



HORTON AND WRAYSBURY NEIGHBOURHOOD PLAN



2018 -2033

**HORTON AND WRAYSBURY
PARISH COUNCILS'
REFERENDUM VERSION**

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1. FOREWORD FROM THE STEERING GROUP CHAIRMAN

As part of successive Government's 'Big Society' agenda, local communities are being given the opportunity to develop a Neighbourhood Plan.

Although the Government's intention is for local people to decide what goes on in their Neighbourhood Plan area, the Localism Act of 2011 sets out some important relevant laws. One of these is that all Neighbourhood Plans must be in line with higher level planning policy. That is, Neighbourhood Plans must be in line with the National Planning Policy Framework (otherwise known as the NPPF) and local policy.

In 2013 the Royal Borough of Windsor and Maidenhead designated a Neighbourhood Area for the Parishes of Horton and Wraysbury to enable the Parish Councils and residents to prepare jointly the Neighbourhood Plan. This plan gives our communities direct power to develop a shared vision for our neighbourhood and to shape the development and growth of our villages for the next fifteen years. The Plan may be updated from time to time and can be reviewed should there be major developments in our area. This is very necessary given issues which directly affect our villages, including developments at Heathrow Airport and the River Thames Scheme.

We recognise the constraints we are under in producing this Plan, given the amount of protected Green Belt and the areas liable to flooding. This means that it is unlikely that large amounts of land will become available. However, both Parish Councils wish, within these parameters, to maintain the distinctive characters of both villages, whilst promoting two vibrant communities.

Many residents have attended consultation events and the response to our initial questionnaire was high. We are grateful for the interest of all sections of our communities who have expressed their individual and collective concerns and some amendments have been made to the original draft, as appropriate, to reflect commonly held views.

I am grateful to all those who contributed to this Plan and to all who are or who have been members of the Steering Group who have met regularly and worked so hard to achieve this document.

Margaret Lenton

(Chairman of the Horton and Wraysbury Neighbourhood Plan Steering Group)

2. INTRODUCTION & PURPOSE

This document represents the Neighbourhood Plan for Horton and Wraysbury area ward. The Royal Borough of Windsor & Maidenhead, as the local planning authority, designated a Neighbourhood Area for the parishes of Horton and Wraysbury in May 2013. This plan has been prepared by the Steering Group (made up of Parish Councillors and members of the community) with the full consent of both Horton and Wraysbury Parish Councils but submitted by Wraysbury Parish Council as the Qualifying Body.

The Horton and Wraysbury Neighbourhood Plan (H&WNP) is prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning Regulations 2012.

The Steering Group has prepared the plan to deliver a vision for the future of the area and to set out how that vision will be realised through planning and controlling land use and development change over the plan period 2018 to 2033. There are constraints to development within Green Belt as well as flood zone restrictions and that is why a neighbourhood plan is important to control what is built and where.

Neighbourhood Plans are required to be in general conformity with the strategic policies of the Local Plan ('Development Plan') of the Local Planning Authority, the Royal Borough of Windsor and Maidenhead ('RBWM' or 'the Borough') and the Secretary of State's advice, including National Planning Policy Framework ('NPPF').

The purpose of the Neighbourhood Plan is to guide specific aspects of development within the plan area and provide guidance to applicants wishing to submit planning applications for development within the parishes. Once a Neighbourhood Plan is brought into legal force, decisions on whether or not to grant planning applications must be consistent with the Neighbourhood Plan, unless material circumstances dictate otherwise.

Our policies as stated in this Plan will take priority over non-strategic policies in the existing RBWM Local Plan, giving our communities a real and lasting tool to influence the future of our neighbourhood. Where this plan is silent, then applicants need to comply with the relevant Local Plan policy as well as the NPPF, e.g. relating to Green Belt policy.

The process of producing a plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to Horton and Wraysbury, its residents, businesses and community groups.

Each section of the plan covers a different topic. Under each heading there is the justification for the policies presented which provides the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are presented in the boxes and it is these policies against which planning applications will be assessed.

The Plan Period is 15 years, so it is intended that our Plan runs for the period from April 2018 until March 2033. An April start also allows us to fit in with the way RBWM monitors development, in financial years (April to March).

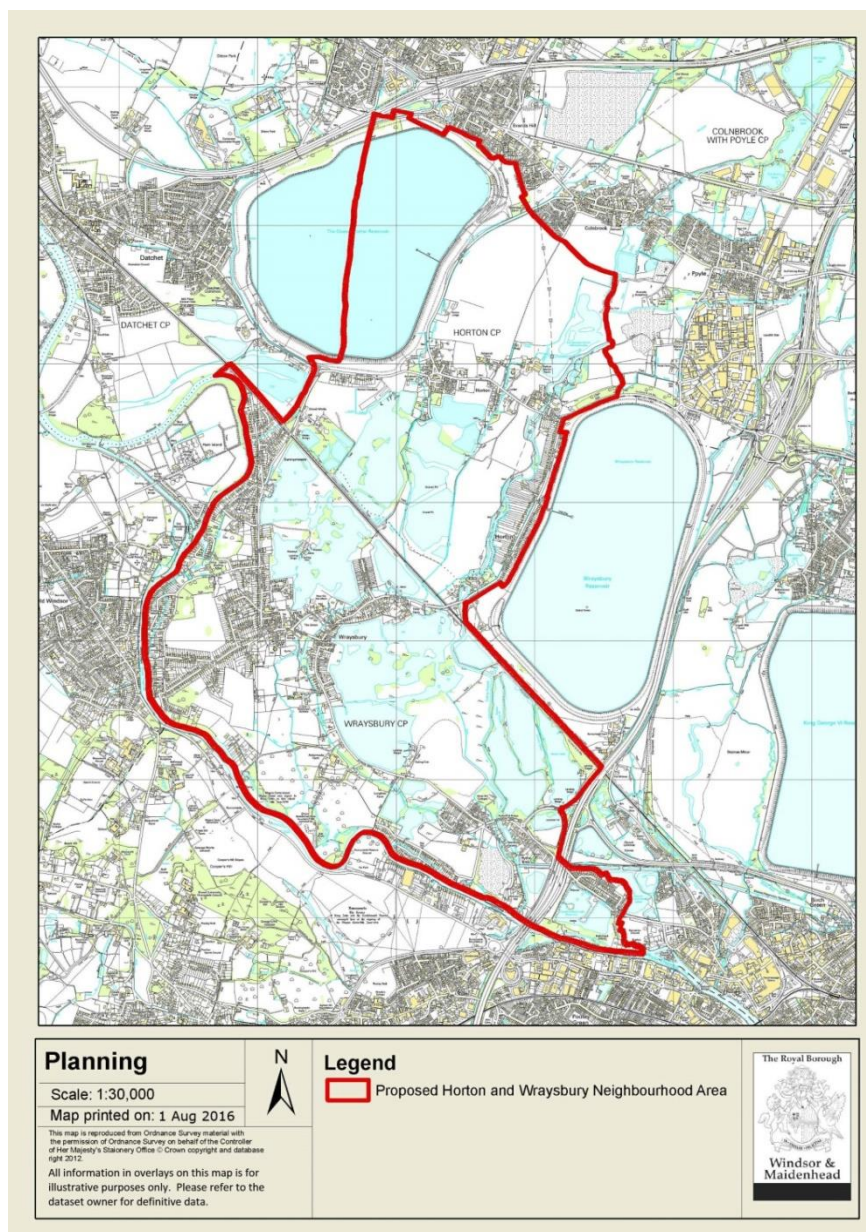
We recognise that the Plan will be delivered and implemented by different stakeholders and partners and that it is not a rigid blueprint but instead it provides a framework for change through its vision, strategy and policies.

As new challenges and opportunities are likely to arise over the plan period, the intention is for the Neighbourhood Plan to be reviewed every 5 years. Within this context the parish councils will assess the need or otherwise for any made Neighbourhood Plan to be reviewed once the emerging Local Plan is adopted.

a) NEIGHBOURHOOD PLAN AREA MAPS

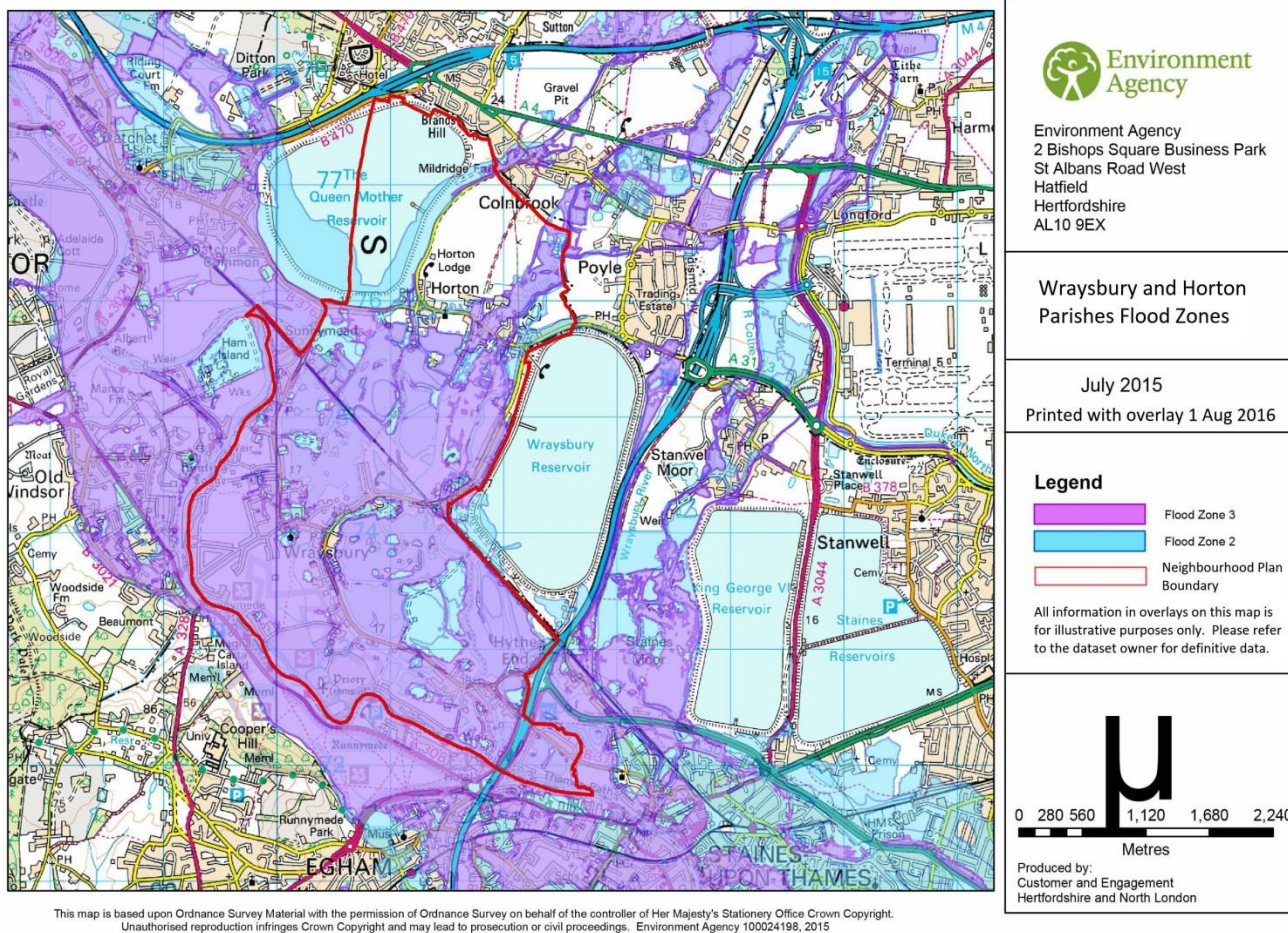
NEIGHBOURHOOD PLAN AREA

The map below shows the boundary of the Neighbourhood Plan area, which is contiguous with the ward boundary of Horton and Wraysbury;



