendum' version of the Plan.</p>	<p>Town and Country Planning Act 1990 (as amended).</p>
PM5	Pages 34-36	<p><u>Section 10 – Active Travel</u></p> <p><u>Policy VW5</u></p> <p>Amend second paragraph of Policy text to read as follows:</p> <p><b>“New and improved footpath and cycleway links are encouraged, including those shown on the Active Travel Policy Map (Figure 4), and Transport Assessments / Statements submitted with development proposals should take account of this Policy Map when designing opportunities for new and improved provision.”</b></p> <p>Replace the Policy Map presently numbered ‘Figure 5’ in the draft Plan with the updated and amended map, correctly numbered Figure 4, that was supplied as part of the Qualifying Body’s response to examiner’s Question No. 3 on 27 November 2025.</p>	<p>Runnymede Borough Council accepts the Proposed Modification recommended by the Examiner and therefore expects the qualifying body (Virginia Water Neighbourhood Forum) to incorporate these into an updated 'referendum' version of the Plan.</p>	<p>To ensure that the Plan meets the basic conditions and other matters under paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).</p>
PM6	Pages 37 and 38	<p><u>Section 11 – Highways Environment</u></p> <p><u>Policy VW6</u></p> <p>Delete existing Policy text in full and replace with:</p> <p><b>“New development proposals, where relevant, should include on-site measures and/or off-site improvements to</b></p>	<p>Runnymede Borough Council accepts the Proposed Modification recommended by the Examiner and therefore expects the qualifying body (Virginia Water Neighbourhood Forum) to incorporate these into an updated 'referendum' version of the Plan.</p>	<p>To ensure that the Plan meets the basic conditions and other matters under paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).</p>

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		<p>the public realm that keep traffic speeds low and do not unacceptably impact residential amenity.</p> <p>Where they are proposed, new roads, junctions, pavements and traffic management measures should be designed to increase access and links for public transport users, pedestrians, cyclists, mobility scooters and horse riders.</p> <p>New development which includes highways improvements to the identified locations on Figure 5 will be supported, subject to the proposals being in accord with other development plan policies.”</p>		
PM7	Pages 39-41	<p><u>Section 12 – Green &amp; Blue Infrastructure Network</u></p> <p><u>Paragraph 12.3</u></p> <p>Delete existing text in full and replace with:</p> <p><b>“Accordingly, where required, proposals for new development in the Plan area will need to consider and incorporate green and blue infrastructure provision as part of the development proposals, in line with the guidance contained in the Borough Council’s ‘Green and Blue Infrastructure’ SPD.”</b></p> <p><u>Policy VW7</u></p> <p>Add new first paragraph of Policy text as follows:</p>	Runnymede Borough Council accepts the Proposed Modification recommended by the Examiner and therefore expects the qualifying body (Virginia Water Neighbourhood Forum) to incorporate these into an updated 'referendum' version of the Plan.	To ensure that the Plan meets the basic conditions and other matters under paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

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		<p>“Proposals for new development in the Plan area should take account of Runnymede Borough Council’s ‘Green and Blue Infrastructure’ Supplementary Planning Document (SPD) (November 2021).”</p> <p>Delete third paragraph of Policy text in full.</p>		
PM8	Pages 42-45	<p><u>Section 13 – Sustainable Building Design</u></p> <p><u>Policy VW8</u></p> <p>Delete existing Policy text in full and replace with:</p> <p><b>“The design and standard of any new building should aim to achieve a high level of sustainable design and construction. All new buildings (and redevelopments and extensions to buildings where relevant) should seek to:</b></p> <ul style="list-style-type: none"> <li>• <b>Achieve high standards of energy performance and carbon reduction through:</b></li> <li>• <b>Incorporating high levels of insulation and/or other measures such as the Passivhaus standard to reduce heat loss and increase energy efficiency;</b></li> <li>• <b>Incorporating low-carbon heating systems and smart energy-management systems to optimise operational performance; and</b></li> <li>• <b>Integrating on-site renewable energy generation where appropriate.</b></li> <li>• <b>Address in a design statement the embodied carbon of materials and lifecycle emissions, including</b></li> </ul>	Runnymede Borough Council accepts the Proposed Modification recommended by the Examiner and therefore expects the qualifying body (Virginia Water Neighbourhood Forum) to incorporate these into an updated 'referendum' version of the Plan.	To ensure that the Plan meets the basic conditions and other matters under paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

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		<p><b>maintenance, repair, and eventual deconstruction. Where possible, materials should be sourced locally.</b></p> <p><b>Alterations to existing buildings should be designed with energy reduction in mind and comply with sustainable design and construction standards.</b></p> <p><b>For proposals involving any heritage asset, improvements in energy efficiency of that asset should be consistent with the conservation of the asset’s significance (including its setting) and be in accordance with national and local policies for conserving and enhancing the historic environment.</b></p> <p><b>Where required, new development must incorporate sustainable drainage systems (SuDS) to manage surface water drainage effectively and reduce flood risk, in line with the guidance from Surrey County Council as Lead Local Flood Authority.”</b></p> <p><u>Paragraphs 13.1-13.10</u></p> <p>Delete existing text in full and replace with paragraphs 13.1-13.11 as follows:</p> <p><b>“13.1 This policy sets out a series of requirements to ensure that wherever possible, new development within the Plan area contributes positively to sustainable building design and environmental resilience. The aim is to reduce carbon emissions, improve energy efficiency,</b></p>		

