

Planning Committee

Wednesday 12 February 2020 at 7.30pm

**Council Chamber
Runnymede Civic Centre, Addlestone**

Members of the Committee

Councillors: M Willingale (Chairman,) D Anderson-Bassey (Vice-Chairman), J Broadhead, I Chaudhri, M Cressey, E Gill, C Howorth, R King, M Kusneraitis, I Mullens, M Nuti P Snow, J Sohi, S Whyte and J Wilson.

In accordance with Standing Order 29.1, any Member of the Council may attend the meeting of this Committee, but may speak only with the permission of the Chairman of the committee, if they are not a member of this Committee.

AGENDA

Notes:

- 1) Any report on the Agenda involving confidential information (as defined by section 100A(3) of the Local Government Act 1972) must be discussed in private. Any report involving exempt information (as defined by section 100I of the Local Government Act 1972), whether it appears in Part 1 or Part 2 below, may be discussed in private but only if the Committee so resolves.
- 2) The relevant 'background papers' are listed after each report in Part 1. Enquiries about any of the Agenda reports and background papers should be directed in the first instance to **Mr B A Fleckney, Democratic Services Section, Law and Governance Business Centre, Runnymede Civic Centre, Station Road, Addlestone (Tel: Direct Line: 01932 425620). (Email: bernard.fleckney@runnymede.gov.uk).**
- 3) Agendas and Minutes are available on a subscription basis. For details, please ring Mr B A Fleckney on 01932 425620. Agendas and Minutes for all the Council's Committees may also be viewed on www.runnymede.gov.uk.
- 4) Public speaking on planning applications only is allowed at the Planning Committee. An objector who wishes to speak must make a written request by noon on the Monday of the week of the Planning Committee meeting. Any persons wishing to speak should contact the Planning Business Centre. **(Tel Direct Line: 01932 425131)** or email publicspeaking@runnymede.gov.uk

- 5) In the unlikely event of an alarm sounding, members of the public should leave the building immediately, either using the staircase leading from the public gallery or following other instructions as appropriate.
- 6) **Filming, Audio-Recording, Photography, Tweeting and Blogging of Meetings**

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Filming should be limited to the formal meeting area and not extend to those in the public seating area.

The Chairman will make the final decision on all matters of dispute in regard to the use of social media audio-recording, photography and filming in the Committee meeting.

LIST OF MATTERS FOR CONSIDERATION

PART I

Matters in respect of which reports have been made available for public inspection

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PLEASE BE AWARE THAT THE PLANS PROVIDED WITHIN THIS AGENDA ARE FOR LOCATIONAL PURPOSES ONLY AND MAY NOT SHOW RECENT EXTENSIONS AND ALTERATIONS THAT HAVE NOT YET BEEN RECORDED BY THE ORDNANCE SURVEY

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PART II

Matters involving Exempt or Confidential Information in respect of which reports have not been made available for public inspection

a) **Exempt Information**

No reports to be considered.

b) **Confidential Information**

No reports to be considered.

GLOSSARY OF TERMS AND ABBREVIATIONS

TERM	EXPLANATION
AOD	Above Ordnance Datum. Height, in metres, above a fixed point. Used to assess matters of comparative heights in long distance views and flooding modelling
AQMA	Air Quality Management Area
BCN	Breach of Condition Notice. Formal enforcement action to secure compliance with a valid condition
CHA	County Highways Authority. Responsible for offering advice on highways issues relating to planning applications as well as highways maintenance and improvement
CIL	Community Infrastructure Levy – A national levy on development which will replace contributions under ‘Planning Obligations’ in the future
CLEUD	Certificate of Lawful Existing Use or Development. Formal procedure to ascertain whether a development which does not have planning permission is immune from enforcement action
CLOPUD	Certificate of Lawful Proposed Use or Development. Formal procedure to ascertain whether a development requires planning permission
Conservation Area	An area of special architectural or historic interest designated due to factors such as the layout of buildings, boundaries, characteristic materials, vistas and open spaces
DM	Development Management – the area of planning service that processes planning applications, planning appeals and enforcement work
Design and Access Statement	A Design and Access statement is submitted with a planning application and sets out the design principles that the applicant has adopted to make the proposal fit into its wider context
Development Plan	The combined policy documents of the Local Plan, Minerals and Waste Plans
EA	Environment Agency. Lead government agency advising on flooding and pollution control
EIA	Environmental Impact Assessment – formal environmental assessment of specific categories of development proposals
ES	Environmental Assessment under the Environmental Impact Assessment Regulations
FRA	Flood Risk Assessment
GPDO	General Permitted Development Order. Document which sets out categories of permitted development (see ‘PD’)
LBC	Listed Building Consent
LDS	Local Development Scheme - sets out the programme and timetable for preparing the new Local Plan
Listed building	An individual building or group of buildings which require a level of protection due to its architectural interest, historical interest, historical associations or group value
LNR	Local Nature Reserve
Local Plan	The current planning policy document
LPA	Local Planning Authority
LSP	Local Strategic Partnership – Leads on the Community Strategy
Material Considerations	Matters which are relevant in determining planning applications
Net Density	The density of a housing development excluding major distributor roads, primary schools, open spaces serving a wider area and significant landscape buffer strips
NPPF	National Planning Policy Framework. This is Policy, hosted on a dedicated website, issued by the Secretary of State detailing national planning policy within existing legislation
PCN	Planning Contravention Notice. Formal notice, which requires information to be provided in connection with an enforcement investigation. It does not in itself constitute enforcement action
PD	Permitted development – works which can be undertaken without the need to submit a planning application
PINS	Planning Inspectorate
POS	Public Open Space
PPG	National Planning Practice Guidance. This is guidance, hosted on a

TERM	EXPLANATION
	dedicated website, issued by the Secretary of State detailing national planning practice and guidance within existing legislation. Also known as NPPG <i>National</i> Planning Practice Guidance
Ramsar Site	A wetland of international importance
RIPA	Regulation of Investigatory Powers Act. Provides limitation on covert surveillance relating to enforcement investigation
SAC	Special Area of Conservation – an SSSI additionally designated as a Special Area of Conservation under the European Community's Habitats Directive 1992 in order to maintain or restore priority natural habitats and wild species
SANGS	Suitable Alternative Natural Greenspaces
SAMM	Strategic Access Management and Monitoring
SCI	Statement of Community Involvement. The document and policies that indicate how the community will be engaged in the preparation of the new Local Plan
SEA/SA	Strategic Environmental Assessment/Sustainability Appraisal – formal appraisal of the Local development Framework
Sec. 106	A legal agreement for the provision of facilities and/or infrastructure either directly by a developer or through a financial contribution, to meet the needs arising out of a development. Can also prevent certain matters
SEP	The South East Plan. The largely repealed Regional Spatial Strategy for the South East. All policies in this Plan were repealed in March 2013 with the exception of NRM6 which dealt with the Thames Basin Heath SPA
SNCI	Site of Nature Conservation Importance. A non-statutory designated area of county or regional wildlife value
SPA	Special Protection Area. An SSSI additionally designated a Special Protection Area under the European Community's Directive on the Conservation of Wild Birds 1979. The largest influence on the Borough is the Thames Basin Heath SPA (often referred to as the TBH SPA)
SPD	Supplementary Planning Document – provides additional advice on policies in Local Development Framework (replaces SPG)
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Urban Drainage Systems. Providing urban drainage systems in a more environmentally sensitive way by systems designed to reduce the quantity of run-off, slow its velocity or provide for filtering, sedimentation and biological degradation of the water
Sustainable Development	Sustainable development is the core principle underpinning planning. It is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”
TA	Transport Assessment – assessment of the traffic and transportation implications of a development proposal
TPO	Tree Preservation Order – where a tree or trees are formally protected and prior consent is needed for pruning or felling
TRICS	Computerised database and trip rate analysis used to estimate traffic flows to and from a variety of land uses, to assess transportation implications of new development in southern England
Use Classes Order	Document which lists classes of use and permits certain changes between uses without the need for planning permission
Further definitions can be found in Annex 2 of the NPPF	

1. **FIRE PRECAUTIONS**

The Chairman will read the Fire Precautions, which set out the procedures to be followed in the event of fire or other emergency.