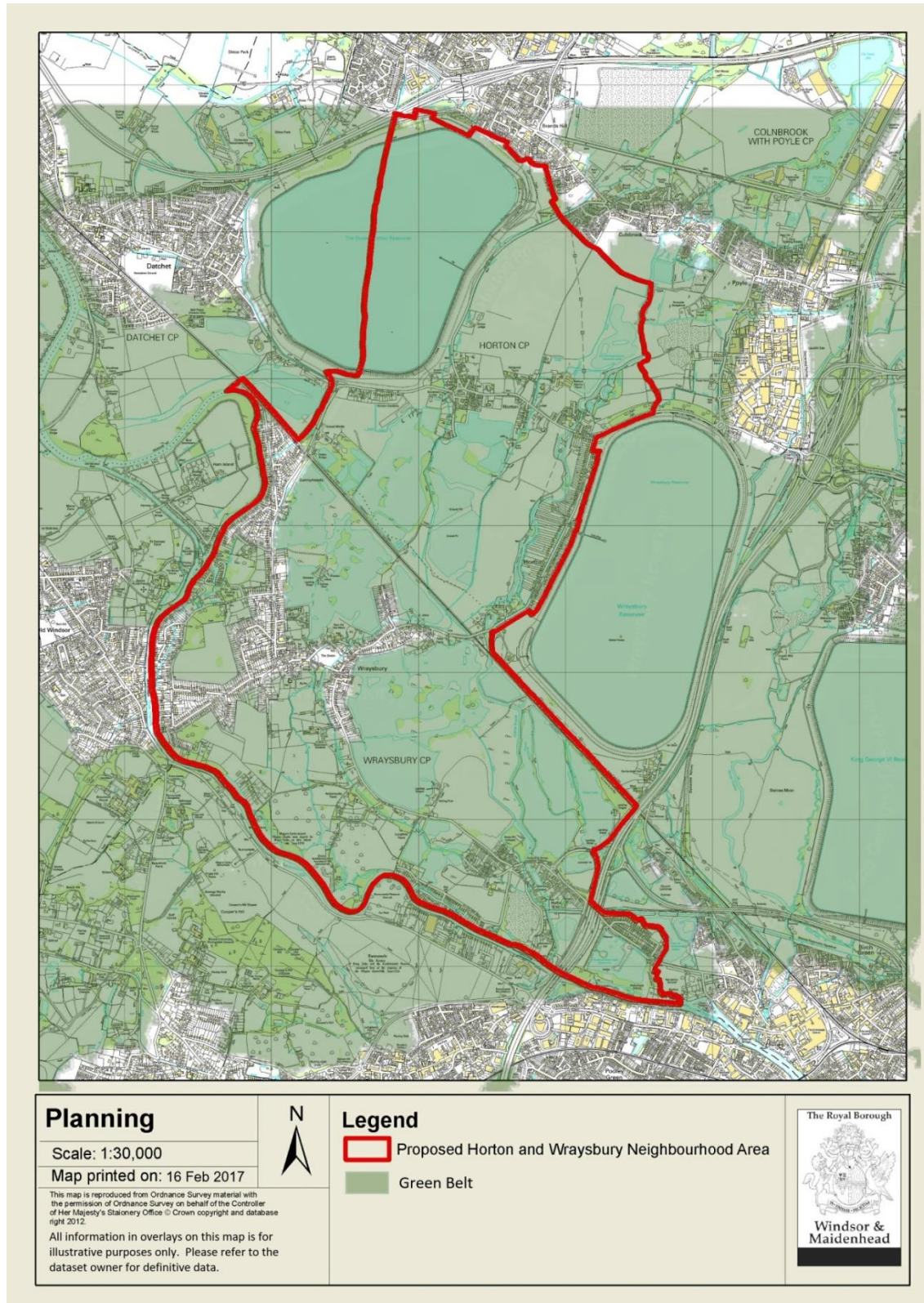
FLOOD PLAIN AREA

The map below taken from the RBWM website shows flood zones 2 & 3.



GREEN BELT AREA

The map below identifies green belt within the Neighbourhood Plan area.



NB. Although not shown as part of the Green Belt, Wraysbury Village Green is covered by the George III Enclosure Act of 1799.

b) PLANNING POLICY

The National Planning Policy Framework (NPPF) states:

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications (para.183).

“Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible.

“Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies (para.184).

“Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para.185)”

Section 9 of the NPPF is entitled Protecting Green Belt land and makes clear that Green Belt boundaries can only be altered by the Local Plan rather than the Neighbourhood Plan. Its purpose is to prevent urban sprawl by keeping land permanently open and the essential characteristic is to be their openness and their permanence.

The construction of all new buildings is inappropriate apart from: -

- Building for agriculture and forestry
- Appropriate facilities for outdoor sport and recreation that preserve the openness of the Green Belt
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original dwelling
- The replacement of a building provided the building is of the same use and not materially larger than the one it replaces
- Limited infilling in villages and limited affordable housing for local community needs under policies set out in the local plan.
- Limited infilling or the partial or complete redevelopment of previously developed site, whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose for including land within it than the existing development.

Furthermore, the NPPF states that *“...inappropriate development is by definition, harmful and should not be approved, unless in very special circumstances.”*

In July 2018, the Government published a revised NPPF. It is not considered that the revisions materially impact upon this Neighbourhood Plan's policies or its approach to development. However, this document refers throughout to the previous 2012 version and in accordance with paragraph 214 of the 2018 version "the policies in the previous Framework will apply for the purpose of examining plans, where those plans have been submitted on or before 24th January 2019.

c) LOCAL PLANNING POLICY

At a local level, the key document is the Royal Borough of Windsor and Maidenhead Borough Local Plan adopted in 1999 and amended in 2013 and in particular its "saved Policies". It contains a variety of strategic policies to guide the policies of this Neighbourhood Plan. As at November 2019 the Royal Borough is preparing a replacement Borough Local Plan (BLP) which sets out the overall strategy for development across the Royal Borough has been published.

The Submission Version of the Borough Local Plan was submitted to the Secretary of State on 31st January 2018. This updates the housing target for the Royal Borough for the period up to 2033. An examination is being conducted by an Inspector, Louise Phillips, and public hearings were held in the summer of 2018. Following those hearings the examination has been suspended, pending further work and public consultation on possible changes to the Plan.

In October 2019 the Royal Borough commenced a public consultation on Proposed Changes to the Submission Plan. That version now only proposes the allocation of one site within the neighbourhood plan area, Land East of Queen Mother Reservoir at Horton, for approximately 100 units. It is also proposed to take that site out of the Green Belt. Two other sites, which had been allocated in the previous version, Land East of Coppermill Road at Horton and Tithe Farm, Wraysbury, are no longer being proposed as allocations.

Any planning application on the remaining allocation will be expected to conform to the consultation requirements, with Neighbourhood Plan Development Details being submitted as set out in Policy SusDev 01 and in Appendix D.

The draft Borough Local Plan, including its allocation, is emerging policy, which could change further as a result of its examination. The Neighbourhood Plan is required by legislation to be in general conformity with strategic policies contained in the adopted (not emerging) local plan.

However, whilst the Neighbourhood Plan does not allocate any housing sites and cannot redraw Green Belt boundaries, its policies are generally consistent with the overall strategy of the draft BLP which stresses the importance of protecting the Green Belt from inappropriate development and the need to avoid areas at risk of flooding and the plan quotes Wraysbury as being one of the areas in the Royal Borough at the highest risk from severe flooding.

The 2003 Borough Local Plan defines the Green Belt boundary; however, the built-up areas of Wraysbury are excluded from the Green Belt, and Horton and Coppermill Road are Recognised Settlements within the Green Belt. The boundaries are shown on the Green Belt map (see Section 2a, Neighbourhood Plan Area Maps).

Planning policy regarding flood risk is covered under the Borough 2003 Local Plan policy F1.

The development plan also includes the following adopted plans that cover the neighbourhood area - the Replacement Minerals Local Plan and the Waste Local Plan for Berkshire. However, these plans address matters that legally cannot be within the scope of a neighbourhood plan.

3. LOCAL CONTEXT

"...a rather sweet and agreeable place."

The Road to Little Dribbling by Bill Bryson (2015)

a) HISTORY OF HORTON AND WRAYSBURY

The villages of Horton and Wraysbury lie in the central part of the Thames Valley on a broad, flat floodplain east of the River Thames and between Windsor to the West and Heathrow to the East. The parishes have developed from farming settlements and have grown over time as people migrated from London.

Horton dates back to the Domesday Book of 1086, listed as 'Hortune'. A number of historical landmarks include The Old Rectory, Horton Lodge, The Cedars, Brookfield, Milton's Cottage and St Michael's Church. It has been recorded that a foundry located at the end of Coppermill Road was the source for the copper that made the famous Copper Horse at the end of the Long Walk from Windsor Castle. A number of historical houses can still be found in the village, including the Grade II listed Old Rectory, believed to have been built at the end of the 16th Century/early 17th Century.

Perhaps the most significant landmark today is the 12th Century church of St Michael's, with its Norman arch over the north door. Indeed, the name most associated with the village is that of poet John Milton (1608-74), whose family rented Berkyn Manor, a house that belonged to Sir John Egerton between 1632 and 1640. Milton wrote many of the literary greats, including Comus, Il Penseroso and L'Allegro, whilst living in Horton. The chancel of St Michael's also contains the grave of Milton's mother Sara, and a 19th century stained glass window which commemorates Milton's poem Paradise Lost.

Through the Horton parish flows the Colne Brook which runs to the Thames from the River Colne.

Wraysbury is also mentioned in the Domesday Book and has a rich and ancient history, with many links to royalty. In Saxon times it was the hunting ground of kings and in 1313 Wraysbury, administered as a Royal Manor, was given to Queen Isabella by Edward II and then assigned in Dower to the Queens of England under subsequent kings. The sealing of the Magna Carta by King John on 15th June 1215 is considered to have occurred on the north bank of the Thames within the Ankerwycke estate. In the grounds of Ankerwycke there are extensive remains of the 12th century Benedictine nunnery, including the Priory ruins (Grade II listed) where it is considered King John would have had his base before meeting the barons. Nearby is the ancient yew tree, believed to be more than 2500 years old, and where legend has it that King Henry VIII courted Anne Boleyn.

Wraysbury's settlement pattern is strongly influenced by its historic village core, comprising the Church of St Andrew, The George Inn (c. 16th century) and a triangular village green. The London & South Western Railway branch opened a line to Windsor in 1849, with stations at Wraysbury, Sunnymeads and Datchet. As a result, the settlement expanded as a linear settlement along roads stemming from The Green, including a Victorian Village focused on the High Street.

For centuries, agricultural and mill work had been the principal areas of employment for the villagers; and as late as 1831, census returns show that of the 135 families in the village, 62 were employed in agriculture while 68 made their living in the mills.

The village experienced its greatest growth rate post-war (1939 onwards). Residential development spread along Welley Road, linking Wraysbury with Sunnymeads village. The majority of modern housing has spread westwards to the River Thames, comprising spacious 'leafy' suburbs.

The agricultural floodplain that once lay between Horton and Wraysbury was mined for gravel during the post-war period and later filled with water, forming large artificial water storage reservoirs, which result in restricting expansion of development. This network of mature gravel pits is now used as lakes for emergency water supplies and recreational purposes; mainly angling, sailing and bird watching.

Both Horton and Wraysbury were transferred from Buckinghamshire to Berkshire in 1974.

b) PROFILE OF THE COMMUNITY TODAY

Horton and Wraysbury is the most easterly ward in the Royal Borough of Windsor & Maidenhead (RBWM). In the ward, a significant percentage of the land is within the Green Belt and the Flood Plain. The majority of our area is agricultural space and water, including the Queen Mother Reservoir and numerous gravel pits, with several areas of lake-land designated as SSSIs. The ward sits at the southern end of the Colne Valley Regional Park.

The western part of Wraysbury, roughly between the Thames and the B376 road has experienced significant flooding, notably in January 2003, January and February 2014. Yet despite the flooding risk, it remains a popular area in which to live.



The population has grown by more than nine per cent from 2001 to 2011 and the ward is now a culturally diverse community.

Horton and Wraysbury have a variety of local shops, a Community Pharmacy, Post Office, four public houses and various other businesses. With village halls, sports and social organisations and three churches, it is a vibrant community. The neighbourhood is served by Wraysbury Primary School with multiple options for secondary schooling.

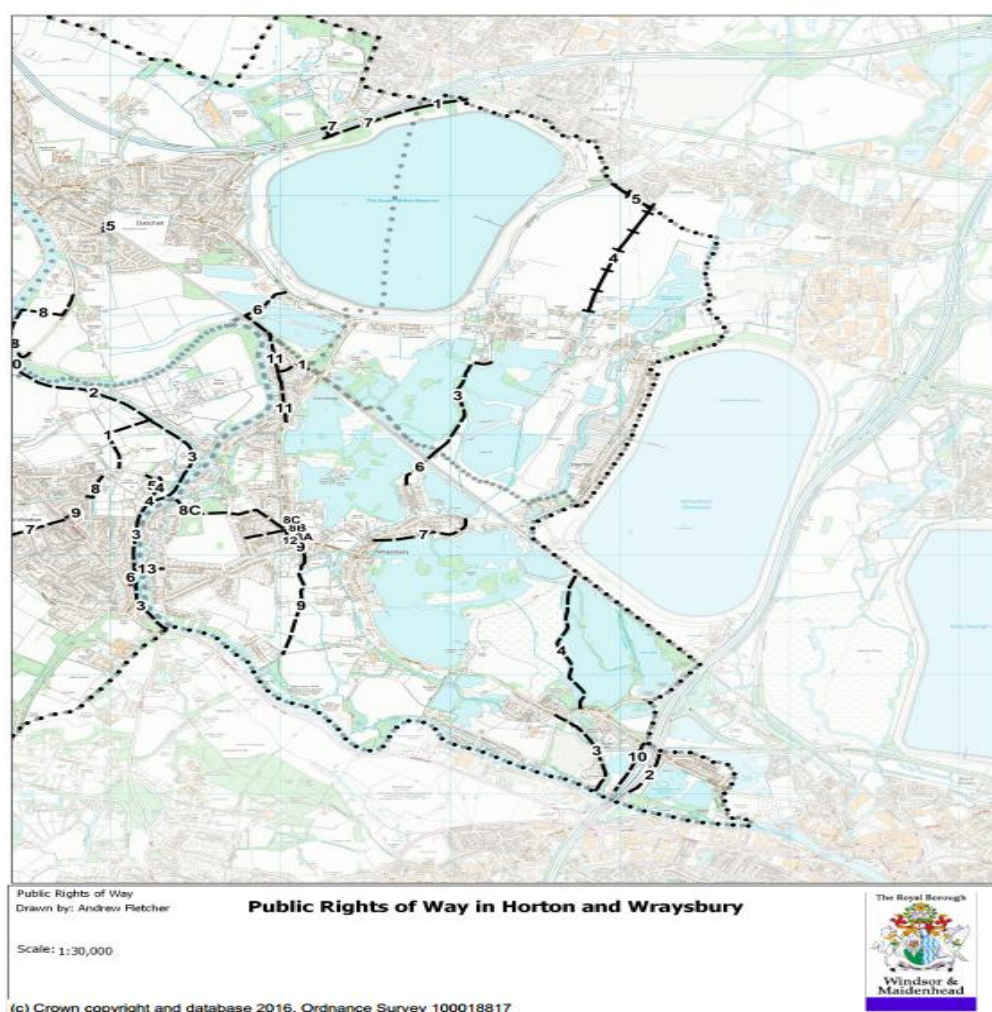
The nearest doctors' surgery is now in neighbouring Datchet – the Wraysbury surgery having closed down. There are issues in getting the elderly, families and those who do not drive to the surgery.