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		<p>and integrate measures that support long -term climate change objectives, while respecting the character and heritage of the area. This policy is intended to encourage the type of step change required in the NPPF in making ‘radical reductions’ in carbon emissions and requires developers to ensure they address the Government's climate change targets and energy performance at the very initial stages of building design. The Runnymede Borough Council toolkit was adopted in March 2024, and can be found here: <a href="https://www.runnymede.gov.uk/council-policy-1/net-zero-carbon-toolkit">https://www.runnymede.gov.uk/council-policy-1/net-zero-carbon-toolkit</a></p> <p>It has been adopted as guidance for developers on how to achieve net zero carbon operational standards beyond those of the adopted Runnymede 2030 Local Plan.</p> <p><b>13.2 Sustainable building by design means:</b></p> <ul style="list-style-type: none"> <li>• Making decisions on layout and orientation of buildings at the outset to maximise the passive design benefits of a site;</li> <li>• Incorporating a fabric-first approach that prioritises high levels of insulation, airtightness and thermal bridging minimisation, ensuring significant reductions in heat loss;</li> <li>• Utilising high-efficiency building services, including low-carbon heating systems such as air-source or ground-source heat pumps, mechanical ventilation with</li> </ul>		

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		<p>heat recovery (MVHR), and smart energy-management systems to optimise operational performance; and</p> <ul style="list-style-type: none"> <li>• Integrating on-site renewable energy generation such as solar photovoltaic panels, solar thermal systems, or other appropriate technologies that demonstrably reduce carbon emissions.</li> </ul> <p><b>13.3 An Energy Statement should be submitted with major development proposals. The statement should include a passive design capacity assessment to demonstrate how opportunities to reduce the energy use intensity (EUI) of buildings over the plan period have been maximised in accordance with the energy hierarchy.</b></p> <p><b>13.4 The monitoring of energy performance is critical to ensure that planned efficiency is implemented. Constructed buildings may not meet the energy performance standard proposed by the builder, which only becomes obvious once the building is occupied. Ideally, the developer of a consented housing development scheme of any size should ensure that provision is made after the first year of occupation to carry out a Post-Occupancy Evaluation (POE), including actual metered energy use, and to submit a report to the Local Planning Authority. Further guidance on the purpose and operation of this is contained in the Post-Occupancy Evaluation Guidance, published in the evidence base alongside this Plan.</b></p>		

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		<p><b>13.5 Sections 8.1-8.2 of the Future Homes Standard consultation document puts forward options to assess the energy performance of homes (preferably using a Smart Meter Enabled Thermal Efficiency Rating, anticipating that most new homes will be fitted with smart meters). The use of such methods is recommended until they are introduced as part of the Future Homes Standard in 2026, at which point they will be monitored through the Building Control regime. This element of the policy provides consistency with future national plans for monitoring post-occupancy energy performance.</b></p> <p><b>13.6 The ‘Passivhaus Planning Package’ (PHPP) or equivalent design methodology is recommended where it is feasible to do so. It is accepted that there may be some factors that would make its use unfeasible, for example, the topography and orientation of a site. However, using such a design methodology will also ensure that expensive and unnecessary retrofit costs are not passed down to building occupiers in the future. Until such standards can be required by planning policy or Building Regulations, it is hoped that this approach is more generally used.</b></p> <p><b>13.7 The policy recognises that occasionally a feasible design solution cannot adhere to all the parameters of the Design Code of its local area, especially given its special historical and architectural interest. It therefore strikes the balance in favour of that solution unless the</b></p>		

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		<p>proposal will cause substantial harm to a Conservation Area or to the setting of a listed building. Planning applications for energy efficiency / net zero measures will need to comply with Policies EE3-EE8 of the adopted Runnymede 2030 Local Plan, which generally seek to conserve and enhance existing heritage assets within the Borough. Even less-than-substantial harm to a Conservation Area or listed building setting will be given considerable weight in decision-making. For any heritage asset, improvements in energy efficiency of that asset should be consistent with the conservation of the asset's significance (including its setting) and be in accordance with national and local policies for conserving and enhancing the historic environment. Historic England's guidance may be useful for applicants:  <a href="#">Energy Efficiency and Retrofit in Historic Buildings   Historic England</a></p> <p>This provides further guidance on avoiding harm to the historic environment and implementing energy efficiency measures to address the climate emergency. Applicants will be expected to address this matter in the Design and Access Statement.</p> <p>13.8 Runnymede 2030 Local Plan Policy SD8 requires major development proposals to apply the energy hierarchy, as evidenced in an Energy Statement. This means that new development must achieve Part L Building Regulations energy performance standards, but proposals should focus on using less energy in the first</p>		

