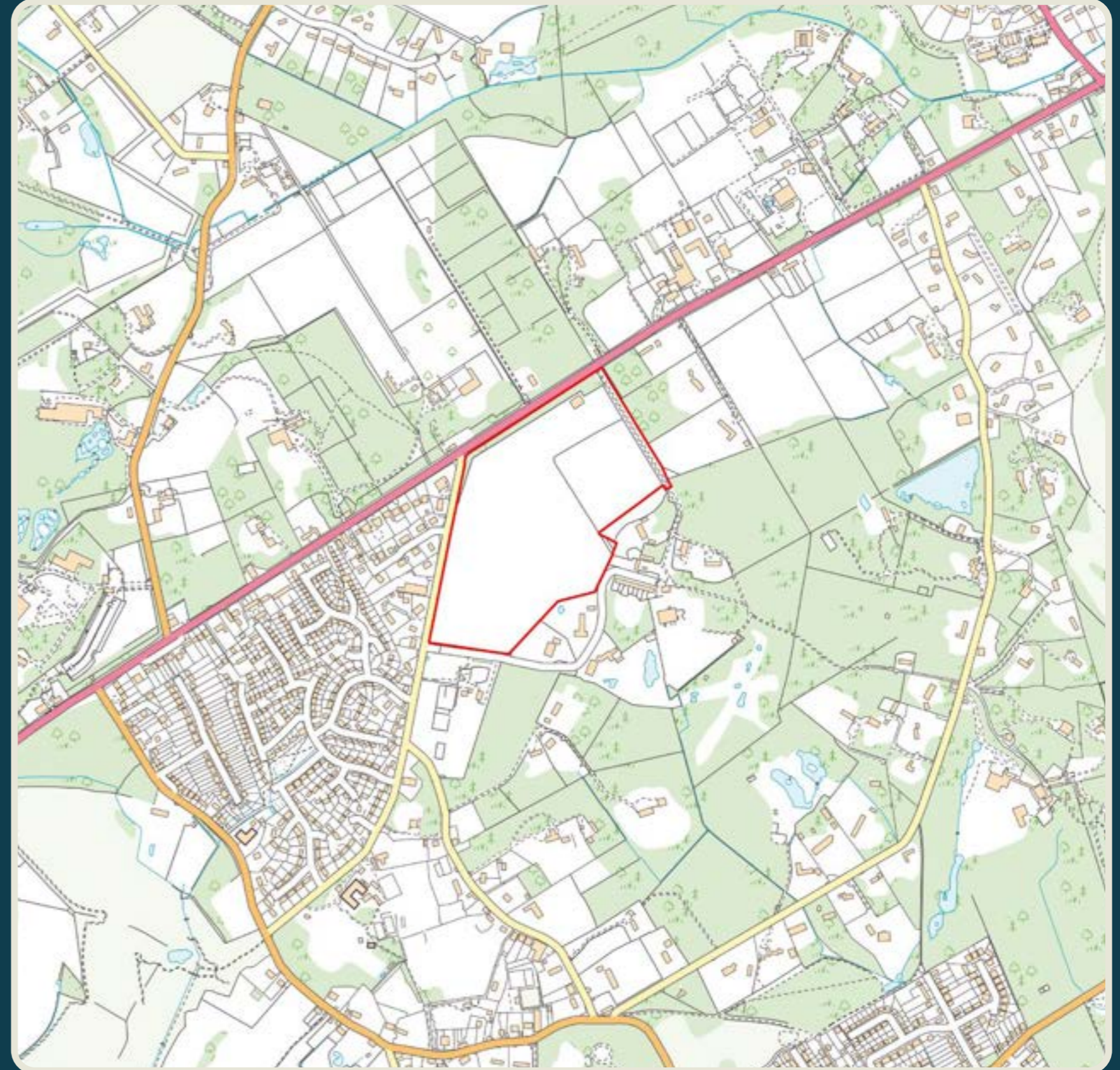


Welcome back

Hello, and welcome to our second public exhibition. This is an opportunity for the local community to see the updated proposals, and to share your suggestions and thoughts about the designs with members of the project team.

Our exhibition in November was well attended and provided constructive feedback, which we have used to refine the designs. We are pleased to be able to show you the changes.

The feedback you provide today and over the coming weeks will be used to help shape the proposals through the next stages of the planning process.



Supporting the village atmosphere

We know that Windlesham is home to a uniquely vibrant, active, and engaged community. This is something we celebrate and want to encourage and support with our proposals.