Horton and Wraysbury are served by two railway stations on the Windsor & Eton Riverside to Waterloo line. There are two bus services covering Windsor (via Slough), Heathrow & Staines. The villages are close to the M25 / M4 / M3 motorways.

The network of lakes between Horton and Wraysbury are disused gravel pits which are now used for leisure pursuits. They form private fishing lakes, sailing clubs and a dive centre. There is an intention for some of the current working sites to be returned to agricultural use. Most of the lakes benefit from designation as Sites of Special Scientific Interest (SSSI), SW London Water Bodies Special Protected Areas (SPAs) or have European Ramsar protection as the landscape is colonised by a variety of birds and wildlife habitats.

There are a number of existing public footpaths as shown on the following map, whilst over time other paths have developed as locals regularly use them for access, recreational walking and bird watching. There are also various proposed footpaths currently being considered by RBWM.

(See https://www3.rbwm.gov.uk/download/downloads/id/2136/prow_management_and_improvement_plan_map_6.pdf)



People

3.5% of the
population of RBWM
lived in Horton &
Wraysbury in 2011

5,063

People were living in Horton & Wraysbury in 2011

35.9% is the increase between 2001 and 2011
of **18 to 29 year olds** living in Horton & Wraysbury

28.6% is the increase between 2001 &
2011 in **over 60's** living in Horton & Wraysbury

9.5% is the amount the overall
population has grown in Horton &
Wraysbury between 2001 & 2011
(versus **8%** in Windsor & Maidenhead)

In 2011 **57%** of all houses in Horton & Wraysbury were detached versus **31%** in Windsor & Maidenhead and **28%** in the South East

Homes

2,171

Households in Horton & Wraysbury in 2011,
an increase of 9.5% compared to 2001

Only **9%** of dwellings in Horton & Wraysbury in 2011 were flats or maisonettes compared with **23%** in Windsor & Maidenhead

78.8% of households in Horton & Wraysbury owned their properties outright or with a mortgage in 2011

Average house prices in Wraysbury* in 2016:

1 bed apartment	£225,000
2 bed apartment	£300,000
3 bed semi-detached	£475,000

*Horton house prices tend to be 10% lower due to its rural nature

Employment

69%

Horton and Wraysbury residents
aged 16-74 in 2011 in full/part-
time or self employment

Use public transport to get to
work

10.51%

9.23%

Residents in Horton and
Wraysbury who work from home
(as at 2011)

Residents retired in Horton
and Wraysbury in line with
the South East average.

13.8%

75.4%

Travel to and from work by car / motorbike

Data Source: Office for National Statistics 2001 & 2011 Censuses for Horton and Wraysbury Ward

c) CHALLENGES FOR HORTON AND WRAYSBURY

The Neighbourhood Plan recognises the challenges that face the community of Horton and Wraysbury Parishes.

In summary these challenges are:

- Attempting to meet local housing needs in an area constrained by the Green Belt and flood zone restrictions.
- Ensuring that the planning policies and restrictions are applicable to and enforced for all members of all the communities in both Villages in line with the Neighbourhood Plan, Borough Local Plan and National Planning Policies.
- Trying to fulfil the demands of an increasing ageing population in market housing needs, for example 'downsizing' from larger properties in both villages – and to satisfy the younger first time buyers wanting to stay in the neighbourhood.
- Maintaining and, where possible, enhancing the environment of Horton and Wraysbury - Horton being designated a 'rural parish' and Wraysbury a 'semi-rural parish'.
- Inaccessibility to services is of a concern owing to the loss of Wraysbury's Medical Centre and limited public transport options.
- Retaining the services that Horton and Wraysbury have which serve to support the population and enable both villages to have a thriving community.
- Addressing road safety concerns regarding speeding, parking and traffic issues as the villages are used as cut-through routes between the nearby motorways.
- The future impact and opportunities of the proposed River Thames Scheme which will pass through both Horton and Wraysbury.
- The planned expansion of Heathrow Airport and the effect it will have on both villages.
- The finalisation and approval of the new Borough Local Plan.
- Proposals for further mineral extraction in the plan area and adjacent parishes which could affect the amenities of residents, the riverside environment and further heavy traffic movements

d) CONSULTATION

Below is a brief summary of the consultation activities undertaken by the Horton and Wraysbury Neighbourhood Planning Group. A comprehensive Consultation Statement will be submitted alongside the Neighbourhood Plan providing details of how we consulted the public, who we consulted (including any statutory consultees), summary of main issues raised, and how we have addressed those issues in our Neighbourhood Plan.

The community engagement process began in 2013 with two initial consultation events which took place in mid-April, 2013 – one in Wraysbury Village Hall, the other in Champney Hall, Horton. At these publicised events residents listed their concerns and ideas on various topics.

Both events were well supported by residents and contact details were taken of those who attended. During the remainder of 2013, the Steering Group held meetings to assimilate the feedback and issues gained from the initial consultations and to formulate ideas and objectives aimed at addressing villagers' aspirations.

The Steering Group then concentrated on establishing a Vision for the area, and nominated Topic Group leaders to work on Housing & Built Environment, Community, Environment, Transport &

Travel and Business. The Topic Groups continued to gather information including contacting local groups, and our Neighbourhood Plan website was set up to keep residents informed of progress. The Parish Council websites were also used on progress updates.

The Steering Group continued to formulate issues and objectives from residents' concerns, and a questionnaire survey was constructed to get the views of the community on the initial aims. This was run from September 1 to November 7, 2014, online via the Borough Council's Survey Monkey system so data could easily be assessed. Paper copies were made available to those without computer access and special meetings with the Age Concern groups were held, along with assistance at the village Container Library for young and old. Publicity for the questionnaire was extensive, with a glossy leaflet drop to all addresses in our neighbourhood, plus an article and advert in the local magazine, which has 2,500 copies distributed to all households and drop points in both villages, and also using the villages' Facebook page, and the Neighbourhood Plan and Parish Councils' websites. Posters were on display in the villages. Open Days were held during September to promote the questionnaire in both villages, which received good community response, plus a stand at the popular St. Andrew's Church Garden Party event.

The Steering Group then worked on analysing the responses and comments from the questionnaire during the early part of 2015 and from those, formed Objectives on the various Topics – Housing, Environment, Community, Transport/Travel, and Business/Economy. We have had an area Character Assessment carried out by planners organised by Planning Aid England. This has been added to with our local knowledge to make it more comprehensive.

It was recognised that more direct engagement with the community was needed to explain the background to the process and the constraints to development regarding flood zones and Green Belt in our area, and to seek views of parishioners on the proposed policy ideas. An Open Day was held in April, 2016, in Wraysbury Village Hall, for feedback on the proposals and this was combined with an online survey until the beginning of May. Promotion for this was through a neighbourhood wide mailshot, posters, plus Facebook and local paper publicity with over 200 responses being received.

Continued updates on the Plan's progress were carried out using the Neighbourhood Plan website and Facebook page as well as the Wraysbury News Facebook site, keeping residents informed and inviting comments. Face to face conversations also took place with local businesses to inform them of the Plan and assess their needs and concerns. Throughout the process, the Steering Group has regularly consulted with both parish councils.

After analysing the evidence gathered from the various surveys, the Steering Group finalised the Draft Horton and Wraysbury Neighbourhood Plan in September, 2016. The Regulation 14 Pre-Submission Consultation on the document was launched at St Andrew's Church Garden Party in Wraysbury on September 3rd. This was followed by a public Drop-in event on October 10 (4pm – 8pm) in Wraysbury village hall.

The consultation ran for an eight-week period from September 3rd until October 31st. A co-ordinated publicity campaign was undertaken which included distributing a four-page A5 leaflet to all addresses in Horton and Wraysbury, detailing where the full draft plan could be viewed and comments could be made. The leaflet also contained a non-technical brief version of the Plan which set out the most important points – and publicised the open day events. A notice and link to the Plan was added to the Horton and Wraysbury Neighbourhood Plan website, the

Wraysbury Parish Council website plus the Wraysbury News Facebook Page. In both villages, copies of the full paper version of the Draft Plan along with large printouts of the Summary Version were available in key stores and community sites and large publicity banners were displayed. The consultation was covered in the local press, and notifications were sent to statutory and non-statutory consultees.

The responses to the consultation were analysed and the Plan was amended as appropriate.



Neighbourhood Plan stall at The Grange, September 2014



Feedback Drop In Day in April, 2016



Consultation Pre-Submission Draft Neighbourhood Plan launch September 2016

4. NEIGHBOURHOOD PLAN VISION & OBJECTIVES

OVERARCHING VISION FOR HORTON AND WRAYSBURY

To retain and enhance the rural and semi-rural atmosphere of our historic villages, while seeking to deliver sustainable growth within development constraints, keeping it an attractive and safe place for people to live and work, supported by a range of local services.

OBJECTIVES & ASPIRATIONS

A series of Objectives linked to the Vision and derived from consultation and research, which identified key issues, are defined for each of the Neighbourhood Plan themes and relate to its policies and actions.

LAND USE OBJECTIVES

a) SUSTAINABLE DEVELOPMENT & WATER MANAGEMENT

- To ensure the Neighbourhood Plan contributes to the achievement of sustainable development.
- To minimise the risk and impact of flooding whilst supporting flood alleviation measures.

b) HOUSING

- To determine the location, scale, design and type of new housing to ensure that it fits with the character of local areas while recognising the environmental constraints and, where possible, meeting local housing needs.
- To ensure that residential development, including redevelopments and extensions reflect the character of the immediate area and are not over-dominant.
- To ensure any multiple housing developments includes a mix of housing types to meet local housing needs, especially smaller properties.
- To seek to bring derelict buildings back into beneficial use.

c) BUILT ENVIRONMENT & COMMUNITY ASSETS

- To protect and enhance the historic environment and heritage assets.
- To retain the rural and semi-rural appearance of our villages
- To conserve our important non-designated buildings identified as of community value.
- To maintain the unique riverside character where the Thames passes through the plan area

d) OPEN ENVIRONMENT

- To protect the existing quality of landscape and encourage local biodiversity value.
- To maintain and enhance Local Green Spaces including a designated footpath network.
- To encourage sustainable land use in the Colne Valley including landscape, countryside, biodiversity, recreation, rural economy and community participation.

e) BUSINESS & ECONOMY

- To protect small and medium size businesses, including our village shops and facilities.

- To promote, maintain and extend the existing network of footways and investigate safe cycle routes.
- To address traffic, parking and associated environmental problems in the villages.
- To retain and strengthen existing bus and rail services thereby encouraging the use of public transport.
- To protect the villages from HGV traffic

- To maintain easy access to medical and pharmacy facilities within the neighbourhood for all age groups and support community facilities for the wellbeing of our residents.
- To ensure adequate educational facilities including nursery provision and multiple options for secondary schooling.



5. LAND USE POLICIES

GENERAL OVERVIEW

As previously stated, our Neighbourhood Plan has a significant percentage of land that is within the Green Belt and the Flood Plain. In the main we are restricted from being able to develop in any meaningful way to satisfy an increase in population in our ward.

The most common form of building that has taken place over the past few years has been redevelopments of properties and domestic extensions and this is the most likely form of future development.

In Wraysbury there may well be pockets of land that could be developed, particularly on dry islands with a recognised escape route. Whilst in Horton, it is recognised that there is greater potential for development.

The community has expressed strong views about its desire to retain the character of the area and to protect our green and leafy environment. The following policies have been designed to respond to these demands.

a) SUSTAINABLE DEVELOPMENT

REASONED JUSTIFICATION

The intention of this policy is to indicate the overall support for development that is sustainable within the community and that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

The Plan supports a collaborative approach to development and in particular subscribes to the principle of early engagement of the public and stakeholders in the preparation of major residential developments that will affect their community in the long term. The NPPF states “Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community”.

POLICY NP/SUSTDEV 01 – PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

Development proposals which accord with the policies in the Neighbourhood Plan will be supported, unless material considerations indicate otherwise. Development proposals will also be supported where relevant policies in the Neighbourhood Plan are out of date or silent unless:

- *other relevant policies in the Development Plan for the Royal Borough of Windsor and Maidenhead indicate otherwise*
- *or any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework taken as a whole*
- *or specific policies in the Framework or other material considerations indicate that development should be restricted.*

The Borough Council and the two Parish Councils will take a positive approach and seek to work with applicants and other stakeholders to encourage the formulation of development proposals that can be approved.

To achieve this, development proposals of 10 or more dwellings should actively engage with the relevant Parish Council and the community in the preparation of the planning application by way of Development Details (see Appendix). In particular this will include the mix of units, the design and layout of the development and should be in accordance with all other Neighbourhood Plan policies.

MANAGEMENT OF THE WATER ENVIRONMENT

REASONED JUSTIFICATION

With the rivers Colne, Thames and the Colne Brook being nearby, severe flooding has happened on several occasions over the past few years. It is necessary, therefore, for the design and layout of new development to show how it will address the specific requirements of our area in relation to flood risk especially since our vacuum operated sewerage system is vulnerable to flooding.

The experience from the recent 2014 floods has put the importance of flood risk management at the forefront of the community mind when considering new development in the Plan area.