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		<p>instance (and therefore focus on achieving high fabric efficiency standards in Part L before considering the use of on-site renewable energy at stage 3 of the hierarchy). Once energy efficiency is optimised, the policy goes on to state that larger development proposals should then meet a proportion of the development's energy needs from renewables and / or low carbon technologies. The Runnymede 2030 Local Plan policies do not reference embodied carbon, so the Policy seeks to address this issue. UKGBC's One Click LCA Planetary Tool, can be used as a free tool to assess the impact of key construction materials.</p> <p>13.9 Smaller development proposals should include consideration of sustainable building and energy efficiency as part of the Design and Access Statement or Planning Statement accompanying planning applications.</p> <p>13.10 Development proposals which could affect drainage on or around the site should incorporate sustainable urban drainage systems (SuDS) which control flow rates and reduce the volume of run-off water. These can also provide multi-functional benefits such as increasing biodiversity and, in some cases, providing benefits for amenity and improving water quality. Surrey County Council are the relevant Lead Local Flood Authority for the Plan area.</p>		

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		<p><b>13.11 Every new build or redevelopment project in the Plan area provides an opportunity to make a difference and a contribution towards meeting climate change targets for 2050. This policy seeks to promote sustainable building design for future developments within the Plan area in order to make a significant contribution towards meeting those targets.”</b></p>		
PM9	Pages 46-48	<p><u>Section 14 – Community Infrastructure</u></p> <p><u>Policy VW9</u></p> <p>Delete existing Policy text in full and replace with:</p> <p><b>“The following facilities and their curtilages are identified as important to the community, as shown on the Policy Map (Figure 7):</b></p> <p><b><u>Charity-led facilities</u></b></p> <ol style="list-style-type: none"> <li><b>1. Community Centre and Pre-School</b></li> <li><b>2. Trotsworth Hall – 1<sup>st</sup> Virginia Water Scout Group</b></li> <li><b>3. Royal British Legion</b></li> <li><b>4. Virginia Water Football Club</b></li> <li><b>5. Knowle Hill Tennis Club</b></li> </ol> <p><b><u>Public Houses</u></b></p> <ol style="list-style-type: none"> <li><b>6. Rose and Crown Public House</b></li> <li><b>7. Rose and Olive Branch Public House</b></li> <li><b>8. The Wheatsheaf Hotel and Pub</b></li> </ol>	Runnymede Borough Council accepts the Proposed Modification recommended by the Examiner and therefore expects the qualifying body (Virginia Water Neighbourhood Forum) to incorporate these into an updated 'referendum' version of the Plan.	To ensure that the Plan meets the basic conditions and other matters under paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

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		<p><b><u>Religious facilities</u></b></p> <p>9. Christ Church 10. Harvestime Church</p> <p><b><u>Local Authority Schools</u></b></p> <p>11. St Ann's Heath Primary School 12. Manor Mead Primary School 12. Manor Mead Primary School 13. Trumps Green Infant School</p> <p><b><u>Outdoor facilities (owned/maintained by Runnymede Borough Council)</u></b></p> <p>14. Virginia Water Memorial Gardens 15. King George V Playing Fields 16. Cabrera Trust Riverside Walk 17. Coronation Fields 18. Edgell Close Play Area, Stroude 19. Cabrera Avenue Playground 20. Stroude Road Allotments</p> <p><b><u>Other facilities</u></b></p> <p>21. Packers Doctors Surgery 22. Library</p>		

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		<p><b>Proposals that will harm or result in the loss of these facilities will be resisted unless it can be clearly demonstrated that:</b></p> <ul style="list-style-type: none"> <li>• All reasonable efforts have been made to market the premises for its existing use and no other potential occupier can be found for a period of at least 6 months;</li> <li>• All reasonable efforts have been made to improve the operation and management of the business or facility; and</li> <li>• The land is no longer a suitable location.</li> </ul> <p><b>The loss of public houses will be resisted, unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes. If it can be clearly demonstrated that the continued use is no longer viable, and evidence is provided that the property has been actively marketed, commensurate with its use at an open market value for a period of at least 12 months, other uses may be supported.</b></p> <p><b>In the case of the loss of a public house, it will be assessed whether suitable alternative public houses exist to meet the needs of the local community; or in the case of the loss of a local community use, it will be assessed whether suitable alternative uses or premises exist to meet the needs of the local community.</b></p>		

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		<p><b>In the case of a proposed change of use, the proposed use will be beneficial to the community, including recreational or leisure use.</b></p> <p><b>The provision of new community facilities will be encouraged.”</b></p> <p>Replace the Policy Map (numbered Figure 7) in the draft Plan with the updated and amended map that was supplied as part of the Qualifying Body’s response to Question No. 7 on 27 November 2025.</p> <p><u>Paragraphs 14.1-14.3</u></p> <p>Delete existing text in full and replace with paragraphs 14.1-14.3 as follows:</p> <p><b>“14.1 Virginia Water benefits from a range of facilities that play an important role in supporting the wellbeing and cohesion of the local community. This policy identifies important community facilities across Virginia Water to protect them from harmful development including a change of use. All the facilities serve a primary social purpose, albeit with a commercial basis in some cases, and they continue to serve as a vital social function. Their loss will likely lead to a dependence of the local community on services outside the Neighbourhood Area requiring increased traffic movement.</b></p>		