2. **NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP**

3. **MINUTES**

To confirm and sign the Minutes of the meeting of the Committee held on 22 January 2020 as a correct record (Appendix 'A')

(To resolve)

Background Papers

None

Runnymede Borough Council

PLANNING COMMITTEE

22 January 2020 at 7.30pm

Members of the Committee present Councillors M Willingale (Chairman),
 J Broadhead, I Chaudhri, M Cressey, L Gillham, C Howorth,
 R King, M T Kusneraitis, M Maddox, I Mullens, M Nuti, P Snow,
 S Whyte and J Wilson

Members of the Committee absent: Councillor J Sohi

FIRE PRECAUTIONS

Councillor Snow read out the Fire Precautions.

NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Groups mentioned below had notified the Chief Executive of their wish that the changes listed below be made to the membership of the Committee. The changes were for a fixed period ending on the day after the meeting and thereafter the Councillors removed would be reappointed.

<u>Group</u>	<u>Remove</u>	<u>Appoint instead</u>
Runnymede Independent Residents Conservative	Cllr Gill Cllr Anderson- Basse	Cllr Gillham Cllr Maddox

The Chief Executive had given effect to the changes to Committee membership in accordance with section 16(2) of the Local Government and Housing Act 1989.

MINUTES

The Minutes of the meetings of the Committee held on 4 December 2019 and 7 January 2020 were confirmed and signed as a correct record.

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor J Sohi.

PLANNING APPLICATIONS

The planning applications listed below were considered by the Committee. All representations received on the applications were reported and copies had been made available for inspection by Members before the meeting. An objector and applicant's agent addressed the Committee on application RU 18/0703 specified below.

RESOLVED that –

the following applications be determined as indicated: -

<u>APP NO</u>	<u>LOCATION, PROPOSAL AND DECISION</u>
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RU 18/0703

Cemex House, Coldharbour Lane, Thorpe

Alterations and change of use of offices to form 56 Extra Care apartments and communal facilities, and erection of 23 Extra Care apartments (79 in total) together with access and parking provisions to form a Continuing Care Retirement Community (Class C2).

The Committee was informed that this application had been brought back to Committee for determination as circumstances had materially changed since the Committee made its original resolution on 17 April 2019. There had been two main changes to circumstances. The Committee had previously resolved that officers could grant planning permission subject to the completion of a Deed of Easement between the applicant and Merlin to ensure no unreasonable interference with the future operation of Thorpe Park. No agreement was secured between the applicant and the operator of Thorpe Park in respect of the noise climate and no formal Deed of Easement was agreed between the parties as was expected by the Planning Committee in April 2019. The applicant has however produced their own deed which is a unilateral document. The second main change was that further noise surveys had been carried out in Summer 2019 which provided much more detailed information on the background noise levels currently experienced at the site which officers considered demonstrated an acceptable (internal) noise climate for future residential occupiers, which also had a bearing on the determination of the application. This survey report was reviewed in detail by the Council's Principal Environmental Health Officer. Officers now considered that since April 2019, all the required information had been made available to the planning authority to enable the application to be determined. Due to the passage of time and the significance of the changes in circumstances, Officers considered that it was appropriate for the determination to be made by the Committee, and not by officers.

The report before Members summarised the Committee's previous consideration of the application, all the subsequent actions undertaken by the applicant, the main objector, and officers, and submissions received. The main part of the previous officers' report was also reproduced for clarity and consistency.

In addition to the application report, the Committee received a detailed Officer presentation. A comprehensive addendum had also been circulated to Members and hard copies were available to Members and parties attending the meeting. The Addendum informed Members that the applicant had submitted a final draft unilateral Deed of Easement for inclusion within the s106 legal agreement. A copy had been forwarded to Merlin's planning representative so that they were aware of the existence of the document. The Deed of Easement was the grant by Eden (the applicant) for the

benefit of Thorpe Park, the right over the Cemex site to produce noise up to a certain specified level.

The Addendum also summarised various recent representations and key concerns made by Merlin on the day of the meeting including comment of the Council's Principal Environmental Health Officer's report and the Planning Officer's agenda report.

The Committee was again asked to balance the benefits of the application over the disbenefits as set out in the report and addendum, including the potential impact on the current and future operations of Thorpe Park. Having taken into account all material considerations, updated information in the application report and on the addendum, Officer advice and representations made by the public speakers, the Committee raised no objection to the proposed development and accepted that the combination of the 'very special circumstances', notably the very substantial weight attached to the heritage considerations, and some weight to the abnormal local transport improvements and community benefits, and to the contribution towards meeting housing and C2 need for which there was not a 5 year supply in the borough, and the social and economic benefits of the application proposals clearly outweighed the harm to the Green Belt and the other negative aspects arising from the proposal including the potential fettering of current and future operation of Thorpe Park, all tipped the balance in favour of the application.

DECISION;

The Development Manager be authorised to GRANT planning permission subject to the following obligations and planning conditions:

The completion of a Section 106 legal agreement under the Town and Country Planning Act 1990 (As amended) to secure the following obligations:

A: To ensure no adverse impact on the Thames Basin Heath Special Protection Area:

- **SAMM financial contribution of £34,650 in accordance with advice from Natural England**
- **Restriction on dog and cat ownership by occupiers**

B: To ensure no unreasonable interference with the future operation of Thorpe Park:

- **The marketing material given to each potential purchaser will contain information about the location of Thorpe Park and its proximity to the development;**
- **The lease of each dwelling will contain the same information;**
- **The owners will not make an application to amend details securing the noise mitigation**

works as approved unless the amendments improve or do not make worse the performance of the noise mitigation works;

- The owners will not make any planning application on the site unless such a planning application either improves or does not worsen the acoustic performance of the noise mitigation works approved unless they have the written consent of the then operator of Thorpe Park
- Clauses with regard to the investigation of noise complaints
- Unilateral Deed of Easement prior to occupation, for the benefit of Thorpe Park (whosoever holds the freehold title) to have the right to pass over the application site a level of noise 65 dB (as informed by the noise surveys carried out in July/August 2019 and reasonably adjusted upwards to recognise the likely increase in noise associated with the likely increase in activity and/or closer proximity of theme park activities associated with the anticipated future development of the theme park)

and subject to the conditions, reasons and informatives listed on the agenda, and additional condition as per addendum.

Upon a request from Cllr Kusneraitis for the names of those voting on the application to be recorded, the voting was as follows:

For: 14 (Councillors Broadhead, Chaudhri, Cressey, Gillham, Howorth, R King, Kusneraitis, Maddox, Mullens, Nuti, Snow, S. Whyte, Willingale and Wilson.

Against :0

Abstention:0

(Mrs Bull, objector on behalf of Thorpe Park, and Mr Montgomery, agent for applicant, addressed the Committee on the above application).

RU 19/0263

Thames Retreat, 141 Chertsey Lane, Staines-upon-Thames

Retention of electricity substation/security hut and erection of decking to units 1-11, 19 and 22 and retention of boundary fencing along the northern boundary.

No new salient planning points were raised by Members which were not addressed in the application report and addendum.

RESOLVED that

GRANT planning permission subject to conditions (condition 2 amended as per addendum), reasons and informatives listed on agenda.

RU 19/1932

Ashleigh, Redwood, Thorpe

Proposed rear extension and proposed loft conversion with dormers.

No new salient planning points were raised by Members which were not addressed in the application report.

RESOLVED that

GRANT planning permission subject to conditions, reasons and informatives listed on agenda.

RU 19/1514

30 Meadow Way, Addlestone

Two storey side and rear extension and single storey side extension.

No new salient planning points were raised by Members which were not addressed in the application report and addendum.

RESOLVED that

GRANT planning permission subject to conditions (condition 2 amended as per addendum), reasons and informative listed on agenda.

RU19/1530

The Old Workshop, West End Farm, Rosemary Lane, Thorpe

Erection of a detached chalet style dwelling with associated landscaping ,following demolition of existing workshops and offices (Renewal of permission RU 16/0907) .

No new salient planning points were raised by Members which were not addressed in the application report .

RESOLVED that

GRANT planning permission subject to conditions, reasons and informatives listed on agenda.

INFRASTRUCTURE DELIVERY & PRIORITISATION SUPPLEMENTARY PLANNING DOCUMENT (SPD) CONSULTATION

The Committee received and considered the Draft Infrastructure Delivery and Prioritisation Supplementary Planning Document (SPD),as amended by the addendum.

Members were informed that to help secure infrastructure improvements across the Borough to support the 2030 Local Plan, further guidance was required to outline how the Council would prioritise infrastructure funding, the relationship between different funding mechanisms and the basis for negotiating financial contributions via Section 106. The SPD would provide appropriate guidance thereon.

The draft SPD was based on the infrastructure evidence which underpinned the 2030 Local Plan and it suggested a prioritisation hierarchy and the cost impacts for different infrastructure types. The draft SPD also set out the approach to securing Section 106 agreements once a Community Infrastructure Levy (CIL) was in place.