National planning policy regarding flooding is set out in paragraphs 100-104 of the NPPF 2012 which is further elaborated in the Planning Practice Guidance

The thrust of national policy is to avoid putting vulnerable development, which includes residential development, into areas that are at risk of flooding. The approach is that wherever possible such development should be placed outside Flood Zones 2 and 3 as shown on the Environment Agency's Flood Maps, thereby avoiding putting more people and property at risk. This is known as the sequential approach i.e. identifying locations for new development which lie outside the Flood Plain. This would require any allocation in the Plan area to be where the buildings or structures will not be at risk of flooding.

This is complicated by the fact that so much of the Neighbourhood Plan area lies within the Green Belt. At the wider Royal Borough level the opportunity arises of locating new development elsewhere in areas that do not flood. This is the approach that was identified in the Royal Borough's Strategic Flood Risk Assessment. The avoidance of flood risk areas is one of the strategic policies set out in the adopted local plan which, while it predates the NPPF, has followed established national advice on flood risk. Recent national advice in the Planning Practice Guidance recognises that some constraints outweigh the benefits of providing more housing developments and specifically quotes locations where development is to be restricted as those at risk from flooding along with other examples that include Green Belt and Local Green Space.

The relevant Local Plan policy is Policy F1 of the adopted Local Plan which includes a general presumption against residential and non-residential development, if by itself or cumulatively with other development it will:

- Impede the flow of flood water
- Reduce the capacity of the Flood Plain to store flood water
- Increase the number of people or properties at risk of flooding

These principles are reflected in the Neighbourhood Plan policy on this important topic. Policy F1 does allow the replacement of homes on a site, allowing for a floorspace by floorspace basis, but also allowing for the property to be extended by a maximum of 30²m. A similar limit applies to those extensions that require planning permission.

This Neighbourhood Plan reflects both national advice and local plan policy by including general presumption against all new buildings in areas liable to flood unless it is infrastructure or facilities that have to be located by the river such as boatyards. This is to ensure that no additional people are placed at risk when flooding reoccurs nor should the placing of new buildings in the floodplain take up flood storage capacity which could lead to the flooding of areas not currently liable to flood.

New development in the Plan area can be allowed in terms of flood plain policy if it can be demonstrated that the levels of the site are above the level of water in the 1 in 1000-year flood event - these are known as Dry Islands.

However to be allowed, the applicant will be expected to demonstrate that any residents will have a safe exit route to land which will remain outside the flood area in serious events, as the flood water can remain in place for many weeks. Experience of recent floods has demonstrated that there is a viable evacuation route down Staines Road.

It is likely that in the context of flood plain policy the only acceptable residential development in Flood Zones 2 and 3 will be replacement dwellings and the extension of dwellings. Current policy allows a 30²m increase in floor space. However, notwithstanding the national and local policy presumption against inappropriate development in flood areas, existing properties generally still have permitted development rights (unless previously withdrawn) which now allow sizeable extensions and the construction of large ancillary buildings within the curtilage. The extent of an enlargement built using the permitted development route can be greater than allowable under planning policy and additionally imposes no controls over the method of construction and floor levels. This could allow solid substructures which do not allow water to flow or be stored under the living accommodation thereby displacing flood water and increasing flood risk to neighbouring properties.

The Neighbourhood Plan wishes to encourage development that is as flood resilient as possible and recognises that pushing residents to utilise their permitted development rights will generally result in less sustainable development. This can be achieved by a policy that allows properties still to be extended to the extent allowable by the permitted development rights but must be constructed in a way that maximises flood resilience and resistance through the exercise of planning control.

POLICY NP/SUSTDEV 02 – MANAGEMENT OF THE WATER ENVIRONMENT

Development proposals for residential or non-residential development within the areas shown within Flood Zones 2 and 3 as shown on the Environment Agency's Flood Maps will not be supported apart from the one for one replacement of houses and extensions to existing houses up to the limit allowable under the permitted development rights granted by Parts A and E of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 2015 or such secondary legislation that replaces it.

The design and construction of new buildings should have regard to national flood resilience guidance and other relevant policies in the development plan. Additionally, action should be taken where appropriate to improve and reduce the overall flood risk.

b) HOUSING

GOOD QUALITY DESIGN

REASONED JUSTIFICATION

This Neighbourhood Plan supports the NPPF's objective to achieve excellence in design, especially design that will help establish a "*strong sense of place*" and "*create attractive and comfortable places to live, work and visit*" (NPPF para 58).

We already have a rich variety of architectural styles in the area and we would like to see new development contribute to this variety, while at the same time being sympathetic to the existing character of the area and natural environment (as is also reflected in our policy NP/DG2 regarding density, scale and bulk of new builds.)

Our policies do not restrict development; instead they challenge applicants to deliver innovative development of high quality design that responds to its surroundings and is appropriate for our area.

Our Character Assessment should be used to inform the design approach in a planning application. The extent to which this is demonstrated in the development proposals should determine whether the proposal is in keeping with the character of an area.

POLICY NP/HOU1 - GOOD QUALITY DESIGN

Development proposals should:

- *Make a positive contribution to the character and sense of place of Horton and Wraysbury's built environment and landscape, thereby responding to the local distinctiveness of the Plan area through its excellence of design, the appropriateness of its height, layout, scale, massing and through the use of good quality locally appropriate materials*
- *Demonstrate a locally appropriate design and layout which takes account of the site's location and its context including the buildings in its immediate vicinity as described for the various zones within the Character Assessment that accompanies this Plan.*
- *Incorporates appropriate landscaping to provide a setting of the development within its immediate surroundings.*

Parking provision should be as per the table below or in accordance with the standards adopted within the Borough Local Plan if the minimum requirements in the BLP are greater.

<i>Accommodation type</i>	<i>Number of car parking spaces</i>
<i>1 bedroom house or flat</i>	<i>Minimum of 1 off road space</i>
<i>2-3 bedroom dwelling</i>	<i>Minimum of 2 off road spaces</i>
<i>4 or more bedrooms</i>	<i>Minimum of 3 off road spaces</i>
<i>Developments of 5+ dwellings</i>	<i>Additional 2 spaces per 5 dwellings</i>

- *Provide sustainable drainage and porous / permeable surfacing for driveways.*

FOOTPRINT, SEPARATION, SCALE & BULK

REASONED JUSTIFICATION

The trend in the last few years has been for new developments to be built to a much larger scale than that which is the general norm in our area. This is typified also where houses are built much closer to the boundaries of properties, resulting in loss of green frontage, space around the buildings, loss of privacy to surrounding properties and, when repeated, has a negative impact on the overall streetscape and the built environment.

The bulk and scale of the houses in new developments in the residential neighbourhood has also frequently been much greater than the properties they replace, so that they dominate their surroundings. There is serious concern within the community that this is harming the character of the area which we strongly want to protect and is adversely impacting on the amenity of neighbouring properties.

In the event of new homes being permitted, RBWM will consider the appropriateness or otherwise of a condition being imposed removing permitted development rights to erect side extensions without planning permission.

POLICY NP/HOU2 - FOOTPRINT, SEPARATION, SCALE & BULK

NP/HOU2.1

New development should respect the footprint, separation, scale, bulk and height of the buildings in the surrounding area generally and neighbouring properties in particular, unless it can be demonstrated that the proposed development would not harm local character.

NP/HOU2.2

All new development should respect:

- established building lines and arrangements of front gardens, walls, railings and use of green hedging and / or trees for highway boundaries, where such features are important to the character and appearance of the streetscape / area (see Character Assessment appendix)*
- established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street*
- Any new residential development including replacement dwellings, and also any side extensions to existing dwellings (where planning permission is required) will be expected to be set in a minimum distance of 1.5m from the side boundary of the property to avoid the creation of a terracing effect.*

SMALLER PROPERTIES & HOUSING MIX

REASONED JUSTIFICATION

As typical of villages across the country, a big issue in Horton and Wraysbury is to provide and protect the supply of smaller properties to meet the needs of our community.

It is important to the sustainability of the social fabric of our village community that we ensure a continued mix of housing types that allow people of all generations to live here. Evidence shows there is a demand for smaller units for both first time buyers and those wishing to downsize which is also backed up by the evidence contained within the Berkshire Strategic Housing Market Assessment (Chapter 9). This was a strong and consistent theme that emerged from the public consultation responses and which is one of the key themes that the Neighbourhood Plan needs to address.

Allocation in our neighbourhood of new developments to supply smaller houses is hugely restricted by the Green Belt and the Flood Zones, and recent years have seen the loss of two or three bedroom homes to much larger replacement dwellings we want to encourage the of small houses where possible. In the event of new homes being permitted, RBWM will consider the appropriateness or otherwise of a condition being imposed removing permitted development rights to erect side extensions without planning permission.

POLICY NP/HOU3 - SMALLER PROPERTIES & HOUSING MIX

NP/HOU3.1

All housing proposals of five or more units should deliver at least 20% of these units as one- or two-bed properties.

NP/HOU3.2

The provision of small properties (one to two bedrooms) suitable for older people and starter homes for young people will be supported, subject to other policies in the Plan.

CHANGE OF USE

REASONED JUSTIFICATION

Because of the difficulties of identifying housing sites to meet local needs, both within and outside the Green Belt, the Plan encourages the redevelopment of previously developed land, i.e. brownfield sites, for housing purposes (so long as there is no greater impact on the openness of the Green Belt). In addition it also seeks to support the conversion of existing commercial premises, especially if the existing use is no longer viable, or is unneighbourly, to new homes. This could be a ready source of a supply of smaller properties which the Plan is seeking to promote. Such proposals would need to comply with other policies in the development plan, including those related to flooding.

POLICY NP/HOU4 – REDEVELOPMENT & CHANGE OF USE

Development proposals for a change of use of existing buildings including commercial sites or for their redevelopment for residential use will be supported where they comply with other relevant policies in the Development Plan.

Where the properties or sites are located within the Green Belt the developments concerned should have no greater impact on the openness of the Green Belt than that of the existing building or buildings.

WATER SUPPLY, WASTE WATER DRAINAGE, SURFACE WATER AND SEWERAGE INFRASTRUCTURE

REASONED JUSTIFICATION

It is important that with any new development within the Horton and Wraysbury area that there is existing capacity for both the water supply and Sewerage/Wastewater infrastructure. Applicants will be expected to show that there will not be a net increase in demand as a result of the development unless it can be shown the capacity exists and it will not cause problems for existing residents and businesses. This may require discussions with Thames Water to establish:

- The development's demands for water supply and network infrastructure both on and off-site and how they can be met
- The development's demands for sewerage treatment and network infrastructure both on and off site and how they can be met and
- The surface water drainage requirements and flood risk of the development both on and off site how they can be met.

POLICY NP/HOU5 – WATER SUPPLY, WASTE WATER, SURFACE WATER and SEWERAGE INFRASTRUCTURE

Development proposals should demonstrate that there is adequate water supply, waste water capacity and surface water drainage, both on and off the site to serve the development and that it would not lead to problems to existing or new users.

Drainage on the site must maintain separation of foul and surface water flows.

c) BUILT ENVIRONMENT & COMMUNITY ASSETS

EDUCATION

REASONED JUSTIFICATION

Wraysbury Primary School on Welley Road primarily serves Horton and Wraysbury and whilst it has recently been extended, the Neighbourhood Plan is mindful of any future need for further expansion e.g. an attached nursery.

POLICY NP/BE1 – EDUCATION

Proposals to extend the Wraysbury Primary School and / or to provide a nursery school on the Primary School site will be supported where:

- The proposal is an extension or alteration of existing buildings which does not result in disproportionate additions over and above the size of the original buildings; or*
- The proposal is a limited infilling or the partial or complete redevelopment of the existing buildings on the site which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*

PROTECTION OF BUILDINGS VALUED BY THE COMMUNITY

REASONED JUSTIFICATION

Heritage assets are defined as a “building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing) (Annex 2, NPPF).

Throughout the Plan area there are buildings and structures that, while not of specific special historic or architectural interest to warrant designation as listed buildings, have a distinct and valued local character and/ or appearance that are worthy of retention as part of any proposal.

They are as follows:

Remenham House, The Drive, Wraysbury: Part of the Mansion of Remenham and Cow built around 1884

North Lodge, The Drive, Wraysbury: One of the Remenham lodges built around 1884

The Windmill, The Splash, Wraysbury: Built in 1995 using timber salvaged from Tilbury Docks Tall Ships sidings built by prisoners from the Napoleonic Wars. The windmill is similar in design to one built at Lacey Green near High Wycombe c1650.

The Grange, Windsor Road, Wraysbury: Dating back to the 14th century and used as a vicarage until the late 17th century when it became privately owned. The Great Hall includes large stained glass windows and a minstrels’ gallery.

The former school, Horton Road, Horton: Originally a Church of England Primary School built in 1878 with the aid of a grant from St. Michael’s Church. It remained the school for children from

Horton village until it was finally closed in 1973. Since then the building has been renovated and used as offices.

Wraysbury High Street Area: Many of these buildings are Victorian as recognised in the RBWM Townscape Assessment and which recommends the conservation of the historic gateways of the High Street/Station Road/The Green and High Street/Staines Road/Windsor Road, plus the views along the historic High Street, which includes the Baptist Church and the Perseverance Public House.

Any planned changes will also be given consideration / advice by the established 'Wraysbury & Horton Heritage Committee'.