Proposed modification number (PM)	Page no./ other reference ( <a href="#">Submission Version of Plan</a> )	Modification as recommended by Examiner	Action taken in response by the Council	Reason for Action
		<ul style="list-style-type: none"> <li>• Services and amenities for education and healthcare include schools (infant &amp; primary), a library, care homes and a doctors surgery.</li> <li>• The community centres include the Virginia Water Community Centre and Trotsworth Hall (1<sup>st</sup> Virginia Water Scout Group).</li> <li>• There are places of worship and commemoration including Christ Church, Harvestime Church and the Virginia Water Memorial Gardens.</li> <li>• Sports facilities include the Virginia Water Football Club including a club house and Knowle Hill Tennis Club.</li> <li>• Wentworth Golf Club, Longside Lake and Core Judo facilities are privately owned but not community facilities, they are commercial enterprises with access limited to customers for paid leisure activities.</li> <li>• Engagement within the community and during our open sessions, confirmed that people place a high value on the open spaces in and around the village that contribute both to recreation and to the character of the area. These include King George V Playing Fields, Cabrera Trust Riverside Walk, Coronation Fields, Edgell Close Play Area, Stroude, Cabrera Avenue Playground and Stroude Road Allotments.</li> <li>• There are three public houses in the area, these are the Rose and Crown, the Rose and Olive Branch and the Wheatsheaf. There is no planning policy in the Local Plan to retain public houses, although they are an important part of community life.</li> </ul>		

Proposed modification number (PM)	Page no./ other reference ( <a href="#">Submission Version of Plan</a> )	Modification as recommended by Examiner	Action taken in response by the Council	Reason for Action
		<p><b>14.2 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. Accordingly, change of use, conversion or demolition of any of the facilities listed to a use which is not for the community will be resisted unless a replacement would prove more suitable for the needs of the community. The applicant will need to put forward evidence that the existing use is no longer commercially viable and prove that a genuine attempt has been made to market the enterprise as a going concern for at least six months. 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.</b></p> <p><b>14.3 A description and photograph of each community facility is published in the evidence base document alongside the Plan.</b></p> <p><b>Community Infrastructure - VIRGINIA WATER NEIGHBOURHOOD PLAN” (Provide web link)</b></p>		
PM10	Various	<p><u>Other Matters</u></p> <p>Runnymede Borough Council has suggested amendments / additions / corrections to the following parts of the draft Plan and its Policy Maps, the Virginia Water Design Code and the supporting Community Infrastructure Evidence Base</p>	Runnymede Borough Council accepts the Examiner’s proposed approach, and will liaise with the qualifying body (Virginia Water Neighbourhood Forum) to incorporate and address these matters and ensure the updated 'referendum' version of the Plan	To ensure that the Plan, the Policy Maps and Design Code are amended to ensure these documents are accurate and fully up to date.

Proposed modification number (PM)	Page no./ other reference ( <a href="#">Submission Version of Plan</a> )	Modification as recommended by Examiner	Action taken in response by the Council	Reason for Action
		<p>document to ensure that these documents are accurate and fully up to date2:</p> <p><u>Draft Plan and Policy Maps</u></p> <ul style="list-style-type: none"> <li>• Suggested Policy Index in the Plan</li> <li>• Paragraphs 1.6, 1.8, 6.6, 6.17, 6.31 and 15.1</li> <li>• The Plan's Vision</li> <li>• Figures 4 and 6</li> </ul> <p><u>Community Infrastructure Evidence Base document</u></p> <ul style="list-style-type: none"> <li>• Pages 8 and 9</li> </ul> <p><u>Virginia Water Design Code (see also recommended modification PM1)</u></p> <ul style="list-style-type: none"> <li>• Paragraphs 1.4, 1.7 and 2.1</li> <li>• Map of Character Areas</li> <li>• Character Area A – 10 comments</li> <li>• Character Area B - 8 comments</li> <li>• Character Area C – 6 comments</li> <li>• Character Area D – 6 comments</li> <li>• Character Area E – 5 comments</li> <li>• Character Area F – 10 comments</li> </ul>	<p>reflects the Council's comments and corrections.</p>	

2 View at: <https://www.runnymede.gov.uk/downloads/file/2856/vwnp-rbc-response>

Proposed modification number (PM)	Page no./ other reference ( <a href="#">Submission Version of Plan</a> )	Modification as recommended by Examiner	Action taken in response by the Council	Reason for Action
		<ul style="list-style-type: none"> <li>• Character Area G – 8 comments</li> </ul> <p>The Qualifying Body should liaise with the Borough Council to ensure that all necessary amendments are addressed and agreed.</p>		

## Appendix 2: Basic Conditions and Legal Compliance Checklist

<b>Neighbourhood Plan</b>	Virginia Water Neighbourhood Plan (VWNP)
<b>The Qualifying Body</b>	Virginia Water Neighbourhood Forum (VWNF)
<b>Date of Submission</b>	4 August 2025
<b>Date of Examiner's Report</b>	12 February 2026