The draft SPD suggested prioritisation of infrastructure funding towards two critical elements of infrastructure, firstly; Suitable Accessible Natural Greenspace (SANG) to avoid impact to the Thames Basin Heaths SPA and secondly; mitigation for the A320 corridor and confirmed that both these critical elements of infrastructure would continue to be funded by Section 106 contributions after CIL was introduced.

Contributions towards other infrastructure types would continue to be sought through Section 106 agreements until CIL was introduced. Thereafter, the physical delivery of infrastructure would remain via Section 106 with financial contributions largely secured through CIL. The SPD had the potential to prioritise and raise funds towards active & sustainable travel, green infrastructure and flood mitigation/drainage which would likely benefit sustainability, the environment and biodiversity in general.

The draft SPD would be subjected to a period of public consultation following which any representations received would be considered prior to adoption. The public consultation would take place at the same time as the CIL Draft Charging Schedule for 6 weeks. To avoid a clash with consultation on the Local Plan Main Modifications the SPD and CIL consultations would commence on 24 February, 2020 shortly after the Main Modifications consultation closed.

The Committee was updated that an Equalities Impact Assessment was not required. The draft SPD was accompanied by a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) which determined that a SEA and/or an HRA was not required and the appropriate statutory bodies were in agreement with this.

The Committee was agreeable to the SPD and the commencement of public consultation thereon.

RESOLVED that-

the Draft Infrastructure Delivery & Prioritisation SPD, as amended on the addendum, be approved for public consultation for a period of six weeks.

COMMUNITY INFRASTRUCTURE LEVY (CIL) DRAFT CHARGING SCHEDULE CONSULTATION

The Committee received and considered the Community Infrastructure Levy (CIL) Draft Charging Schedule, as amended by the Addendum.

Members were informed that the Council could introduce a charge on new development known as the Community Infrastructure Levy (CIL) to help fund infrastructure across the Borough. In order to do this the Council had to have a 'relevant' Local Plan and demonstrate an infrastructure funding gap. Once the Local Plan was adopted both of these criteria would be fulfilled and a CIL could be introduced.

CIL was charged on a £s per sqm basis on the net level of floorspace of a development and was non-negotiable, although exemptions for certain types of development could be applied. CIL charges could be set across different areas of the Borough or by development scale or type and should be a balance of the desire to fund infrastructure and viability of development.

Based on evidence of viability, a CIL Draft Charging Schedule had been prepared which proposed seven different charging zones with rates for residential development between £90 and £380 per sqm as well as a single rate of £495 per sqm for student accommodation and £50 per sqm for office development. All other development was not considered to be viable for CIL and was zero rated. The CIL rate for each type of development and zone, and a map of the charging zones was shown in the draft Charging Schedule .

The Longcross Garden Village Site and Chertsey Bittams C allocation sites had been given separate charging zones with all development zero rated. This was based on evidence of viability.

Based on the proposed rates the amount of infrastructure funding from CIL was forecast to be approximately £18m over the Local Plan period after subtraction of £3.8m for neighbourhood funding and £0.9m for administration.

The CIL Charging Schedule had the potential to raise funds towards green infrastructure which would likely be of benefit to the environment and biodiversity in general.

The CIL Regulations required that a Draft Charging Schedule be subjected to a period of consultation before submission to an independent body for examination. The CIL Regulations also allowed the Council to implement a CIL Instalments Policy so that developers could pay CIL in instalments rather than as a single payment. A draft Instalments Policy had been prepared and although not required to undergo consultation would be available for information.

As mentioned as part of consideration of the previous item, to avoid a clash with consultation of the Local Plan Main Modifications the CIL Draft Charging Schedule and SPD consultations would commence on 24 February 2020 shortly after the Main Modifications consultation closed. If significant changes were recommended following consultation a report would be made to Committee.

The Committee was updated that a Full Equalities Impact Assessment was not required. The CIL Draft Charging Schedule was accompanied by a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) which determined that a SEA and/or an HRA was not required and the appropriate statutory bodies were in agreement with this.

The Committee was agreeable to the Draft Charging Schedule and commencement of public consultation thereon.

RESOLVED that-

- i) the Draft Community Infrastructure Levy Charging Schedule, as amended on the Addendum, be approved for public consultation for a period of six weeks; and**
- ii) if no significant changes are required to the Draft Charging Schedule following public consultation, the Corporate Head of Planning Policy and Economic Development, in consultation with the Chairman of Planning Committee, be authorised to make any necessary minor**

amendments and corrections to the Draft Charging Schedule and submit the schedule for public examination.

(The meeting ended at 9.12 pm)

Chairman

4. **APOLOGIES FOR ABSENCE**

5. **DECLARATIONS OF INTEREST**

If Members have an interest in an agenda item please record the interest on the orange coloured form circulated with this Agenda and hand it to the Legal Representative or Democratic Services Officer at the start of the meeting. A supply of the form will also be available from the Democratic Services Officer at meetings. **Members are advised to contact the Council's Legal Section prior to the meeting if they wish to seek advice on a potential interest.**

Members are reminded that a non pecuniary interest includes their appointment by the Council as the Council's representative to an outside body and that this should be declared as should their membership of an outside body in their private capacity as a director, trustee, committee member or in another position of influence thereon.

Members who have previously declared interests, which are recorded in the Minutes to be considered at this meeting, need not repeat the declaration when attending the meeting. Members need take no further action unless the item in which they have an interest becomes the subject of debate, in which event the Member must leave the room if the interest is a disclosable pecuniary interest or if the interest could reasonably be regarded as so significant as to prejudice the Member's judgement of the public interest.

6. **PLANNING APPLICATIONS**

The planning applications to be determined by the Committee are attached. Officers' recommendations are included in the application reports. Please be aware that the plans provided within this agenda are for locational purposes only and may not show recent extensions and alterations that have not yet been recorded by the Ordnance Survey.

If Members have particular queries or interests in the applications, Officers will be present from 7.00pm prior to the meeting in the Chamber. This will be an informal opportunity for Members to discuss and clarify issues. Copies of all letters of representation are available for Members and the public to view on the Planning pages of the Council website <http://planning.runnymede.gov.uk/Northgate/PlanningExplorer/GeneralSearch.aspx>.

Enter the planning application number you are interested in, and click on documents, and you will see all the representations received as well as the application documents.

(To resolve)

Background Papers

A list of background papers is available from the Planning Business Centre.

7. **CONSERVATION AREA APPRAISALS – CHERTSEY AND EGHAM TOWN CENTRE (PLANNING – LOUISE WATERS)**

Synopsis of report:

To seek Planning Committee approval of updated Conservation Area Appraisals and associated amendments to the existing Conservation Areas at Chertsey and Egham Town Centre.

Recommendation:

The Committee approves the content of the updated Conservation Area Appraisals and new Conservation Area boundaries for Chertsey and Egham

Town Centre, as technical planning guidance; subject to the Local Planning Authority giving notice locally and giving notice to the Secretary of State and Historic England under section 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and placing advertisements in the London Gazette and the local newspaper.

1. Context of report

- 1.1 The provisions for Conservation Area designation and management are set out in Government legislation 'Planning (Listed Buildings and Conservation Areas) Act 1990 (the Planning Act)'. The legislation requires local planning authorities to determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve and enhance and designate as Conservation Areas. Understanding the character and significance of Conservation Areas is essential for managing change within them. It is a requirement under the Planning Act that all Local Planning Authorities formulate and publish proposals for the preservation and enhancement of Conservation Areas within their area and that these are periodically reviewed.
- 1.2 On the 11th of September 2019 Planning Committee meeting, Officers sought approval for a draft Conservation Area Appraisal for Chertsey and amendments to the boundaries of the Chertsey Conservation Area. In addition, Officers updated the Planning Committee on the progress of work on the Egham Town Centre Conservation Area Appraisal and sought approval for additional focused public consultation on proposed changes to the boundaries of the Egham Town Centre Conservation Area.
- 1.3 When considering the draft Conservation Area Appraisal for Chertsey and the associated revisions to the boundaries of the Conservation Area at its September meeting, the Committee recommended further revisions to the Conservation Area boundary which included the retention of an area to the south along Guildford Street and the inclusion of an additional area of land comprising a former burial ground along Alwyns Lane. The draft Conservation Area Appraisal and boundary have been amended to reflect these proposed revisions. The Council has undertaken additional public consultation to advise those properties affected by these recommended boundary changes and the updated Chertsey Conservation Area Draft Appraisal and Designation Report was out for consultation from Thursday 5 December - Monday 20 January 2020.
- 1.4 The Committee also noted the Officers recommended changes to the Egham Town Centre Conservation Area boundary and agreed that these revisions would be made subject to further public consultation. The Council has undertaken additional public consultation to advise those properties affected by these recommended boundary changes and the updated Egham Conservation Area Draft Appraisal and Designation Report was out for consultation from Thursday 5 December - Monday 20 January 2020.