POLICY NP/BE2 – HERITAGE ASSETS

The following properties are identified as locally important heritage assets:

Remenham House, The Drive, Wraysbury

North Lodge, The Drive, Wraysbury

The Windmill, The Splash, Wraysbury

The Grange, Windsor Road, Wraysbury

The former school, Horton Road, Horton

Wraysbury High Street Area as per the schedule of buildings below:

The Oast Barn, Staines Road

'Albert Place', 6-12 Staines Road

'Alexandra Villas', 4 Staines Road

2 Staines Road

56 High Street

14, 16 High Street

Wraysbury Baptist Church

4-12 High Street

15-23 High Street

25 High Street

27-33 High Street

1-3 Station Road

5-7 Station Road

Brook Villa, The Green

Development proposals which would directly or indirectly affect the locally important heritage assets should safeguard and where possible enhance the heritage asset. The effect of a development proposal on the significance of the identified locally important heritage assets will be taken into account in determining the relevant planning application having regard to the scale of any harm or loss and the significance of the heritage asset concerned.

Listed buildings (see panel below) are already afforded protection by national policy and existing local plans as well as enjoying statutory protection, so there is no need for a separate Neighbourhood Plan policy.

LISTED BUILDINGS

Horton

LITTLE COURT, BELLS LANE, Horton
THE OLD RECTORY, HORTON ROAD, Horton
CHURCH OF ST MICHAEL, STANWELL ROAD, Horton
THE FIVE BELLS PUBLIC HOUSE, STANWELL ROAD, Horton (now known as THE HORTON ARMS)
HORTON CEDARS, DATCHET ROAD, Horton
LYCH GATE TO NORTH OF CHURCH OF ST MICHAEL, STANWELL ROAD, Horton
DAIRY OF BERKYN MANOR AT NORTH EAST CORNER OF HOUSE, Off STANWELL ROAD, Horton
HORTON LODGE, HORTON ROAD, Horton
ASHGOOD FARMHOUSE, STANWELL ROAD, Horton
THE CROWN PUBLIC HOUSE AND ATTACHED BARN, THE GREEN, Horton
BROOKFIELD, DATCHET ROAD, Horton
MILDRIDGE FARMHOUSE, HORTON ROAD, Horton
CHURCHYARD WALL, WEST OF CHURCH OF ST MICHAEL, STANWELL ROAD, Horton

Wraysbury

GREENWOOD, STATION ROAD, Wraysbury
THE OLD VICARAGE, VICARAGE LANE, Wraysbury
CHURCH OF ST ANDREW, Off WINDSOR ROAD, Wraysbury
MAGNA CARTA HOUSE, MAGNA CARTA LANE, MAGNA CARTA ISLAND, Wraysbury
TITHE FARM COTTAGE, STATION ROAD, Wraysbury
KING JOHN'S HUNTING LODGE, Off OLD FERRY DRIVE, Wraysbury
THE PERSEVERANCE PUBLIC HOUSE, HIGH STREET, Wraysbury
DOWNHAMS, STAINES ROAD, Wraysbury
ANKERWYCKE PRIORY RUINS, STAINES ROAD, Wraysbury
GEORGE INN, WINDSOR ROAD, Wraysbury
MANOR FARMHOUSE, WINDSOR ROAD, Wraysbury
ANKERWYCKE PRIORY – categorised as "Scheduling"

PROTECTION OF COMMUNITY FACILITIES

REASONED JUSTIFICATION

This policy identifies those built community facilities that will be protected from a change of use that will result in a loss of their community value. Some may already have protection from demolition given they are designated heritage assets but this policy seeks to ensure their community value is sustained.

Further, it encourages proposals to enable the facilities to remain viable community facilities, in line with the 2003 Borough Local Plan CF1.

POLICY NP/BE3 – COMMUNITY FACILITIES

Development proposals to sustain or extend the existing community use of the following buildings and the development of new facilities will be supported where they complement the use or viability of the community element of the facility concerned; (as identified on the Community Facilities Map below)

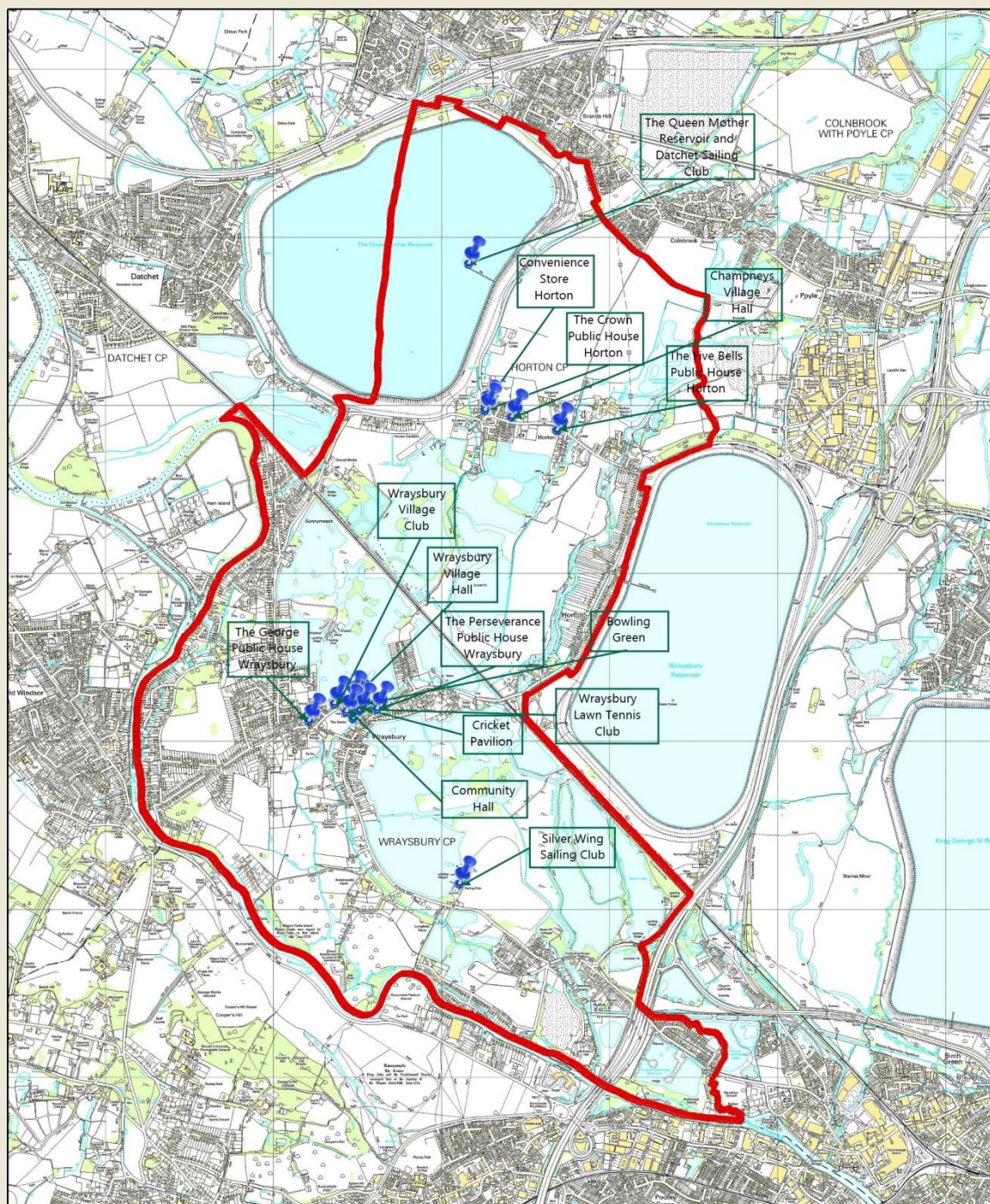
Horton Parish Sites:

- i. The Crown Public House
- ii. The Horton Arms Public House (previously known as the Five Bells)
- iii. Champneys Village Hall
- iv. The Queen Mother Reservoir & Datchet Sailing Club
- v. The convenience store

Wraysbury Parish Sites:

- i. Wraysbury Village Hall
- ii. Wraysbury Village Club
- iii. The George Inn Public House
- iv. The Perseverance Public House
- v. Cricket Pavilion
- vi. The Community Hall (on the Village Green)
- vii. The Bowling Green
- viii. Wraysbury Lawn Tennis Club
- ix. Silver Wing Sailing Club

Proposals that will result in the loss or significant reduction in scale, of a community facility identified in this policy will not be supported unless suitable alternative facilities are provided or it can be demonstrated the existing facility is no longer viable and that an alternative community use cannot be identified for the building concerned.



Planning

Scale: 1:30,000

Map printed on: 16 Feb 2017

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Legend



Proposed Horton and Wraysbury Neighbourhood Area



Community Facilities

The Royal Borough



Windsor & Maidenhead

For more detailed maps see Appendices section (a)

d) OPEN ENVIRONMENT

LANDSCAPE

REASONED JUSTIFICATION

To protect and maintain our existing green spaces, footpaths and the natural environment for recreation and wellbeing, taking the opportunities offered by the River Thames Scheme to enhance the accessibility, leisure and ecological amenities where possible whilst working in conjunction with the National Trust, Natural England and the Colne Valley Regional Park.

POLICY NP/OE1 - LANDSCAPE

Development should conserve and enhance the quality and character of the landscape in the Neighbourhood Plan area and within the context of the Colne Valley Regional Park. In particular development will be expected to retain and where possible improve the visual appearance of the land within the Plan area by protecting and enhancing of the landscape features such as vegetation, existing trees and hedgerows, and the open nature of the riverside meadows as well as the riparian setting of the Rivers Colne, Thames and the Colne Brook and the flooded gravel pits which are situated in the Plan area.

PROTECTION OF ECOLOGICALLY IMPORTANT SITES

REASONED JUSTIFICATION

The Horton and Wraysbury Plan area has a wide range of ecologically important sites ranging from the Ramsar Sites e.g. Wraysbury Lakes which are sites of international importance linked to the migration of birds and nationally designated SSSIs such as Wraysbury & Hythe End Gravel Pits.

POLICY NP/OE2 – ECOLOGY

Development proposals that conserve and enhance biodiversity and comply with other relevant policies will be supported.

Development proposals should give particular regard to ecological networks and should:

- Retain, protect and enhance features of biodiversity interest and ensure appropriate management of those features*
- Ensure that any adverse impacts (either alone or in combination) are avoided or if unavoidable minimised through mitigation with any residual impacts being compensated for (having regard to the hierarchy of designation).*

Development proposals that would have an unacceptable adverse impact on the ecological or biodiversity resources in the neighbourhood area, and which cannot be appropriately avoided or mitigated, will not be supported.

PROTECTION & MAINTAINING OF FOOTPATHS

REASONED JUSTIFICATION

There exists a network of public rights of way around the two villages which provide access into the countryside and are a valued recreational resource. However, this network is limited compared to other parishes in the Colne Valley and opportunities should be taken to enhance the network and create circular walks for the benefit of local residents. The network of footpaths and bridleways must be protected, maintained and enhanced through such initiatives as the River Thames Scheme and by negotiations with private landowners.

The network of lakes between Horton and Wraysbury are disused gravel pits which are now used for leisure pursuits. They form private fishing lakes, sailing clubs, and a dive centre. There are some lakeside public footpaths, while over time other paths have developed as locals regularly used them for walking and bird watching.

Most of the lakes benefit from designation as Sites of Special Scientific Interest (SSSI) and European Ramsar protection, as the landscape is colonised by a variety of birds and wildlife habitats.

It is the Parish Councils' intention to keep public footpaths accessible by walking the routes (sometimes referred to as "Beating the Bounds"). In addition, the Wraysbury Walking Group has been formed to ensure established routes and footpaths are regularly used and enjoyed around Horton and Wraysbury by residents of the villages.

POLICY NP/OE3 – PUBLIC RIGHTS OF WAY

Development proposals should be designed and arranged to safeguard existing public rights of way and their settings. Proposals which would involve the loss of a public right of way or where an appropriate and attractive redirection could not be achieved will not be supported.

LOCAL GREEN SPACES

REASONED JUSTIFICATION

Under the NPPF, Neighbourhood Plans have the opportunity to designate Local Green Spaces which are of particular importance to the local community. This will afford protection from development other than in very special circumstances.

Paragraph 77 of the NPPF says that Local Green Spaces can be designated:

"where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and is not an extensive tract of land."

Green spaces have been identified in the villages of Horton and Wraysbury as detailed below:

- i. **Horton Village Green:** A small grassed island in front of the Crown Public House. The Green is distinguished by the War Memorial, a flag pole, Memorial Rose Garden and a maturing oak tree. It is the focal point for formal and informal Village occasions including Christmas carols and a Remembrance Day service.
- ii. **Horton Village Play Area:** Located next to Champney Hall in Stanwell Road this secure play area for children contains a number of both traditional and modern pieces of play equipment.
- iii. **Wraysbury Village Green:** The Village Green is designated common land and lies between Windsor Road, The Green (road) and the Colne River. The Cricket Pavilion and Scout Hut are situated at the end of The Village Green and cricket matches take place at week-ends and mid-week during the summer months. The Village Green is also used by residents all year round as an area of recreational space and hosts the annual Village Fair.
- iv. **Wraysbury Children's Play Park:** This secure play area lies at the South Eastern corner of the Village Green and contains an array of traditional and modern play equipment including swings, climbing frames and slides.
- v. **Ankerwycke National Trust Land:** One hundred and ninety acres of farm, park and woodland owned and managed by the National Trust and forming part of the Colne Valley Regional Park. Ankerwycke Island is home to an ancient 2,500 year-old yew tree – one of the Queen's jubilee trees and fabled to have been a courting hideaway for Henry VIII and Anne Boleyn – and the ruins of a 12th Century St. Mary's Priory, also documented as instrumental to the sealing of the Magna Carta. Both are visible from Runnymede on the opposite side of the River Thames. There are footpaths from the Thames to St. Andrew's Church which encompass Magna Carta Lane, and it is a haven for flora and fauna.
- vi. **Wraysbury Memorial Ground:** The Memorial Ground is located at the end of The Green behind the Village Hall. Its rear boundary is the Wraysbury 1 Lake. It provides vista and recreational space for the Wraysbury Village Hall residents as well as being home to the Wraysbury Football Club who host regular football games throughout the season.
- vii. **The Kayles, Old Ferry Drive:** An area of woodland and grass adjoining Thames field.
- viii. **Arthur Jacob Nature Reserve:** A wetland reserve of 4.6 hectares situated adjacent to the Colne Brook River. There are four lagoons, some with islands, and the site has been extensively planted with trees, shrubs, wildflower meadows and aquatics. Dipping platforms and a bird hide are provided.
- ix. **Poyle Poplars Woodland:** This 15 acre woodland site is located next to the Arthur Jacob Nature Reserve in Stanwell Road, Horton. It is owned by the Royal Borough of Windsor & Maidenhead and is planted with native trees including black poplar. It attracts wildlife and provides a secluded shaded walking area.
- x. **The Swimming Area (land owned by the Scouts leading down to Wraysbury 1 lake):** This piece of land is used for outdoor lakeside events including barbecues and for November 5th every year.
- xi. **Green area in Waylands:** An important green space in the northern part of Wraysbury near to the Primary School.
- xii. **Bunded area between 94a and 98 Welley Road:** An area set with plants and bulbs making a pleasant entry to the village along Welley Road.
- xiii. **Eight Yards either side of River Colne:** Wraysbury residents enjoy right of access to either side of this river as a result of an Enclosure Act award.