### Basic Conditions Check

<b>Basic Condition</b>	<b>Local Planning Authority Comments</b>	<b>Basic Condition Met?</b>
The Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State and it is appropriate to make the Neighbourhood Plan.	<p>The Council considers that the Neighbourhood Plan is consistent with national policies and advice in that the core land use planning principles set out in the National Planning Policy Framework, supported by National Planning Practice Guidance, have been embodied in the Neighbourhood Plan.</p> <p>This conclusion is consistent with the examiner's conclusions that the Neighbourhood Plan has had regard to national planning policies and guidance, in that it sets out a clear vision and suite of policies and proposals for the neighbourhood area. The examiner has recommended a series of modifications to provide clarity and precision to the policies to ensure that the Neighbourhood Plan fully accords with national policy and guidance. These modifications have addressed a number of comments that the Council and other consultees raised in their Regulation 16 consultation responses, suggesting how the Plan could be improved to meet the basic condition, including (but not limited to):</p> <ul style="list-style-type: none"> <li>• Adding the Virginia Water Design Code as Appendix 1 to the Plan</li> <li>• New text for Policy VW1 to replace that which was submitted by the Forum.</li> <li>• Policy VW3 has been amended to avoid conflict with paragraph 97 of the NPPF (2024).</li> <li>• The removal of section 7 including Policy VW2 Local Gaps.</li> <li>• Amendments to Policy VW5 in relation to Active travel.</li> </ul>	YES

Basic Condition	Local Planning Authority Comments	Basic Condition Met?
	<ul style="list-style-type: none"> <li>• Amendments to Section 9 – Trumps Green Shopping Parade highlighting that the aims for these areas are now in the aspirations section of the Plan.</li> <li>• Policy VW7 has been adjusted to signpost users of the Plan to the adopted Runnymede Borough Council Green &amp; Blue Infrastructure SPD (2021).</li> <li>• A revised Policy VW8 Sustainable Building Design.</li> <li>• An adjusted Policy VW9 Community Infrastructure including an updated list of community assets in the Neighbourhood Area.</li> <li>• A series of minor subsequent adjustments to reflect changes to paragraph and figure numbers throughout the document to take account of the above main modifications.</li> </ul> <p>The Council and the Forum have agreed each of the recommended modifications and these will be included in the 'Referendum' version of the Neighbourhood Plan.</p>	
<p>The making of the Neighbourhood Plan contributes to the achievement of sustainable development.</p>	<p>Section 7 of the submission Neighbourhood Plan sets out Policy VW8 Sustainable Building Design and states that development proposals will be supported where they maximise opportunities for passive solar gain and passive cooling through the orientation, layout, massing and landscaping of the development.</p> <p>The Council agrees with the Examiner's conclusion that subject to the modifications that he recommends (influenced by the representation made by Surrey County Council regarding SuDS) to specific parts of the policy alongside further clarity to reduce duplication, the policy will contribute to the achievement of sustainable patterns of development in the Neighbourhood Area (see paragraph 4.53).</p> <p>A series of modifications have addressed a number of comments made by Surrey County Council (as the Lead Local Flood Authority) regarding the requirements for the Plan to include a requirement for SuDS in both their</p>	<p>YES</p>

Basic Condition	Local Planning Authority Comments	Basic Condition Met?
	Regulation 14 and 16 consultation responses. This has led to revisions to the Policy and to the text of supporting paragraphs 13.1-13.11, with paragraph 13.11 being an additional paragraph of text. The detail of these changes can be seen under PM8 in the Appendix: Modification to the Examiner's final report.	
The Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area.	<p>The Council considers that the Neighbourhood Plan policies, as modified, are in general conformity with the strategic policies in the adopted 2030 Local Plan, the relevant document in the development plan for the area.</p> <p>In particular, the following modifications have addressed a number of comments made by the Council and other consultees in their Regulation 16 consultation responses to meet this basic condition:</p> <ul style="list-style-type: none"> <li>• Policy VW1 'High Quality Design' has undergone significant revisions to ensure that it complies with Policy EE1: Townscape and Landscape Quality of the Runnymede 2030 Local Plan. The details of these amendments are extensive and set out under Proposed Modification 1 (PM1) of the Examiner's final report.</li> <li>• The removal of Policy VW2 as this is a strategic-level Policy which should be a matter for the emerging Local Plan Review to consider, as part of the Borough Council's consideration of the future spatial strategy beyond 2030 for the Borough of Runnymede. This is set out under PM2.</li> <li>• Policy VW7 'Green and Blue Infrastructure Network' – the policy has been modified to make a more explicit link with the Borough's adopted Green and Blue Infrastructure Supplementary Planning Document (SPD), which in turn is linked with Policy EE9: Biodiversity, Geodiversity and Nature Conservation; and</li> <li>• Policy VW9 'Community Infrastructure' has had an amended (reduced) list of facilities included in it, to assist in its conformity with Policy SD6: Retention of Social &amp; Community Infrastructure.</li> </ul> <p>This conclusion is consistent with the examiner's overall conclusion that the Neighbourhood Plan meets the Basic Conditions including that of being in</p>	YES

Basic Condition	Local Planning Authority Comments	Basic Condition Met?
	general conformity with the strategic policies in the development plan (see paragraph 4.62 on page 31).	
<p>The making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.</p> <p>Prescribed conditions are met in relation to the Neighbourhood Plan, including that the making of the neighbourhood plan is not likely to have a significant effect on a European wildlife site or a European offshore marine site either alone or in combination with other plans or projects.</p>	<p>The Council considers that the Neighbourhood Plan does not breach and is compatible with EU Obligations.</p> <p>Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA): a SEA screening has been undertaken that determines that the Neighbourhood Plan is unlikely to result in significant environmental impacts and therefore does not require a SEA. A HRA screening has also been undertaken that indicates that the Neighbourhood Plan is not predicted to have significant effects on any European site, either alone or in conjunction with other plans and projects. These conclusions are supported by the responses from the statutory bodies.</p> <p>As the modifications made to the Virginia Water Neighbourhood Plan following its examination do not introduce new planning policy requirements or substantially change the essence of its remaining planning policies, the SEA and HRA screening undertaken on a draft version of the Neighbourhood Plan and the screening determination published in July 2025 remain valid.</p> <p>This conclusion is consistent with the examiner's conclusion that a proportionate process has been undertaken in accordance with the various regulations, and the Neighbourhood Plan is compatible with European obligations. (See paragraphs 4.1-4.4 on pages 17-18 of his report).</p> <p>Human Rights: an assessment has been undertaken to examine the impact of the Neighbourhood Plan policies on persons who have a 'protected characteristic' and the results of this assessment are included in the Basic Conditions Statement. The Council is supportive of the assessment which concludes that the Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. No sectors of the community</p>	YES