As well as circa 150 retirement residences, our plans include:

23 'starter homes' for first-time-buyers. This will provide much-needed housing and help keep Windlesham affordable for young families. It allows different generations to live nearby to one another.

10 plots for 'self-build' homes, supporting the ambitions of local people to build their dream home in Windlesham.

By creating a mix of people, lifestyles and tenures we aim to help Windlesham and Snods Ride sustain its strong sense of community and the village values that people have told us they cherish.



Community integration in practice

An integrated retirement community promotes active living and connection across the village at an older age. Unlike other retirement developments, integrated retirement communities are designed to encourage well-being through participation and connectedness with the wider community.

While still supporting their needs, we champion residents' independence. This creates a thriving, sociable community. Our integrated retirement villages facilitate healthier and happier lives.

Our villages are open to and integrated within their neighbourhood. The community within the retirement village works best when it has a strong relationship with its neighbours, and this means working with the local community to support events and opportunities that benefit everyone living in the area.



Amenities

Thrive Living by Retirement Villages Group has over 40 years of experience creating and managing integrated retirement communities across the UK.

Each community has a unique character that reflects the needs of residents, and those living nearby. However, all Thrive Living villages share the fundamental goal of promoting health and well-being. We provide a range of amenities to help achieve this. For example:

- Craft and workshop areas
- Fitness spaces and classes
- Social spaces, for everything from live music to cocktail nights.

We propose a clubhouse as part of this scheme that will facilitate a wide range of amenities and enable a variety of social and communal activities. Many of these will be available for local people and will contribute to a sense of shared community spirit.



Design response

The comments and suggestions gathered during this stage of the consultation have helped the design team refine the design in several important respects. Work is already underway to explore and develop viable options including discussions with neighbours and other stakeholders.

Feedback received

We know that the feedback received so far is not an indication of support for the proposed development. We also know that while some people may find elements of the proposals appealing, this does not constitute wider approval. Several people expressed views about various aspects of the development. These have all been carefully considered.

Community amenities

Following the feedback received from members of the community, we have made design changes to make better use of space and increase the options for amenity and shared activities.

The designs for the clubhouse have been reworked, allowing greater flexibility for the use of the space, and the ability to offer a wider variety of shared community amenities.

Land East of Snows Ride, Windlesham

Communal Areas - Club House / Pavilion Indicative Layout



Views and Visual Appeal

Views and rurality

Protecting the village feel by lowering roof heights. Changes to the design have been made to protect the village feel. The diagrams on this board demonstrate how three storey buildings have been lowered to improve the views across and into the site.

Following these changes, the clubhouse will be the only three storey building included in the proposals.



Connectivity and accessibility

An emerging transport strategy involving improved pedestrian footpaths, including along Snows Ride between Hawks Leap and the southern access to the development.

This will also help resolve an existing longstanding pedestrian safety issue on Snows Ride which is currently used by 15-20 people per day, despite there being no footpath.



