SNOWS RIDE, WINDLESHAM

OVERVIEW

CLIENT
Retirement Villages

SECTORS
Health

LOCATION
Windlesham, Surrey

PLANNING AUTHORITY
Surrey Heath Borough Council

HIGHWAY AUTHORITY
Surrey County Council

PROJECT TEAM
PRP Architects

PROJECT MANAGER
Andrew Snowden

PROJECT DIRECTOR
James Darrall

RELATED PROJECTS

London Road, West Malling





Image Source: PRP Architects

PROJECT

We were appointed by Retirement Villages to support an outline application at Snows Ride, Windlesham, comprising 96 extra care cottages, 58 extra care apartments, 10 self-build residential plots, 23 affordable residential plots and a 7,000sqft GP surgery, along with associated facilities and 22 acres of Suitable Alternative Natural Greenspace (SANG).

APPROACH

We undertook scoping discussions with the local highway authority and prepared a Transport Assessment and Travel Plan to support the planning application.

As part of the scheme, we developed site access arrangements onto the A30 London Road and Snows Ride, including improvements to existing bus stops and additional pedestrian access points. The proposals also included the provision of a new footway along Snows Ride to the south of the site, connecting to Hawke's Leap.

OUTCOME

The application was refused in June 2025, although there were no highways related reasons for refusal, and the development was subsequently allowed at appeal in May 2026. We are currently preparing detailed design drawings to support the S278 application in relation to the site access and other off-site highway works.