Basic Condition	Local Planning Authority Comments	Basic Condition Met?
	<p>would be discriminated against, would generally have public benefits and encourage the social sustainability of the plan area.</p> <p>This conclusion is consistent with the examiner's conclusion that he is satisfied that the Plan does not breach Human Rights. (See paragraphs 3.16 on page 17 of his report).</p>	

**CONCLUSION: Runnymede Borough Council has confirmed that the Virginia Water Neighbourhood Plan, modified in accordance with the examiner's recommended modifications, meets the Basic Conditions.**

**Legal Compliance Check (as prepared at Regulation 17 stage in advance of the examination)**

Note: The statutory criteria for Neighbourhood Plans are set out in the Town and Country Planning Act 1990 (the Act) (as amended), the Planning and Compulsory Purchase Act 2004 (P&CPA), and the Neighbourhood Planning (General) Regulations 2012 (as amended).

Requirements and relevant legislation and/or guidance	Local Planning Authority comments	Legally compliant?
<p>Neighbourhood Planning (General) Regulations 2012 (as amended) – Regulation 15 requirements:</p> <p><i>A qualifying body is required to submit: (a) A map or statement which identifies the area to which the proposed neighbourhood development plan relates</i></p>	<p>A map identifying the neighbourhood plan area has been submitted with the plan proposals (titled 'Virginia Water Neighbourhood Area' - which was designated on 27 March 2019).</p>	<p>YES</p>
<p><i>(b) A consultation statement;</i></p> <p>(the statement must contain details of (a) those consulted, (b) how they were consulted, (c) summarises the main issues and concerns raised and (d) how these have been considered, and where relevant addressed in the proposed Neighbourhood Plan – Regulation 15 (2) Neighbourhood Planning (General) Regulations 2012).</p>	<p>(a) A Consultation Statement accompanies the submission VVNP. The Consultation Statement describes various consultation methods and includes details of statutory consultees and other residents, businesses and landowners that were consulted.</p> <p>These include:</p> <ul style="list-style-type: none"> <li>• Runnymede Borough Council</li> <li>• Surrey County Council (SCC) Spatial Planning Team</li> </ul>	<p>YES</p>

Requirements and relevant legislation and/or guidance	Local Planning Authority comments	Legally compliant?
	<ul style="list-style-type: none"> <li>• Elmbridge Borough Council</li> <li>• Woking Borough Council</li> <li>• Royal Borough of Windsor and Maidenhead</li> <li>• Spelthorne Borough Council</li> <li>• Surrey Heath</li> <li>• Chobham Parish Council</li> <li>• Sunningdale Parish Council</li> <li>• Old Windsor Parish Council</li> <li>• Wraysbury Parish Council</li> <li>• The Coal Authority</li> <li>• Homes England (previously the Homes and Communities Agency)</li> <li>• Natural England</li> <li>• The Environment Agency</li> <li>• Historic England</li> <li>• Network Rail</li> <li>• National Highways (previously the Highways Agency / Highways England)</li> <li>• National Grid and Southern Electric</li> <li>• Surrey Heartlands CCG (now Surrey Heartlands Integrated Care Board)</li> <li>• Southern Gas Networks</li> <li>• Thames Water</li> <li>• Affinity Water</li> <li>• Wentworth Estate Roads Committee</li> <li>• Wentworth Residents Association</li> <li>• Wentworth Golf Club</li> <li>• DP World Tour / PGA at Wentworth</li> <li>• Tarmac Surfacing (Longside Lake)</li> <li>• Crown Estates (Windsor Great Park)</li> <li>• Royal Holloway University</li> </ul>	

Requirements and relevant legislation and/or guidance	Local Planning Authority comments	Legally compliant?
	<ul style="list-style-type: none"> <li>• Neighbourhood Plan Chairman for Englefield Green, Thorpe and Egham</li> <li>• Merlewood Care Home and Sunrise Senior Living</li> <li>• Various other voluntary bodies operating in, or whose activities benefit the Virginia Water Neighbourhood Area</li> <li>• Various other bodies which represent the interests of different groups and persons in the Neighbourhood Area</li> <li>• Various local businesses.</li> </ul> <p>It also indicates that households in the designated area, members of the Neighbourhood Forum, members of local social media sites and local schools were consulted.</p> <p>(b) how interested parties were consulted is set out, including via an initial village survey a meeting (in September 2018) of a Virginia Water Summit Meeting inaugural meeting, subsequently leading to the inaugural meeting of what would become the Neighbourhood Forum, with subsequent committee meetings, questionnaires, open events and attendance at village fairs, through the establishment of the VWNF website, social media posts, using publicity / event boards, flyers, emails, local newsletters / leaflets that were distributed in the designated area, and publication of Forum meeting outcomes on the VWNF website. During the earlier stages of plan preparation, the Covid-19 pandemic restricted face-to-face events and engagement, and the Consultation Statement sets out how the Forum sought to strengthen communications with stakeholders during this early time of plan preparation through electronic consultation methods. These restrictions did not affect the Forum's ability to later</p>	