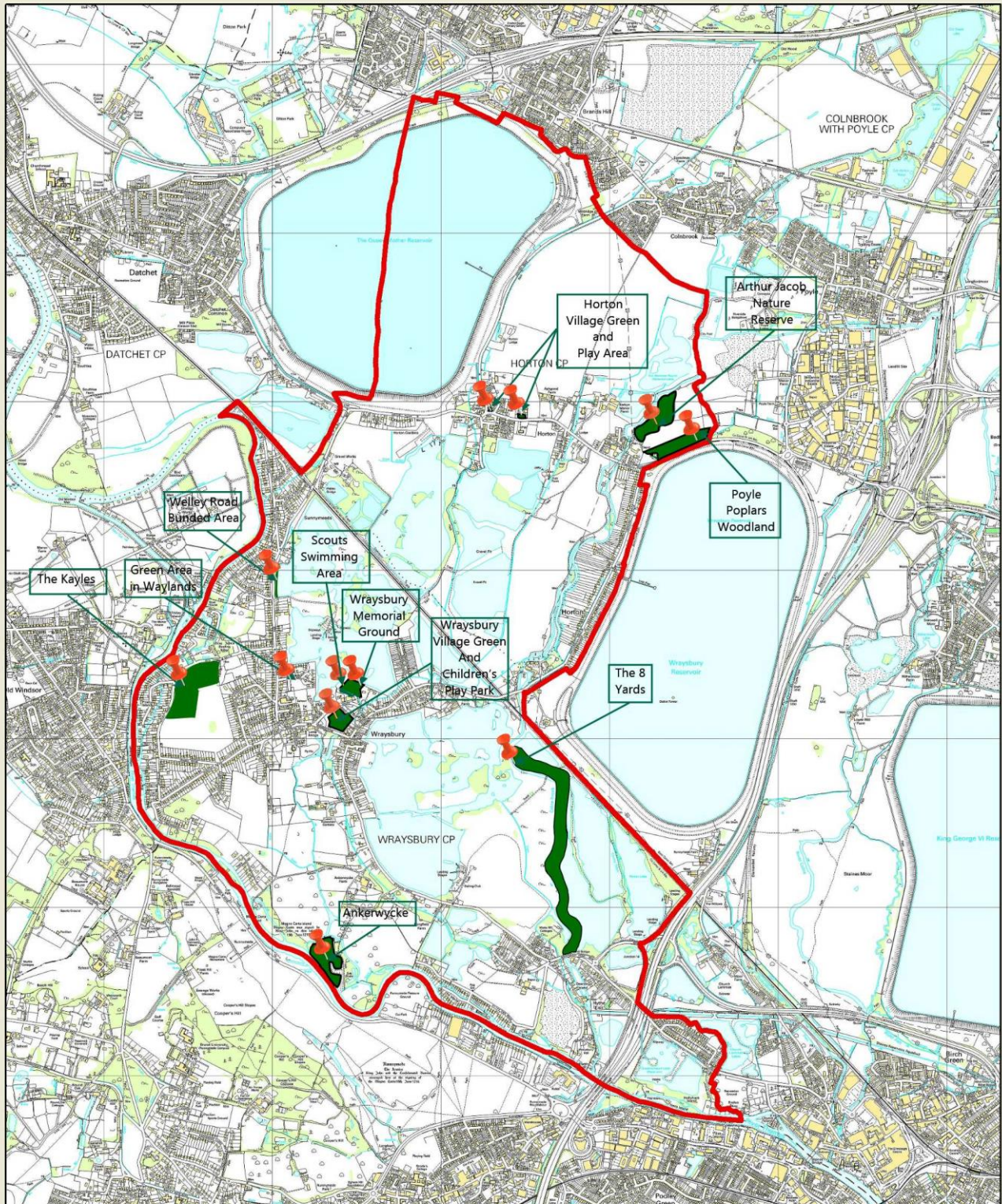
Policy OE4 designates Local Green Spaces and applies the approach in the NPPF to their long-term maintenance. The very special circumstances where development may be supported within Local Green Spaces will be a matter for RBWM to determine on a case-by-case basis. However, these circumstances may include proposals which enhance the role and function of a designated Local Green Space and where the proposal would result in the development of appropriate community infrastructure.

POLICY NP/OE4 – LOCAL GREEN SPACES

The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Local Green Spaces maps on pages 37 to 39.

- i. Horton Village Green*
- ii. Horton Village Play Area*
- iii. Wraysbury Village Green*
- iv. Wraysbury Children's Play Park*
- v. Ankerwycke National Trust Land*
- vi. Wraysbury Memorial Ground*
- vii. The Kayles, Old Ferry Drive*
- viii. Arthur Jacob Nature Reserve*
- ix. Poyle Poplars Woodland*
- x. The Swimming Area (land owned by the Scouts leading down to Wraysbury 1 lake)*
- xi. Green area in Waylands*
- xii. Bunded area between 94a and 98 Welley Road*
- xiii. Eight Yards either side of River Colne*

Development will not be supported within local green spaces unless in very special circumstances.



Planning

Scale: 1:30,000

Map printed on: 8 Nov 2019

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Legend

- Proposed Horton and Wraysbury Neighbourhood Area
- Local Green Spaces

The Royal Borough



Windsor & Maidenhead



i Horton Village Green



ii Horton Village Play Area



iii Wraysbury Village Green



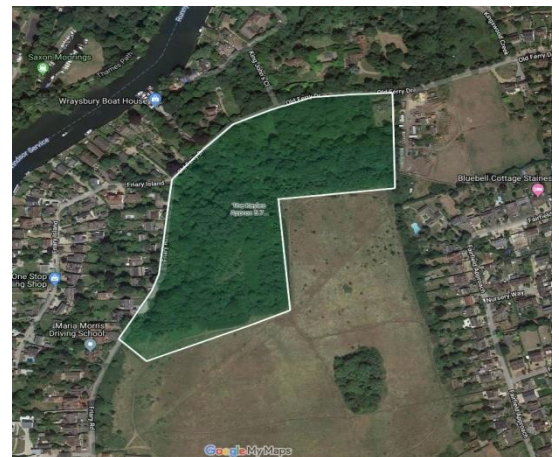
iv Wraysbury Children's Play Park



v Ankerwycke National Trust land



vi Wraysbury Memorial Ground



vii The Kayles, Old Ferry Drive



viii Arthur Jacob Nature Reserve



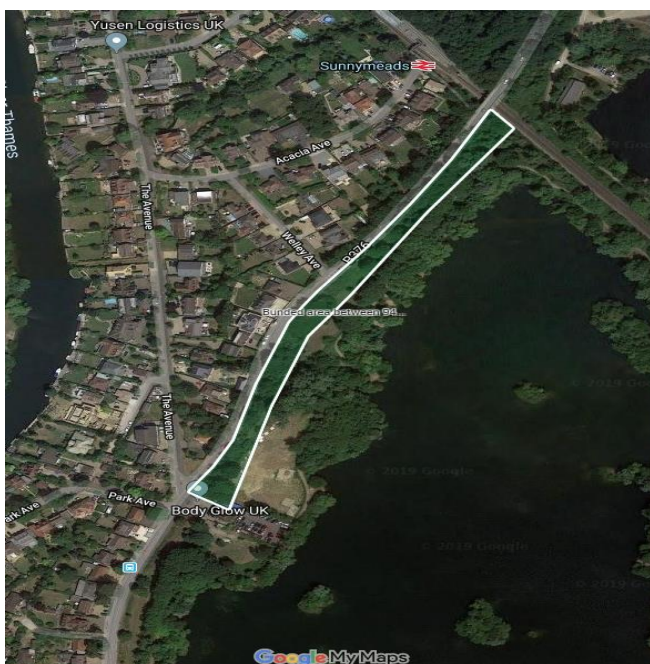
ix Poyle Poplars Woodland



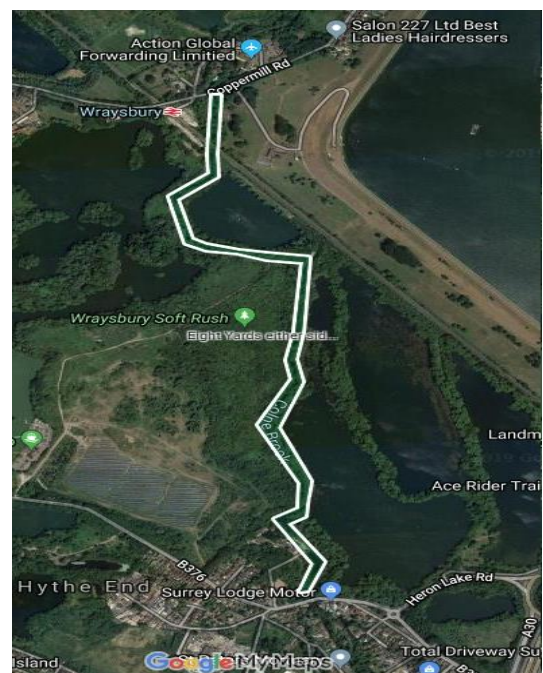
x The Swimming Area



xi Green Area, Waylands



xii Bunded Area, Welley Road



xiii Eight Yards, River Colne

e) BUSINESS & ECONOMY

RETAIL BUSINESSES

REASONED JUSTIFICATION

Horton has a single convenience store and Wraysbury has a number of shops that provide services to the villages which are highly valued and which avoid longer trips by car to neighbouring towns and villages. In addition they provide valuable employment to the villages. The protection of local facilities through neighbourhood plans is commended in national planning guidance.

POLICY NP/BUSEC1 – RETAIL BUSINESS

Proposals for the change of use of properties in retail or retail-related use (Class A1 to A5 inclusive) to other uses will not be supported unless it can be demonstrated that the continued retail use is no longer viable and that there is evidence that the property has been marketed on reasonable terms for a 12 month period.

COMMERCIAL PREMISES

REASONED JUSTIFICATION

The Plan recognises the importance to the balance of the community of the importance of existing businesses in the Plan area, both in terms of the services they deliver and also the employment and economic benefits they provide. The policy recognises that often businesses will need to redevelop their property or alter or extend them and the Plan generally supports that investment so long as the proposals comply with other relevant development plan policies.

POLICY NP/BUSEC2 – COMMERCIAL PREMISES

Proposals for the redevelopment of existing employment and commercial premises, or their extension or alteration for continued employment generating uses will be supported subject to the proposals also complying with other relevant policies in the Development Plan.

6. NON-LAND USE ACTIONS

During the preparation of the Plan, a number of aspirations were identified by the community for the improvement of our area. These are now documented in the Plan as projects which, although they do not carry planning weight, are included in this section to provide a focus for community action.

It is proposed that these projects be driven forward by the Parish Councils, action groups and other stakeholders to deliver the stated objectives.

f) TRANSPORT & MOVEMENT

TRAFFIC MANAGEMENT

REASONED JUSTIFICATION

The Questionnaire survey revealed that the majority of respondents were 'dissatisfied' with the current traffic calming measures (54%).

Comments were mainly against the road ramps or cushions which they complained were (unlike full width humps) not effective in slowing down vehicles - particularly large commercial vehicles and those using our villages as a cut-through. Most felt there was evidence that the cushions damaged cars as they go over them in an uneven manner. A sizeable number, 190, commented on traffic calming, and only 8 had a positive comment on road cushions/ramps.

Comments suggested speeding was still a problem, highlighting Station Road coming from the railway bridge to the village centre and methods other than speed cushions should be investigated.



SatNav showing traffic build up

There is strong evidence that both villages are being used as a cut-through for traffic between the M25 and the M4. Of particular concern are the many heavy goods vehicles through our village causing congestion and air pollution.



Welley Rd traffic

The idea to promote cycle lanes where possible around the parishes got a 66% positive response. Certainly the dangerous road into Staines-upon-Thames could be improved for both cyclists and pedestrians.

Both Horton and Wraysbury Parish Councils recognise the issues of motorists using the villages as a cut-through for avoidance of M25 and M4 congestion and will seek traffic management measures to deter traffic in these instances.