2. Report and, where applicable, options considered

- 2.1 Runnymede has a rich historic environment, with seven existing designated Conservation Areas and over 320 Listed Buildings, as well as a number of scheduled ancient monuments and registered Parks and Gardens.

- 2.2 The Council's adopted 2001 (Second Alteration) Local Plan includes a number of policies relating to Conservation Areas including specific policies relating to; the designation and review of Conservation Areas, demolition within Conservation Areas and the enhancement of Conservation Areas. The emerging Runnymede Local Plan 2030, includes updated policy, Policy EE5, which sets out detailed policy considerations to be taken into account when considering development within or affecting the setting of a Conservation Area, including views in or out, the need for development to protect, conserve and wherever possible enhance, the special interest, character and appearance of the Conservation Area. It also makes a clear commitment to reviewing the Borough's Conservation Areas, in accordance with its legislative duty.
- 2.3 Conservation Area appraisal can be used to help Local Planning Authorities develop a management plan and develop appropriate policies for local and neighbourhood plans. An appraisal helps to support local decision making and considers what features make a positive or negative contribution to the attractiveness and significance of existing Conservation Areas. It can also identify specific opportunities for beneficial change or the need for focused planning protection.
- 2.4 In February 2018, the Government awarded the Council 'design quality' grant funding for two years. Part of the funds awarded enabled the Council to employ independent heritage consultants 'Purcell' to help review three of the borough's existing Conservation Areas: Chertsey, Egham Town Centre and Egham Hythe. The funding could not extend to the review of all seven conservation areas; however, the remaining four Conservation Areas for Thorpe, Englefield Green, Basingstoke Canal and the Wey Navigation will be reviewed in-house and will be reported to Committee in due course. The Egham Hythe Conservation Area Appraisal and revisions to the boundaries of the Egham Hythe Conservation Area were approved by the Planning Committee on the 11th of September 2019.
- 2.5 The borough's Conservation Areas have not been reviewed for some time. Chertsey was designated in 1969 and extended in 1987. Egham Town Centre was designated in April 1993. The emerging Runnymede Local Plan 2030 seeks to allocate sites for development within both Chertsey and Egham Town Centres. Given the time that has passed since their original designation and the development opportunity sites identified for Chertsey and Egham in the emerging Local Plan, priority was given to the re-appraisal of these Conservation Areas.
- 2.6 It is a statutory requirement under the Planning Act for Conservation Area guidance produced by/on behalf of Councils to be subject to public consultation, including a public meeting, and for the Council to have regard to any views expressed by consultees. Prior to the drafting of the individual conservation area appraisals, an inception meeting was held with invited members of local amenity and residents' groups to advise of the Conservation Area Appraisal reviews to be undertaken within the borough and to allow Purcell to obtain an early understanding of the issues and opportunities associated with the Borough's individual Conservation Areas.
- 2.7 Following this initial meeting, work progressed on producing the draft Conservation Area Appraisals for Egham Town Centre and Chertsey. The draft Conservation Area Appraisals underwent public and stakeholder consultation, including advertising the draft appraisals on the Council's website, organising a public consultation open day and consulting individual properties located within the individual Conservation Areas (including those properties affected by any proposed boundary changes). The timescales and

dates for the two Conservation Area Appraisal consultations and open days for Egham Town centre and Chertsey are outlined below:

Conservation Area Review	Original dates for public consultation	Public consultation open day	Amended dates for public consultation
Chertsey	21 st January to 3 rd of March 2019.	24 th January 2019	5 th December to 20 th January 2020
Egham Town Centre	8 th November 2018 to 2 nd January 2019	4 th December 2018.	5 th December to 20 th January 2020

2.8 Consultation responses received in respect of the Conservation Area Appraisals for Egham Town Centre and Chertsey have now been fully considered by Officers. See Appendix 'D' for a summary of the consultation responses received and Officer responses.

2.9 Officers now seek Planning Committee approval of the draft Conservation Area Appraisals for Egham Town Centre and Chertsey and the associated amendments to the boundary of these Conservation Areas. Maps identifying the existing and proposed Conservation Area boundaries for Chertsey and Egham Town Centre are attached at Appendix 'B' and 'C'.

3. Policy framework implications

3.1 One of the Council's corporate priorities is the adoption of the emerging Runnymede Local Plan, which seeks to guide development in the borough up to 2030. The emerging Local Plan is currently at Examination and it is anticipated that if the emerging Local Plan is found sound by the Inspector in due course, the Council would be in a position to adopt the Local Plan in the first half of 2020. **Consultation on proposed main modifications to the Runnymede 2030 Local Plan runs for 6 weeks from Friday 10th January until Friday 21st February 2020.** The updated Conservation Area Appraisals will support policies contained in the submission emerging Local Plan and will further assist in assessing planning applications for new development by providing up-to-date information in accordance with the National Planning Policy Framework 2019.

4. Resource implications (where applicable)

4.1 There are no resource implications as the funding of the appraisal work has come from a Government grant.

5. Legal implications

5.1 The Planning Act sets out that Local Planning Authorities should formulate and publish proposals for the preservation and enhancement of Conservation Areas within their area and that these are periodically reviewed. By doing so, the Council has satisfied its duty to review their existing Conservation Areas within Chertsey and Egham Town Centre. The remaining four conservation areas will be reviewed over the next few years and preparatory work has already begun on this.

6. **Equality implications**

6.1 There are no known equality implications as a result of the appraisal and designation of the two Conservation Areas.

7. **Environmental/Sustainability/Biodiversity implications**

7.1 Government policy contained within the National Planning Policy Framework 2019 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has 3 overarching objectives; economic, social and environmental. These Conservation Area reviews provide up to date information regarding the historic environment within Chertsey and Egham Town Centres which contributes towards sustainable development by protecting and enhancing our built and historic environment. Conservation Area reviews play an active role in guiding development towards sustainable solutions, taking local circumstances into account, to reflect the character, needs and opportunities of each area. There are not considered to be any biodiversity implications associated with these reviews.

8. **Other implications**

8.1 There are no known other implications as a result of the designation of the Conservation Areas.

9. **Conclusions**

9.1 Special regard must be given to the impact of development upon existing heritage assets such as Conservation Areas. Conservation is an active process of maintenance and managing change, and it is appropriate for the Council to review and update Conservation Area appraisals periodically, in line with legislation.

9.2 It is considered that the appraisals of Chertsey and Egham Town Centre will provide up to date information which will ensure that both existing and emerging Local Plan policies are properly informed and sufficiently robust to assist the Council in making decisions on future planning applications for new developments within or affecting the setting of the Conservation Areas in question. This will help ensure development makes a positive contribution to the existing Conservation Areas, better reveals their significance, is better able to reflect and enhance their existing local character and distinctiveness, and prevents development which would lead to harm to or loss of significance within those Conservation Areas.