Traffic flows

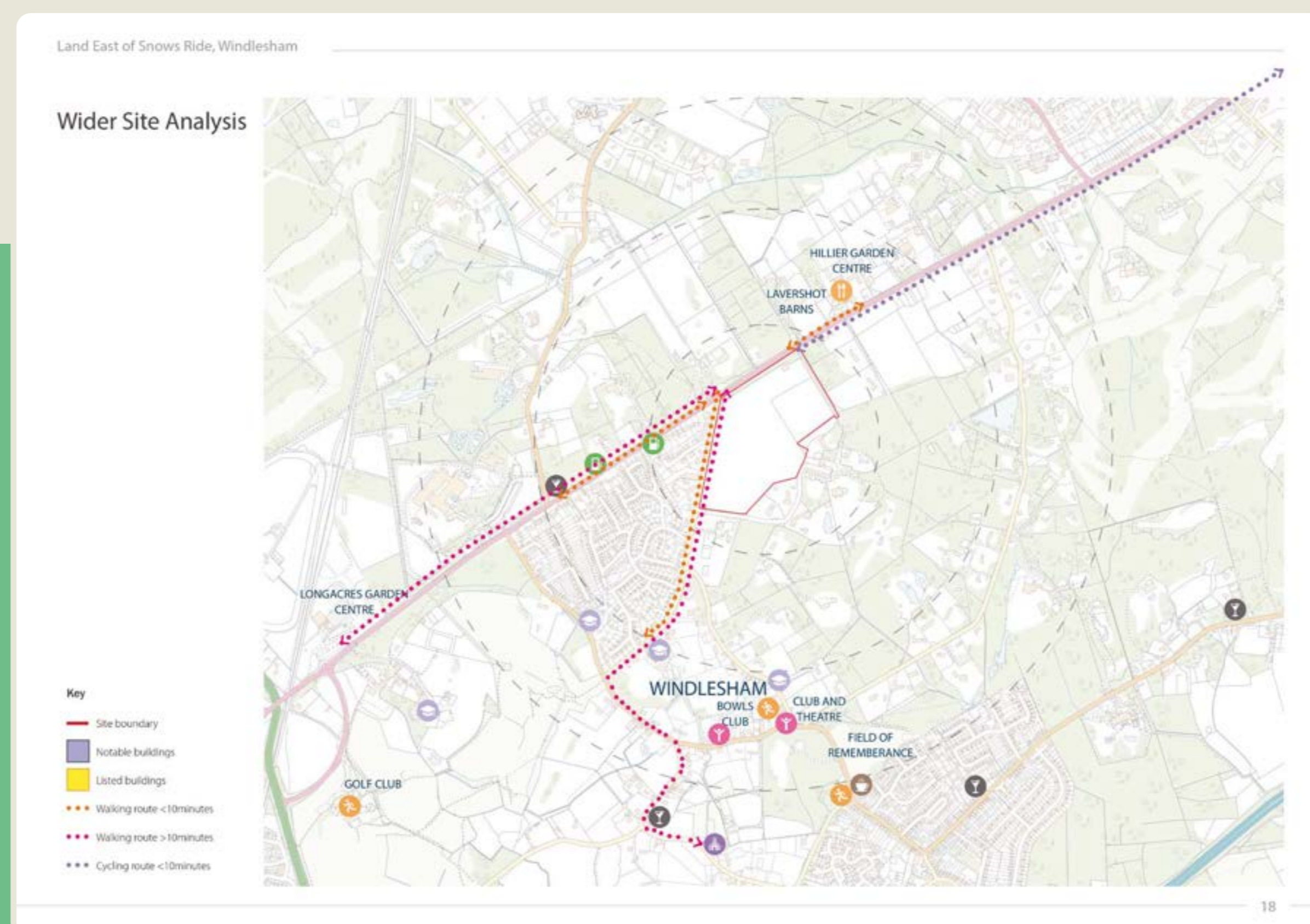
Traffic flow analysis indicates the new development would add no more than 35 extra cars to the existing traffic during peak hours. This equates to one additional vehicle every two minutes. Any impact on the current traffic flow is not likely to be material.

Improved transport options for the whole community.

The transport strategy will take time to develop fully. However, the team is already talking with stakeholders about the current bus services and exploring other options such as a community bus and car clubs.

Electric vehicle charging points for cars, bikes and scooters.

Reducing carbon emissions, energy use and sustainability goals are part of RVG's core strategy. This scheme will be a local exemplar and help support Surrey Heath's climate change response.



Public parkland

The focal point of our designs is the public parkland. More than half of the land will be designated as SANG and converted into a country park and open to the public in perpetuity.

Aside from increasing biodiversity, our approach will create additional sustainable habitats and, in accordance with the National Planning Policy Framework, positively enhance the function and purpose of the Green Belt.

The site does not currently permit public access. Through considered planting of a variety of trees and shrubbery, the SANG will nurture high-quality and locally appropriate habitats to appeal to a broad range of species. The new scheme will facilitate public access to the parkland, providing current and future generations with the opportunity to enjoy and benefit from a more attractive and biodiverse green space.



Next steps

Our intention is to submit the Outline Planning Application before the end of February 2024. This will allow scrutiny of the parameters of the proposed development and help the design team develop and refine the details as the planning process progresses.

An outline application does not include details such as design style and materials.

Subject to the planning process, the next step will involve further consultation and more detailed designs. The next milestone will be preparing for the Reserved Matters planning application.

These details will concern the look and feel of the designs, materials to be used as well as amenities, services, and utilities.

Central to this will be an ongoing programme of community and stakeholder engagement. Designed to ensure that the spirit and values of the existing community are properly embedded and reflected in the new development.

Please let us know your views.

You can email us: info@snowsridewindlesham.co.uk
or call our freephone number: **0800 061 4409**