Requirements and relevant legislation and/or guidance	Local Planning Authority comments	Legally compliant?
	<p>meet its statutory duties to publicise the draft VWNP under Regulation 14.</p> <p>(c) The Tables of Responses are set out in Appendices A-D, dividing up by source of response (e.g. who responded). These act to summarise the main issues and concerns raised as part of the formal consultation.</p> <p>(d) As part of recording each response in Appendices A-D the Executive Committee sets out how the pre-submission consultation representations have been considered – and how they have been addressed, where relevant, in the submission version of the VWNP.</p>	
<i>(c) The proposed neighbourhood development plan;</i>	The Local Planning Authority received the submission VWNP on 4 August 2025. It was accompanied by a map identifying the area to which the proposed neighbourhood plan relates; a Consultation Statement, a Basic Conditions Statement, and an SEA/HRA Screening Report (including determination and statement of reasons) as required by the Neighbourhood Planning (General) Regulations 2012 (as amended).	YES
<p><i>(d) A statement explaining how the proposed neighbourhood development plan meets the ‘basic conditions’, i.e. the requirements of paragraph 8 of Schedule 4B to the 1990 Act.</i></p> <p>The local planning authority has to be satisfied that a basic conditions statement has been submitted but it is not required at this stage to consider whether the draft plan or order meets the basic conditions. (PPG - Paragraph: 053 Reference ID: 41-053-20140306)</p>	<p>A Basic Conditions Statement accompanies the submission VWNP.</p> <p>The statement demonstrates how VWNF considers that each of the Basic Conditions have been met.</p>	YES
<i>e) Environmental Report / Determination Statement</i>	The Council conducted a screening assessment on a pre-submission draft of the VWNP dated July 2025 and	YES

Requirements and relevant legislation and/or guidance	Local Planning Authority comments	Legally compliant?
<p>The Plan needs to be submitted with one of the following: i) an environmental report prepared in accordance with paragraphs (2) and (3) of regulation 12 of the environmental Assessment of Plans and Programmes Regulations 2004; or ii) where it has been determined under regulation 9(1) of those Regulations that the plan proposal is unlikely to have significant environmental effects (and therefore doesn't require an environmental assessment) a statement of reasons for the determination.</p> <p>In terms of consultation, the 'consultation bodies' (EA, NE and HE) must have been consulted at scoping stage (for 5 weeks). There is no requirement for public consultation on the screening determination statement. The statement will be made available for consultation need to be subject to public consultation for 6 weeks. The draft Environmental Report must be made available at the same time as the draft plan, as an integral part of the consultation process, and the relationship between the two documents clearly indicated. (See A Practical Guide to the SEA Directive, ODPM – 2005)</p>	<p>consulted with the consultation bodies on the draft screening determination and statement of reasons for the minimum five-week period (from 22<sup>nd</sup> May – 28<sup>th</sup> June 2023). Drawing on feedback from the statutory consultees, the Council subsequently determined that the VWNP is unlikely to have significant environmental effects and thus does not require a Strategic Environmental Assessment (SEA). The Council also determined that the VWNP will not give rise to significant effects on National Network sites either alone or in-combination with other plans and / or projects, so it was considered that a full appropriate assessment was not required.</p> <p>VWNF have submitted the Council's SEA/HRA Screening Report alongside the plan proposals. The report contains a determination and statement of reasons for the determination under Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004.</p>	
<p>The draft neighbourhood Plan should be checked to ensure it is not a 'repeat' proposal. If so, the LPA can decline to consider the plan (1990 Act Schedule 4B Paragraph 5 and Regulation 18).</p>	<p>The Neighbourhood Plan is not a repeat proposal.</p>	<p>YES</p>
<p>The body submitting the neighbourhood plan is authorised to act (2004 P &amp; CP Act as amended by Localism Act 2011 Section 38 A (2) and 1990 Act schedule 4B as it applies- 61F (2)).</p>	<p>The qualifying body is The Virginia Water Neighbourhood Forum (VWNF). The Neighbourhood Forum and Area were designated on 27 March 2019 and re-designated for a further five years on 5 August 2024, and the Forum is therefore considered 'authorised to act'.</p>	<p>YES</p>