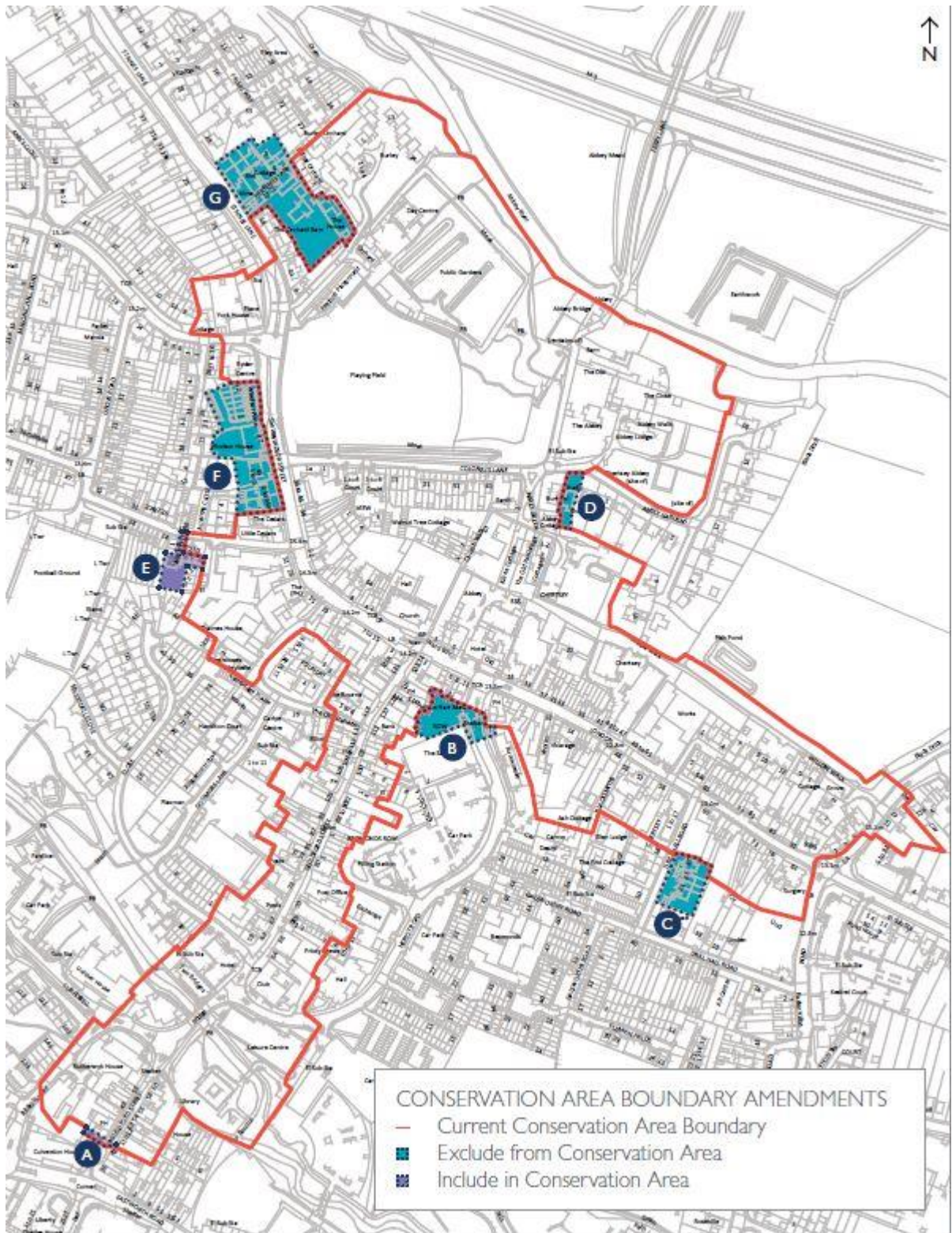
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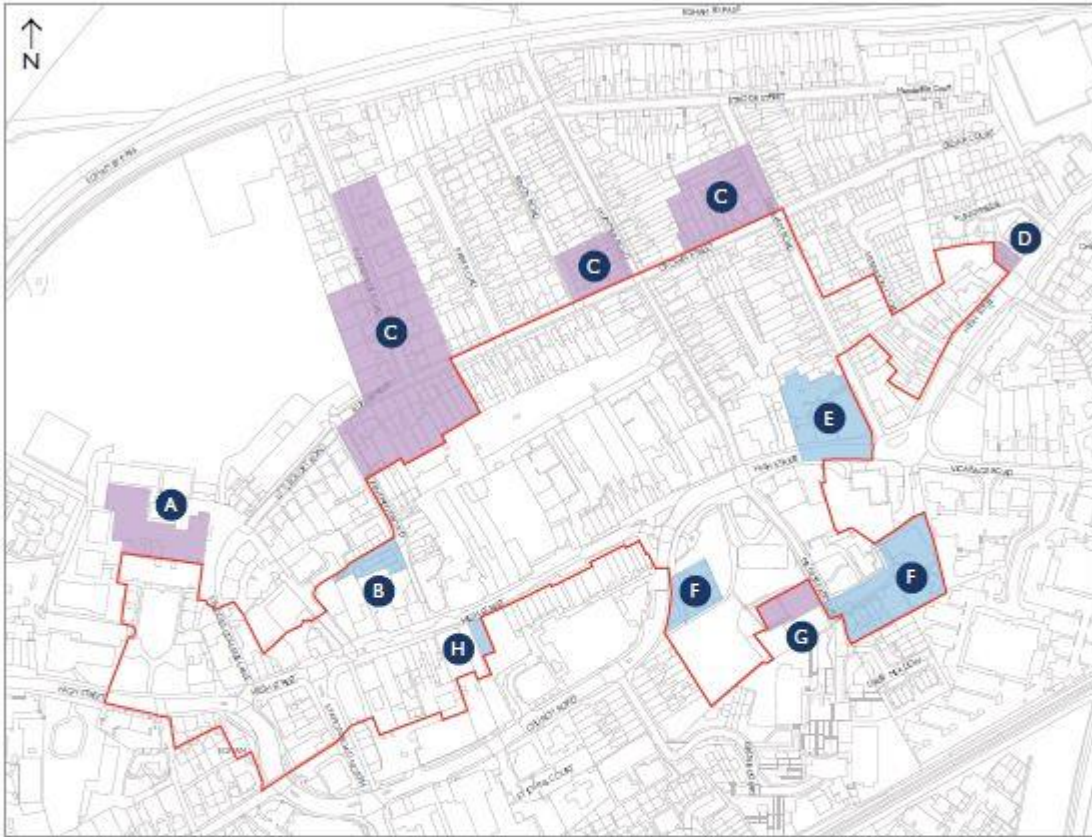
Background papers

Appendix 'B' – Map of Existing and Proposed boundary of Chertsey Conservation Area (boundary changes proposed);

Appendix 'C' – Map of Existing and Proposed boundary of Egham Town Centre Conservation Area (proposed boundary changes to be consulted on) and additional consultations to be undertaken.

Appendix 'D' - Summary of the responses received and responses for Chertsey and Egham Town Centre.





Plan 1: Proposed amendments to the Conservation Area boundary. This plan is not to scale.

CONSERVATION AREA BOUNDARY AMENDMENTS	
—	Current Conservation Area Boundary
■	Proposed for Inclusion in Conservation Area
■	Proposed for Exclusion in Conservation Area

Appendix 'D' - Summary of the responses received and Officer responses for Chertsey and Egham Town Centre.

Chertsey

Type of response	Summary of comments	Officers response
Surrey County Council	<p>We are pleased to see that a number of our previous comments have been incorporated in the updated appraisal. This includes emphasising the significance of the narrow side streets and restricted building height in section 2.0 and elsewhere in the document as well as the height of the brick walls in Abbey Green. The incorporation of the <i>Extensive Urban Survey of Surrey: Chertsey</i> is also welcomed as this enhances the explanation of why Chertsey is of historic interest.</p> <p>The proposed boundary changes are an improvement on those previously considered. In particular we are pleased to see that numbers 59, 64 and 66 Guildford Street and the boundary wall for Burford have been retained. Both features are important to ensuring the medieval planned town of Chertsey is protected as well as significant boundary treatments.</p> <p>The inclusion of the burial ground on Willats Close is a positive decision and is clearly of some historic interest.</p>	<p>No response or updates required.</p> <p>No response or updates required.</p> <p>No response or updates required but will consider Surrey County Council comments regarding</p>

	<p>As part of a future set of plans to enhance the Conservation Area you may wish to give consideration as to how to enhance its appearance.</p> <p>Should the boundary proposals be given further consideration, some thought could be given as to whether it is appropriate to include the suburb of Styvington noted in the <i>Extensive Urban Survey</i>. This had a separate development to the planned town of Medieval Chertsey and does not appear to contribute to the special interest of the Conservation Area outlined in section 2.0 of the appraisal. If it was felt to still retain the character and appearance of an area of historic or architectural interest, this could be designated its own conservation area, but it is acknowledged that this would be unlikely.</p>	<p>plans to enhance the burial ground in any future plans to enhance the Conservation Area.</p> <p>The comments regarding the suburb of Styvington as noted in the <i>Extensive Urban Survey</i> are noted and separate consideration will be given as to whether this area should be designated as a separate Conservation Area in the future.</p>
Private individual	Thank you for the letter advising of the proposed revisions to the Conservation Area. Good luck with the new draftings.	No response or updates required.
Runnymede Access Liaison Group (RALG)	Thank for your explanation of the proposed amendments to the Conservation Area which was helpful. The RALG	No response or updates required.