TM1 - TRAFFIC MANAGEMENT INCLUDING PEDESTRIANS & CYCLISTS

The Parish Councils along with the local community and action groups will pursue improvements to road safety for all road users, specifically:

- a) initiatives to deter excessive speeding
- b) seeking HGV 'access only' restrictions for the villages
- c) promoting improved cycle ways and pedestrian footways
- d) working with RBWM Highways to introduce a Traffic Plan to actively reduce traffic through the villages

PARKING

REASONED JUSTIFICATION

The survey also revealed concerns over the inadequacy of the High Street car park thereby forcing shoppers to park haphazardly on the High Street footways.

TM2 - PARKING

The Parish Councils with the support of local community and action groups will actively seek more parking spaces in the village centres and to mitigate pavement parking without affecting trade to our local high street shops.

PUBLIC TRANSPORT

REASONED JUSTIFICATION

The survey revealed that 75% of respondents wanted improvements to the bus system, especially a direct service to Windsor while 30% wished for more coverage for Horton. A service to Maidenhead saw a 20% interest.

More frequency of buses and trains (70%) and subsidised fares to improve services (52%) were highlighted, with comments that not all parts of our villages are covered and suggestions that a hopper service could connect the villages with Datchet surgery and Windsor.

Train services from our stations are well used – 56% saying they 'occasionally' travel by rail with 25% 'often'.

Improvement to bus services in our community is important with regard to reducing car use to be environmentally friendly and for the increase in our elderly population.

The issue of transport to Datchet Surgery for the elderly and those without cars came under the 'Health in the Community' question - but it is understood this is being partially solved by the Wraysbury Voluntary Care service operated by our Community Pharmacist.

TM3 – PUBLIC TRANSPORT

The Parish Councils with the support of local community and action groups will seek to: -

- a) secure or improve bus services to our villages and to work with RBWM and the bus operators to achieve this and to explore whether a hopper service would be feasible
- b) retain the direct train services from Sunnymeads Station and Wraysbury Station to Windsor & Eton Riverside and London Waterloo
- c) support the maintenance and improvement of the facilities of both Sunnymeads and Wraysbury stations

g) KEY FACILITIES

COMMUNITY ISSUES

REASONED JUSTIFICATION

Further results from our survey indicated the community wishes that the following key facilities be maintained and improved, as appropriate.

KF1 - COMMUNITY FACILITIES

The Parish Councils with the support of local community and action groups will lobby appropriate organisations to maintain the Post Office in Wraysbury and the convenience store in Horton as well as all organisations that offer recreational and social facilities to both village communities.

KF2 - COMMUNITY HEALTH

The Parish Councils with the support of local community and action groups will seek to retain the Community Pharmacy for both Horton and Wraysbury and encourage, through discussions with the Clinical Commissioning Groups, the reintroduction of a village based medical facility.

KF3 – PUBLIC FOOTPATHS & RIGHTS OF WAY

The Parish Councils will work alongside the National Trust, Natural England, the Colne Valley Regional Park and local community / action groups to retain existing and identify new walking routes and public footpaths for the benefit of the residents in both villages, for example through:

- Organised walking groups and events
- Public meetings
- Liaison with RBWM Public Rights of Way department

Opportunities to enhance public accessibility through designation of new rights of way or permitted paths will be sought where appropriate including through the River Thames Scheme and existing gravel pits through negotiation.

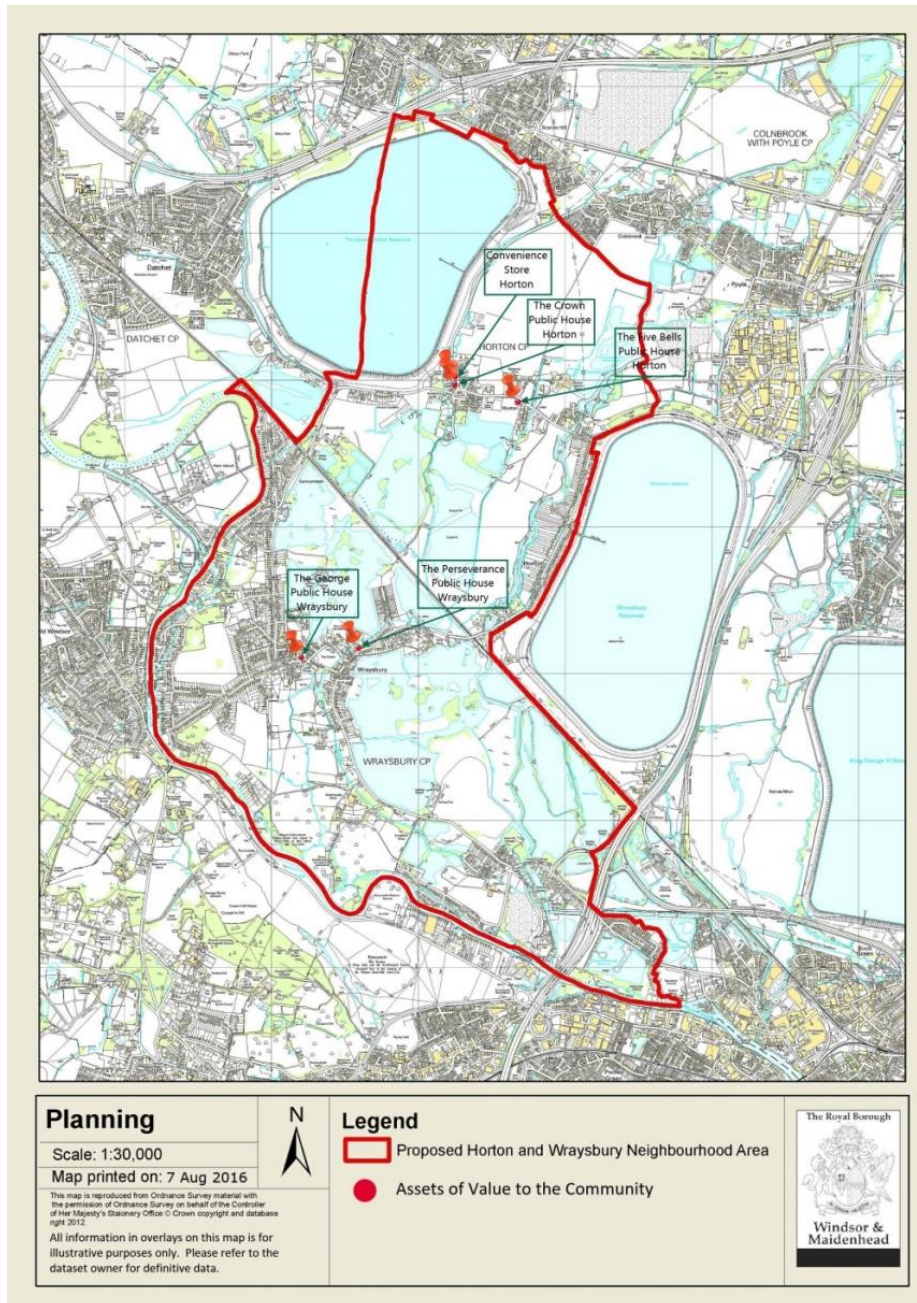
KF4 - EDUCATION

The Parish Councils with the support of local community and action groups will seek to widen the choice and opportunities for secondary schooling.

KF5 - ASSETS OF VALUE TO THE COMMUNITY

The Parish Councils will nominate the following buildings as an Asset of Community Value:

- The Crown Public House, Horton
- The Horton Arms Public House, Horton (formerly The Five Bells)
- The convenience store, Horton
- The George Public House, Wraysbury
- The Perseverance Public House, Wraysbury



For more detailed maps see Appendices section (b)