Requirements and relevant legislation and/or guidance	Local Planning Authority comments	Legally compliant?
<p>The plan proposal must comply with other relevant provisions made under Section 61F.</p>	<p>The Neighbourhood Area was designated on 27 March 2019 and re-designated for a further five years on 5 August 2024 following a six week consultation period.</p>	<p>YES</p>
<p>The pre-submission publication requirements need to have been satisfied. Before submission to the LPA the qualifying body should:</p> <ol style="list-style-type: none"> <li>1. publicise (but this does not have to be on a website) in a way that is likely to bring to the attention of people who live work or carry on business in the area details of: <ol style="list-style-type: none"> <li>a. the proposals</li> <li>b. when and where they can be inspected</li> <li>c. how to make representations, and</li> <li>d. the deadline for making representations – not less than 6 weeks from first publicised.</li> </ol> </li> <li>2. consult any consultation body whose interests they consider may be affected by the proposals for a NDP (please see Appendix A below).</li> <li>3. send a copy of the NDP to the LPA.</li> </ol> <p>(Regulation 14 of the Neighbourhood Planning (General) Regulations 2012).</p>	<p>The Consultation Statement demonstrates that these requirements have been satisfied:</p> <p>The pre-submission VWNP has complied with the Regulations - this is evidenced in the Consultation Statement which accompanies the submission of the VWNP. It shows that the pre-submission version of the VWNP was publicised via a variety of means. Examples of consultation publicity can be found in section 2 of the Consultation Statement.</p> <ol style="list-style-type: none"> <li>1. The plan was available to view online at the VWNF website at: <a href="https://viriniawaterplan.org/index.html">https://viriniawaterplan.org/index.html</a>, and in hard copy at various locations across the Neighbourhood Area. This was made clear in the publicity material. The publicity material also described how representations could be made, and the deadline for making representations. The consultation period was initially 18<sup>th</sup> December 2023 to 11<sup>th</sup> February 2024, but the deadline was extended to 22<sup>nd</sup> March 2024, to ensure that those consultees had the requisite period of time to respond, taking account of the Christmas / New Year holiday period. The extended deadline was made clear in further emails, updated banners and via local social media platforms.</li> <li>2. Appendix A of the Consultation Statement (p.p. 25-28) describes who the Forum consulted in accordance with Regulation 14. This included the Consultation Bodies identified in Schedule 1 of the Neighbourhood Planning (General) Regulations 2012 (as amended), and other non-</li> </ol>	<p>YES</p>

Requirements and relevant legislation and/or guidance	Local Planning Authority comments	Legally compliant?
	<p>statutory consultees such as the Wentworth Estate and other interested landowners. These are also detailed in the second row of this checklist.</p> <p>3. A copy of the pre-submission VWNP was provided to the Council at the start of the pre-submission consultation.</p>	
<p>The Conservation of Habitats and Species Regulations 2017 Regulations 105 and 106 : <i>A qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under regulation 105 or to enable them to determine whether that assessment is required.</i></p>	<p>VWNP requested an HRA screening assessment in March 2023 and provided a summary of the proposed policies in the VWNP dated February 2023. This included the necessary information that the Council required for the purposes of conducting an HRA screening assessment and determining whether a full appropriate assessment was required. The final determination was issued on 14 July 2025, having consulted the statutory consultees in accordance with the Conservation of Habitats and Species Regulations.</p>	YES
<p>Meets the definition of a 'neighbourhood development plan':</p> <p>"A plan which sets out policies (however expressed) in relation to the development and use and of land in the whole or any part of a particular neighbourhood area specified in the plan"</p> <p>(2004 P &amp; CP Act as amended by Localism Act 2011 Section 38 A (2))</p>	<p>The VWNP meets the definition of 'neighbourhood development plan'.</p>	YES
<p>Meets the scope of neighbourhood plan provisions, i.e. specifies the period for which it covers, does not include provision about development that is 'excluded development' (as set out in section 61K of the 1990 Act) and does not relate to more than one neighbourhood area. (2004 Act s 38B (1, 2) (4))</p>	<p>The VWNP specifies that it covers the period 2024-2035.</p> <p>The EGV NP does not contain policies relating to 'excluded development'.</p> <p>The EGV NP only relates to the Englefield Green Village Neighbourhood Area.</p>	YES

Requirements and relevant legislation and/or guidance	Local Planning Authority comments	Legally compliant?
	These points are reiterated in the Basic Conditions Statement submitted with the plan proposals.	

<b>Date of Assessment</b>	4 August 2025 (updated 18 March 2026)
<b>Name of Assessing Officer</b>	Mike Corbett

### Appendix A – Consultation Bodies

The Neighbourhood Planning (General) Regulations 2012 Schedule 1 Consultation bodies that the Parish Council or Neighbourhood Forum should consult (at pre-submission stage):

- In a London Borough, the Mayor of London
- A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority
- The Coal Authority
- The Homes and Communities Agency [now known as Homes England]
- Natural England
- The Environment Agency
- Historic England
- Network Rail Infrastructure Limited
- A strategic highways company any part of whose area is in or adjoins the neighbourhood area [National Highways for Runnymede Borough's strategic highways]
- The Marine Management Organisation
- Any person to whom the electronic communications code applies, or who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority
- The Integrated Care Board and National Health Service Commissioning Board where they exercise functions in any part of the neighbourhood area
- Licensee under the Electricity Act 1989, Licensee of the Gas Act 1986, sewerage undertaker and water undertaker
- Voluntary bodies some of all of whose activities benefit all or part of the neighbourhood area
- Bodies representing the interests of different racial, ethnic or national groups in the neighbourhood area
- Bodies representing the interests of different religious groups in the neighbourhood area
- Bodies representing the interests of persons carrying on business in the neighbourhood area; and
- Bodies representing the interests of disabled people in the neighbourhood area.