	<p>can see no problems with the revisions.</p> <p>RALG would like to speak to Officers to discuss how they can better assist Officers in respect of future planning applications and accessibility issues.</p>	<p>A separate meeting has been set up to discuss these comments and these will be considered separately to the Chertsey Conservation Area Appraisal.</p>
Private individual	<p>Query regarding The Old Vestry raising concerns that it has been omitted from the Conservation Area Appraisal. The building should be included in the locally listed buildings and be made a positive building as the building holds lots of heritage value.</p>	<p>The existing building known as Stanway Place (which includes The Old Vestry) is a locally listed building. This building has been identified on page 137 of the draft Chertsey Conservation Area Review. No further updates required.</p>
Natural England	<p>No specific comments</p>	<p>No response or updates required.</p>
Transport for London	<p>No comments</p>	<p>No response or updates required.</p>

Appendix 'D' - Summary of the comments received and Officer responses for Chertsey and Egham Town Centre Conservation Appraisals.

Egham

Type of response	Summary of comments	Officers response
Private individual	The replacement of UPVC windows and doors with traditional timber and restoring historic boundary treatments should be encouraged .	An Article 4 Direction is recommended within the appraisal preventing the replacement of windows to UPVC and restricting the removal of low boundary walls. This will need to be further considered by the Council separately to the Conservation Appraisal. Planning guidance given by the Council for development within the Conservation Area should also recommend that reinstating boundary walls and traditional timber windows and doors would be beneficial.
Private individual	Development has not planned ahead for the current community and should be focusing upon the unique quality of by-gone days including preserved topography. The purpose and scope of advice, guidance and consultations are neglecting human science, education and welfare. Early 17 th	These comments have been noted by Officers. The Draft Conservation Area Appraisal is considered to be an important tool in protecting and enhancing the Conservation Area that will help support planning officers in the determination of future planning applications.

	<p>and 18th Century development and the High Street needs special attention to preserve from harmful development so that it can be promoted for the future. The High Street has been wrongly commercialised and is an eyesore. The Alms Houses appear to have lost their prominence. Character has been lost as the boundary is not where it should be. The planning appraisal stage must enforce the original character. Past is not just history but a link to be strengthened for future generations. Important considerations should be the safeguarding of existing character and materials for the future.</p>	
<p>Egham Residents Association</p>	<p>Under the current proposals the boundary of the Conservation Area would still cut across Station Road North (about halfway down). This boundary has implications for the Egham Gateway West redevelopment proposals. This boundary seems to be an artificial one and the street scene in Station Road North should be seen and designed as a whole.</p>	<p>The additional area along the south of Station Road North (towards Church Road) has been considered for inclusion in the Conservation Area. The definition of a Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is considered desirable to preserve and enhance.</p>

	<p>The boundary of the Conservation Area along Station Road North should be shifted southwards to the junction of Church Road. The Old Bank Building along the High Street should be locally listed.</p>	<p>This area outside of the Conservation Area towards the south of Station Road North is not considered to be an area of special architectural or historic interest. The existing buildings are considered to detract from the character of the neighbouring Conservation Area. On this basis it is not considered that the boundary of the Conservation Area should be amended in this location. The setting of a Conservation Area also contributes to the heritage asset and new development affecting the setting of a Conservation Area should also be of a high standard of design and sympathetic to the character of the Conservation Area. The Old Bank Building along the High Street is locally listed.</p>
Highways England	No comments	No response or updates required.
Private individual	<p>Number 7 Church Road towards the rear of existing buildings along the High Street continues to be included within the Conservation Area. This building is not of</p>	<p>This has been reviewed. It is considered that existing buildings and structures built towards the rear of existing buildings along the High Street</p>

	<p>any historic value and it detracts from the character of the Conservation Area. As such this building should be removed from the Conservation Area.</p> <p>The aspirations for the redevelopment of Egham Town Centre need to be considered and emerging policy should not prejudice the ability for important regeneration schemes such as Egham Gateway to come forward.</p> <p>Supports policy to replace existing buildings of no aesthetic value within the Conservation Area (and adjacent to the Conservation Area) with high quality buildings which improve the local area. Support is also given to the recognition that contemporary designs can be acceptable.</p> <p>Supports council proposal to amend Conservation Area boundary along the High Street and would also support the removal of 1-9 Station Road North from the boundary.</p>	<p>are part of the Conservation Areas character and should therefore remain within the Conservation Area.</p> <p>This is noted and there are not considered to be any updates required in response to this comment.</p> <p>This is noted and there are not considered to be any updates required in response to this comment.</p> <p>The removal of 1-9 Station Road North has been considered. Whilst it is acknowledged that these buildings currently detract from the Conservation Area, these buildings are not out of scale with other buildings in the Conservation</p>
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		Area and given their positioning at an important junction, it is considered that this building should be retained within the Conservation Area but be highlighted as a detracting feature.
Natural England	No specific comments	No response or updates required.
Private individual	<p>Foresee potential problems with the discouragement of front garden parking at a time when the pressure for parking is growing enormously. The Council push ahead to provide housing in the inner town centre with inadequate parking which puts enormous pressure on narrow streets. There is a major clash between Conservation and Planning and cannot see how this can be resolved.</p> <p>Striking Edwardian properties along Runnemede Road and Strodes Corner really add something to the street scene and should be</p>	<p>Whilst parking issues are acknowledged, the loss of historic boundary treatments severely harms the character and appearance of the Conservation Area and dilutes its special character. The appraisal recommends that an Article 4 Direction to control this practice would be beneficial and should be considered by the Council. An Article 4 Direction would mean that planning permission would need to be sought for alterations to boundary walls. It is not automatically the case that such an application would be refused.</p> <p>It is agreed that the Malt House Cottages should remain included within the Conservation Area and the boundary has been amended</p>

	<p>included. The whole corner of Runnemedde Road was excluded and in doing so the Malt House Cottages (adjoining the Listed Malt House) are also excluded. This whole area is very much an integral part of old Egham. It is suggested that the boundary is redrawn to include the whole run of properties from 26 Runnemedde Road through to the rear of the United Church of Egham.</p> <p>This represents an opportunity to further care for and protect Egham and its environs, which will be particularly relevant when reviewing planning applications. We hope that it will give planners more authority in the demands they make of new businesses and it will play an important part in the scrutiny of new</p>	<p>to reflect this. The modern houses to the south of Malt House Cottages are not considered to contribute to the Conservation Area. However it is considered that these also be retained in the Conservation Area to ensure that the full length of the southern part of Runnemedde Road remains included. It is agreed that 16-26 Runnemedde Road be included to include the historic alignment of Runnemedde Road in the Conservation Area. These buildings make a neutral or slightly positive contribution to the Conservation Area. The Conservation Area boundary has been amended to reflect this.</p> <p>It is agreed that the appraisal will support planning officers in reviewing planning applications and protecting and enhancing Egham for the future.</p>
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	<p>development. However these concerns may be lost in the issues of housing, funding and maximising returns.</p> <p>The document is too long. The exhibition was far more accessible. Although it is unfortunate that it ran almost immediately after the consultation exhibition for the future of Egham Town Centre. The future development aspirations of the council are applauded and welcomed although there are fears that they will feel like the icing on the cake for many people who are battling with accommodation and income issues.</p>	<p>Consideration be given to reformatting the consultation leaflet/exhibition boards into a Conservation Area Appraisal summary leaflet to support the Full Conservation Area Appraisal.</p>
Private individual	<p>Querying how their property would be affected by the proposals and what implications it would have for them.</p>	<p>The individual has been advised that their property is proposed for inclusion in the Conservation Area and that this would have implications for the determination of future planning applications and 'permitted development'.</p>
Surrey County Council	<p>Pleased to see that a number of the recommendations made in their previous comments have been</p>	<p>No response or updates required.</p>

	<p>incorporated into the new updated draft Appraisal. Many aspects of the appraisal are now considered to be more concise and will provide Runnymede Borough Council with the tools to ensure that development either maintains or enhances the character and appearance of Egham Conservation Area. In particular it is useful to see that the small increase and decrease of building height in the Conservation Area has been noted.</p> <p>The proposed Conservation Area boundaries are also an improvement on those previously proposed. We are particularly pleased to see that the buildings on the junction with Station Road North have been retained. This is a positive decision by Runnymede Borough Council and in the long term will benefit the character and appearance of the area, even if for now the buildings do not make a positive contribution.</p> <p>We are also pleased to see a more holistic approach has been</p>	<p>No response or updates required.</p> <p>No response or updates required.</p>
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	<p>taken with regard to the residential areas proposed for inclusion. It is recognised that wholly including all of the residential properties is somewhat challenging owing to their piecemeal development and loss of traditional features.</p> <p>Having said that, we do still feel that considering the residential area and town as two separate Conservation Areas would benefit Runnymede Borough Council in the long term. The two areas are very different from one another in terms of their history, layout and materials and by separating these it would allow for more bespoke policies and directions to be developed for each area. This may be something to consider when the Conservation Area appraisal is next revised. You may wish to emphasise the separate development of the residential area as part of the 19th century development in paragraph 2.7.</p>	<p>The residential area of Egham and the town are proposed to be retained as a single Conservation Area. The comments regarding the creation of 2 separate Conservation Areas are noted and as recommended will be further considered in the future when the Council undertakes a further Conservation Area appraisal for Egham.</p>
Private individual	Importance needs to be given to the value of original natural stone kerbs to	Section 4.7 of the Appraisal Draft on BUILDING MATERIALS, has