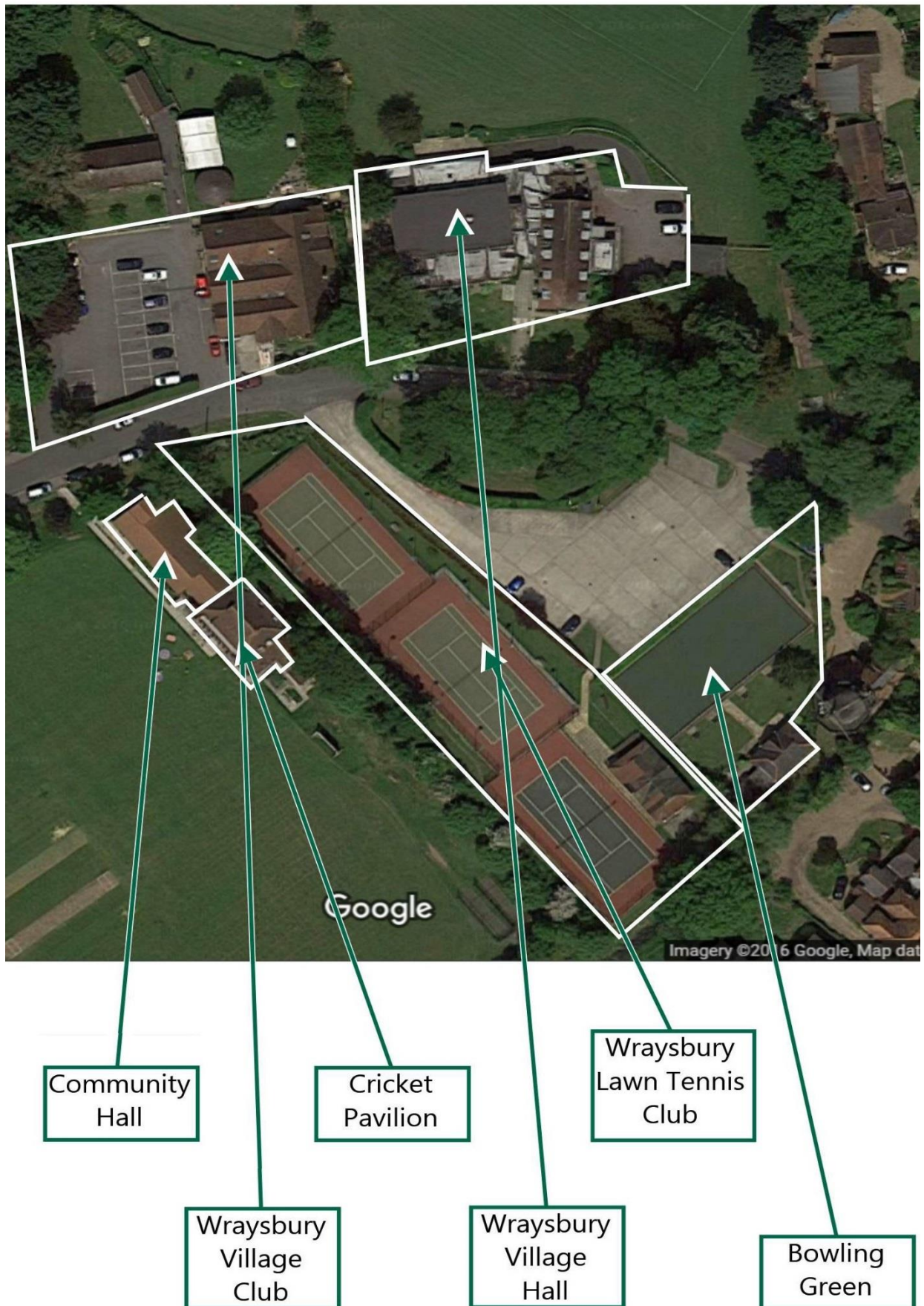
7. APPENDICES

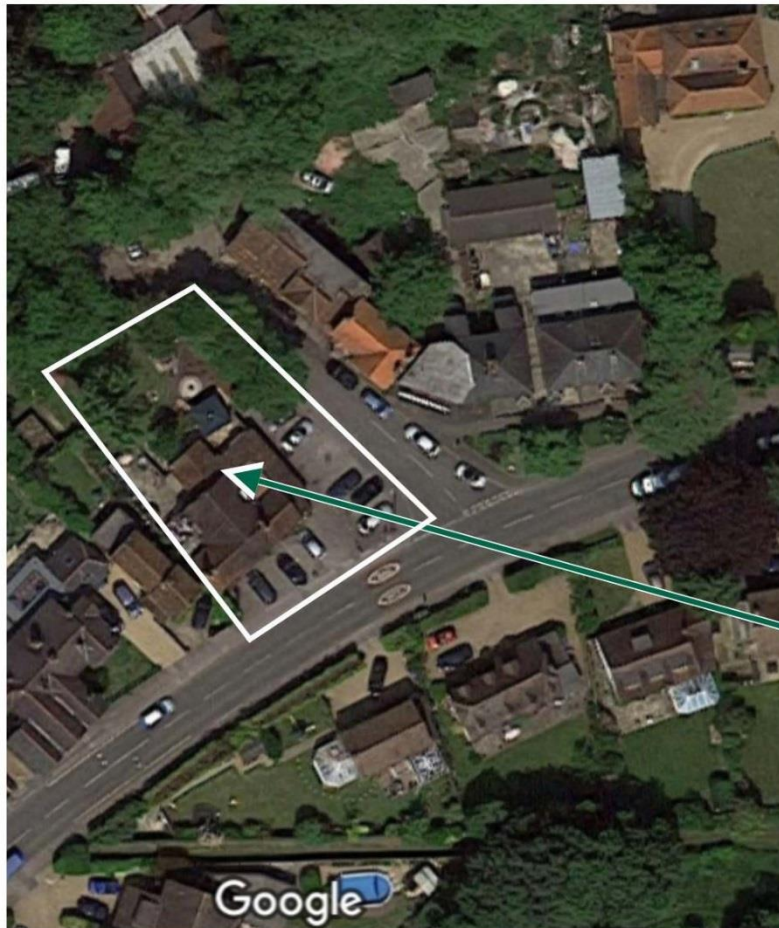
a) MAPS OF COMMUNITY FACILITIES



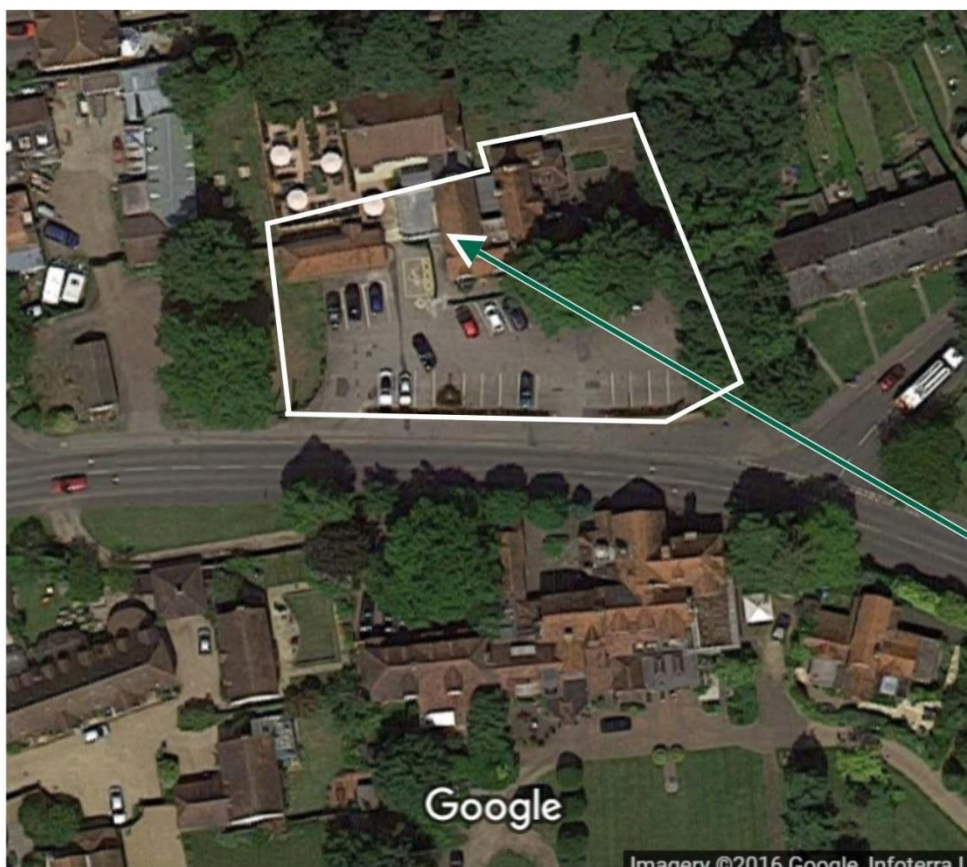


Queen Mary Reservoir
And
Datchet Sailing Club





The Perseverance
Public House
Wraysbury

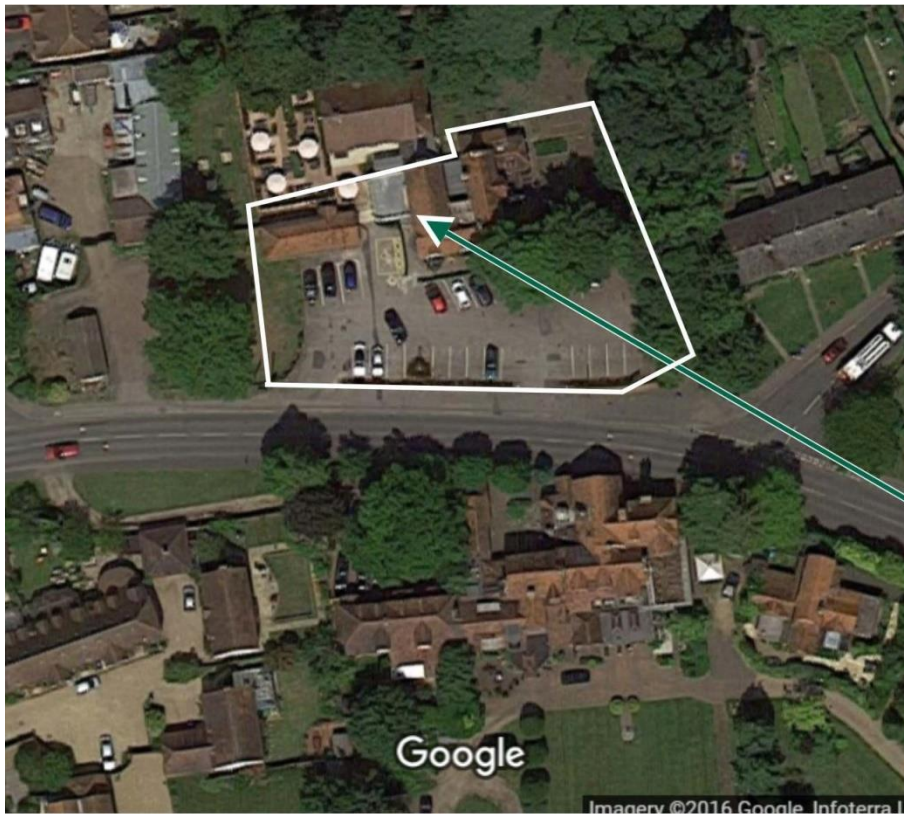


The George
Public House
Wraysbury

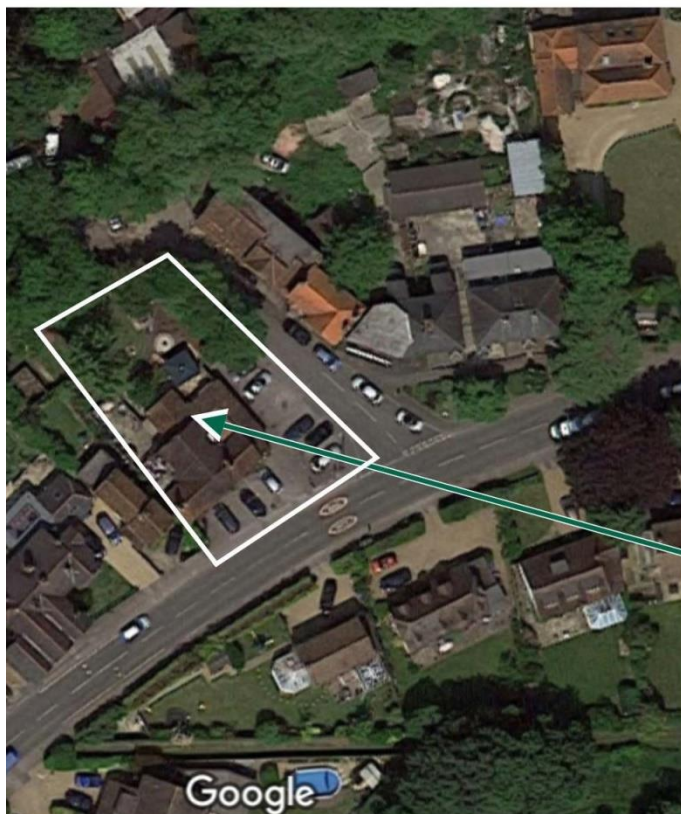


Silver Wing
Sailing Club

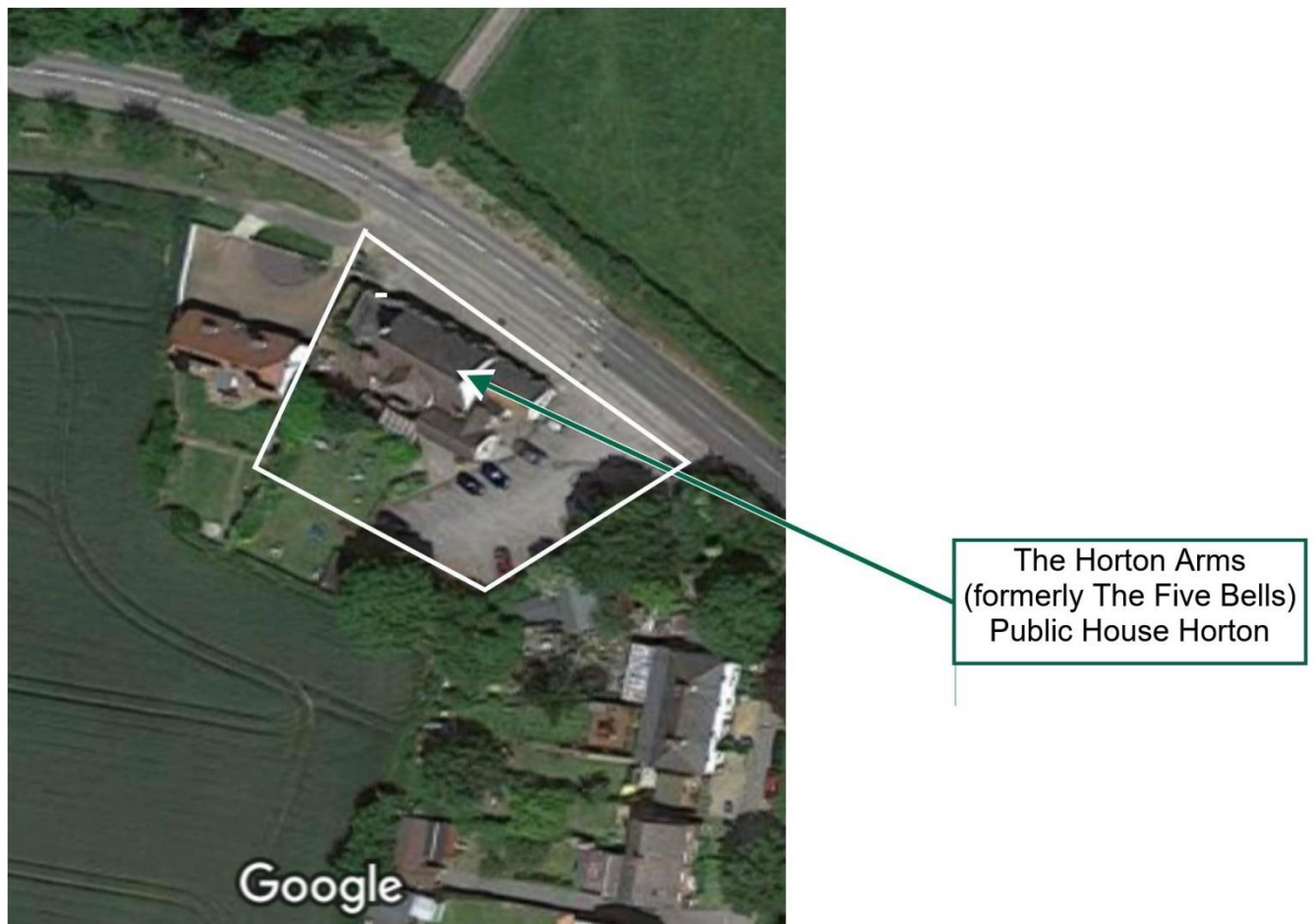
b) MAPS OF ASSETS OF VALUE TO THE COMMUNITY



The George
Public House
Wraysbury



The Perseverance
Public House
Wraysbury



c) CHARACTER ASSESSMENT

The Horton and Wraysbury Character Assessment was commissioned by both Horton and Wraysbury Parish Councils, initiated by Planning Aid England and fully developed by the Steering Committee. It also contains the RBWM Townscape Assessment relating to our area. The document provides an overview of the character and key qualities that define the built up areas of our Ward and will inform on the policies in the Neighbourhood Plan which will be used by the Royal Borough of Windsor & Maidenhead when considering planning applications submitted within the designated area. The Assessment recognises that there are various areas that have distinct characteristics and these are identified in the document.

What is a character assessment?

A character assessment is a document that describes the distinct appearance and feel of a settlement or an area. It communicates the key physical features and characteristics that combine to give a particular settlement or an area its local distinctiveness and unique identity.

“A character assessment’s role is to help ensure that change and development does not undermine whatever is characteristic or valued about any particular landscape.” - Landscape Character Assessment Guidance for England and Scotland.

○ **The Character Assessment should be read in conjunction with the Neighbourhood Plan and can be found on the Horton and Wraysbury Neighbourhood Plan website www.hwnp.co.uk.**

d) DEVELOPMENT DETAILS

The Development Details shall include all relevant information needed to facilitate an informed and effective consultation, including but not limited to:

- A site map showing the site’s location and its context within its immediate neighbourhood – including any areas of Green Belt, flood zones, the location of any SSSIs, SPAs, LWSs and heritage assets, landmark buildings or views
- An illustrative layout that shows how the proposed development could be accommodated on the site
- Scale, footprint, bulk and height of buildings
- Mix of dwelling types and tenure
- Design style and guidelines
- Improvements to infrastructure and facilities to be provided
- Access, parking, cycle and pedestrian ways and any required traffic congestion and parking assessments
- Landscaping and publicly accessible open spaces
- The location of trees and any that may be affected by the development
- Indicative timing and phasing of the proposed development
- Community benefits to be provided
- An analysis of how the development proposals comply with the whole policy framework including the Neighbourhood Plan.

The Information Pack for developers is available via Wraysbury or Horton Parish Councils.

8. ACKNOWLEDGEMENTS

This Plan has been prepared by the following:

Councillor Margaret Lenton
Councillor Diana Hughes
Councillor Peter Lord
The Late Betty Marlow
Councillor Eileen Coogan
Councillor Janet Crame
Mr Fred Parsons
Mrs Lynn Holden
Mrs Julie Gomme
Miss Dawn Funnell
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Brian Whiteley, (Planning Aid England advisor)
And various staff members at RBWM

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Councillor Colin Rayner
Councillor Samantha Rayner
Councillor Andrew Davies
Wraysbury & Horton Heritage Committee