	<p>pavements as material features which add to the aesthetic and historic value of streets in the public realm. References to kerbstones in conservation appraisals and plans elsewhere in the country are plentiful but they are absent from the Egham Conservation Area Draft Appraisal. It should be proposed that existing natural stone kerbs (some of which may be original from the time of the streets' layout) be recognised and protected as a valuable contribution to the material qualities of the Conservation Area. There are particularly good examples of wide granite kerbs (possibly dating from the time of the road layout in the second half of the 19th century) close to the junction of Runnemedde Road and the High Street beside the pavement running along the side of the Methodist Church. Unfortunately, in many places in the Conservation Area the original stone kerbs have been replaced by concrete – what remain of the original</p>	<p>been amended to include the value of natural stone kerbs.</p>
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	<p>stone kerbs are therefore important to preserve. Section 4.7 of the Appraisal Draft, on BUILDING MATERIALS, does not mention kerbstones, but gives a general statement <i>“modern materials such as concrete do not contribute to the character and appearance of the Conservation Area and are considered to be inappropriate”</i>. Therefore, please could the intrinsic value of original natural stone kerbstones be explicitly acknowledged in the Egham Town Conservation Area Appraisal, so they can be protected and retained.</p>	
Private individual	Query regarding their individual property and whether their property was now included in the Conservation Area.	The individual was advised that their property was outside of the proposed Conservation Area boundary but was immediately adjacent to the Conservation Area.
Private individual	Query regarding the date of the Draft Appraisal documents on the Councils website and whether they comprised the current draft appraisal.	The individual was advised that the documents on the website are the current documents which the council is now proposing for the Egham Conservation Area Review. When

		these are compared with the previous 'Draft Conservation Area Appraisal', the individual was advised that there have been some additions and deletions to the proposed boundary.
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8. **EXCLUSION OF PRESS AND PUBLIC**

If the Committee is minded to consider any of the foregoing reports in private –

OFFICERS' RECOMMENDATION that -

the press and public be excluded from the meeting during discussion of the appropriate reports under Section 100A(4) of the Local Government Act 1972 on the grounds that the reports in question would be likely to involve disclosure of exempt information of the description specified in appropriate paragraph of Schedule 12A of the Act.

(To resolve)

PART II

Matters involving Exempt or Confidential information in respect of which reports have not been made available for public inspection.

Para

a) **Exempt Information**

No reports to be considered.

b) **Confidential Information**

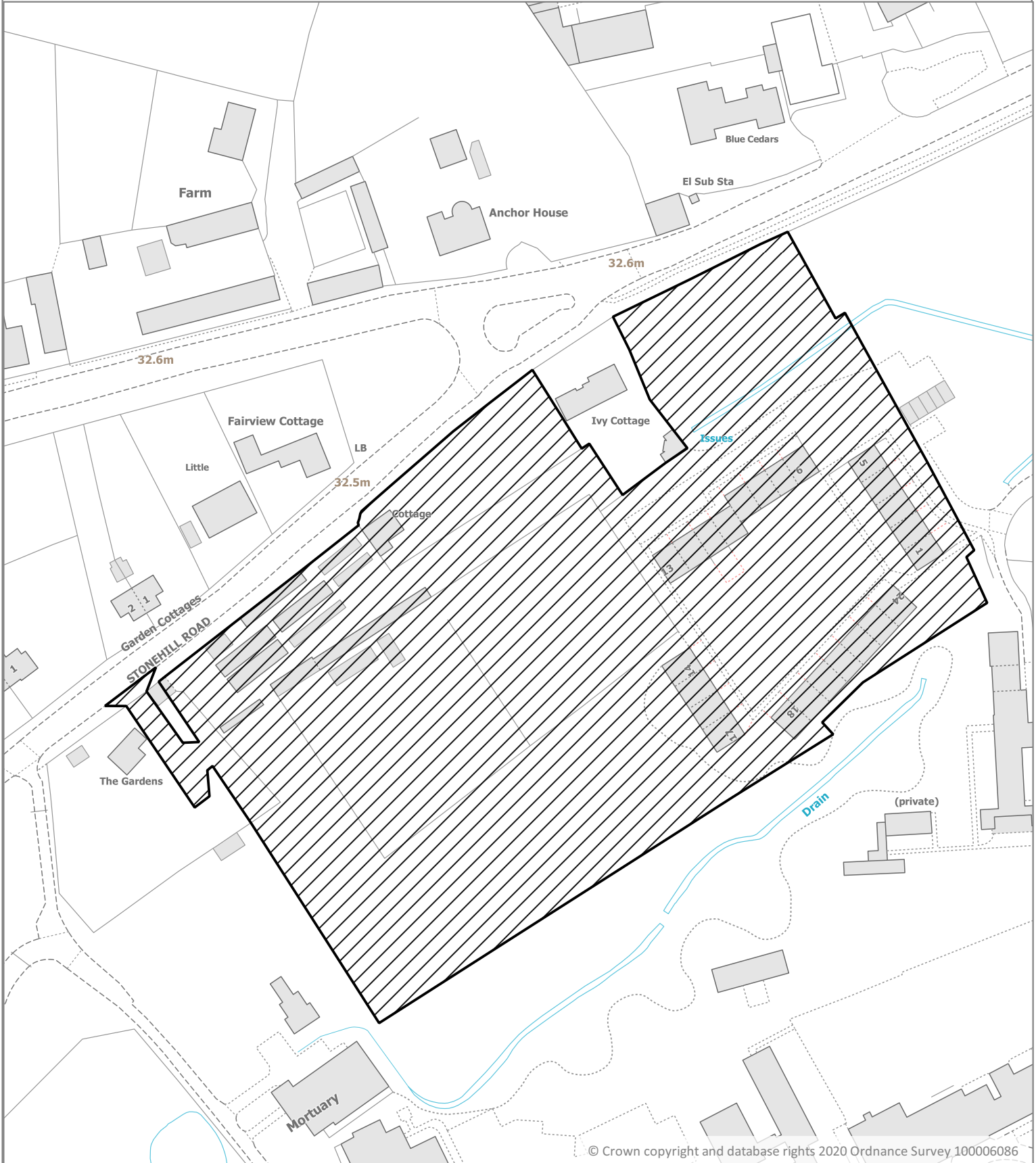
No reports to be considered.



FOR LOCATION PURPOSES ONLY
St Peters Hospital Guildford Road Chertsey KT16 0PZ

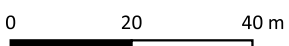
Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

Date: 29/01/2020



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Scale: 1:1250



RU.19/1609



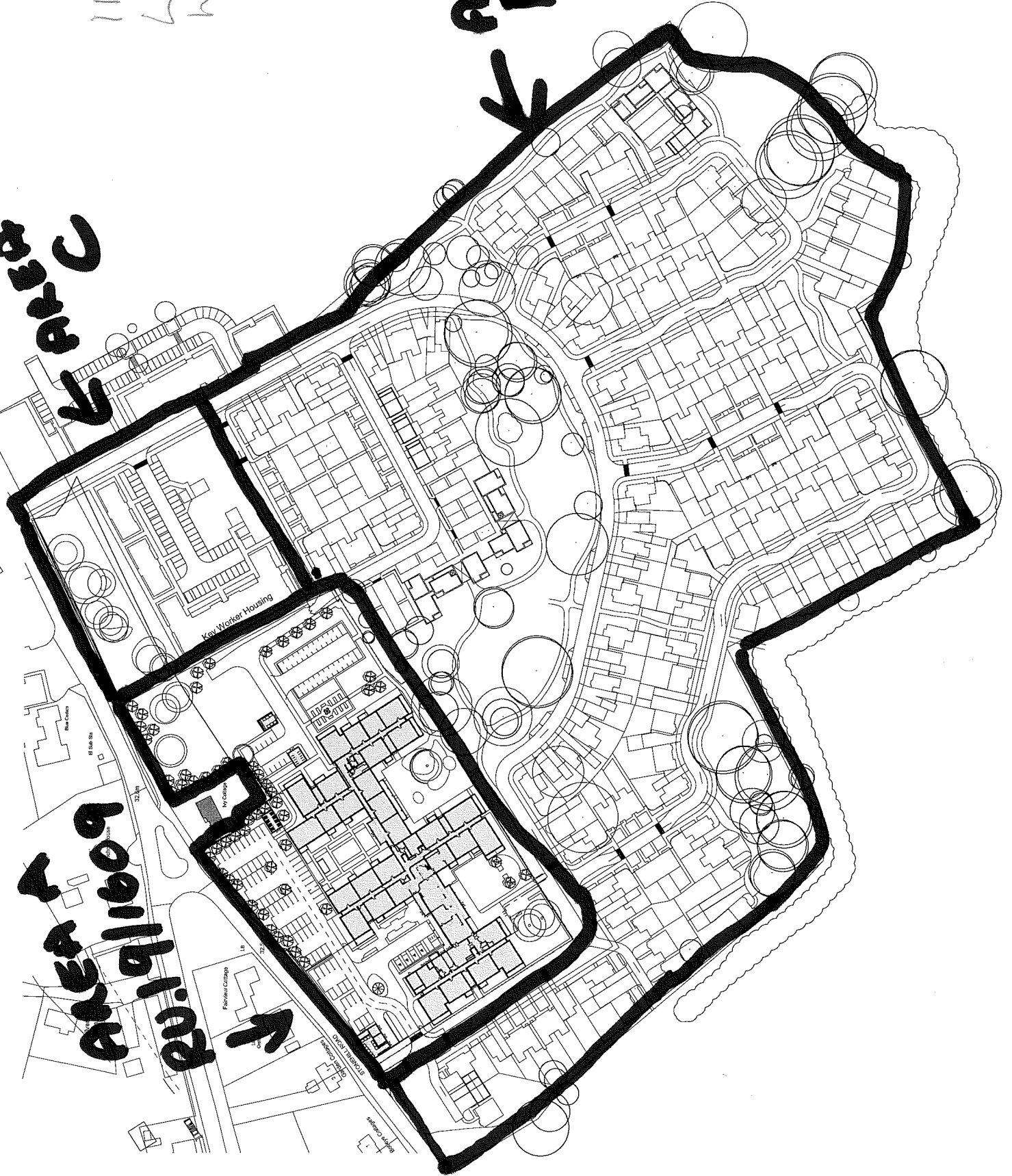
Responsibility is not accepted for errors made by others in using these drawings.
 All construction information should be taken from figured dimensions only.
 0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m 110m 120m

INDICATIVE
 LAYOUT OF
 WIDER SITE

ALL AREA
 RESERVES

AREA
 RESERVE

AREA
 RESERVE



NO. 107 10/20/19 Project Name
 CLIENT C Squared Property
 DEVELOPER C Squared Property (Chertsey) Ltd
 REVISIONS BY RD
 CHECKED BY WI
 DRAINAGE NO. 153224

CONSULTANT
STRIDE TREGLOWN
 www.stride-treglow.com © Stride Treglow Limited 2019
 PROJECT
 Homewood Grove Retirement Community
 Stonehill Road, Chertsey, KT16 0AP

DRAWING TITLE
 Site Masterplan Showing Wider Site

SUBMITTAL STATUS
 PL: PLANNING
 SCALE
 1:750 @ A1
 PROJECT / SUBMITTAL / DRAWING / LEVEL / TYPE / ISSUE / NUMBER
 153224-STL-XX-00-DR-A-XXX-P0002
 DRAWING NO. P17

RU.19/1609	Ward: Longcross, Lyne & Chertsey South
LOCATION:	St Peters Hospital Guildford Road Chertsey KT16 0PZ
PROPOSAL	Reserved matters applications pursuant to Outline Planning Permission RU.17/1815 to consider Access, Appearance, Landscaping, Layout and Scale relating to a 116 unit Retirement Village with Care Building (Use Class C2) with associated infrastructure landscaping and car parking.
TYPE:	Reserved Matters
EXP DATE	Extended date - 21 February 2020.

SUMMARY OF RECOMMENDATION: Grant with conditions

1. Site

- 1.1 The application site consists of 1.9ha of land which forms the smaller, north western part of 'Area A' within the Outline application for the development of the wider St Peter's Hospital campus. It lies to the west of the main hospital buildings and to the east of Homewood Park and fronts onto Stonehill Road. It is mainly covered by trees and shrubbery. There are a number of protected trees along the northern and southern boundaries. The site also includes the remains of an earlier walled garden and derelict former hospital buildings all of which are to be demolished.
- 1.2 Along the northern boundary, fronting onto Stonehill Road, adjacent to but not part of the application site, is Ivy Cottage, a Grade II listed building. The existing high boundary wall along Stonehill Road is to be retained as part of the proposal. In the south western corner of the site, is the remains of an Ice House, which is locally listed.
- 1.3 The trees and woodland on part of the Site form part of a wider Habitat of Principal Importance identified by Natural England.

2. Planning history

- 2.1 The wider hospital campus has an extensive planning history the following of which are considered most relevant to this application:

RU.17/1815: Hybrid Application (Outline/Full)

Outline application – all matters reserved

- A) Redevelopment of west site (including demolition of all existing buildings) to provide 212 x 1, 2, 3, 4 and 5 bedroom houses and flats and 116 x 1 and 2 bedroom retirement apartments in two, three and four storey buildings served by new access onto Stonehill Road (outline planning application, all matters reserved)
- (B) Construction of three storey acute care wing connected to existing hospital

Full planning application:

- (C) Demolition of existing buildings and erection of 66 1,2 and 4 bedroom key worker dwellings and nine 1 and 2 bedroom general needs affordable dwellings in 6 x three storey buildings served by new access onto Holloway Hill
- (D) Demolition of existing buildings and erection of 72 x 1, 2 and 4 bedroom key worker dwellings in 8 x three storey buildings
- (E) Erection of single storey building and infilling at basement level to provide new staff restaurant and 1,500 square metres of retail floorspace
- (F) Redevelopment of car park to provide three storey/six deck multi-storey car park together with alterations to internal road layout
- (G) Erection of detached two storey workshop building together with alterations to car park:

Planning Permission for the hybrid application granted 7 February 2019.

- 2.2 RU.19/1193: Reserved Matters Application pursuant to Outline application RU.17/1815 to consider access, appearance, landscaping layout and scale in respect of the erection of 212 dwellings and associated car parking, open space and infrastructure within Area A (residential) – this application is also on the agenda for the determination of the committee. Together, RU.19/1193 and RU.19/1609 make up Area A as referred to in RU.17/1815.

2.3 There are a number of other applications for the discharge of conditions pursuant to RU.17/1815 which have either been recently discharged or are under consideration.

3. Application

3.1 The Hybrid application granted Outline planning permission for the demolition of all existing buildings and the redevelopment of the site for 212 x 1, 2, 3, 4 and 5 bedroom houses and flats and 116no. 1 and 2 bedroom retirement apartments in two, three and four storey buildings served by new access onto Stonehill Road. This was described as Area A in the application information. The illustrative Plan for Area A included the following: *The indicative scheme proposes 212 market homes and a 116 bedroom 2, 3 and 4 storey retirement apartment complex developed around the pattern of the historic walled gardens with associated landscaping. Immediately to the south of the retirement accommodation, another larger landscaped area is to be created, incorporating some of the mature trees on the site in order to provide a new 'parkland' area within the residential scheme. Another main green space to the south east of this is identified as a 'village green' which would incorporate some of the other significant mature trees. This would be the green heart of the development, to which most routes would lead, including the other principal entrance, from the north-east.* Since the grant of the Outline Planning Permission(OPP) in February 2019, the land within Area A has been sold by the NHS and this is now subject to two separate but closely linked applications. The current application the subject of this report relates to the part of Area A that is proposed for the development of the retirement apartments in the parcel of land adjoining Stonehill Road. The application seeks the approval of Reserved Matters in respect of access, appearance, landscape , layout and scale.

3.2 Although the Planning Statement accompanying this application talks about a potential second phase of development this application needs to be considered on its own merits for the development now proposed.

3.3 Paragraph 128 of the NPPF supports early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes and paragraph 129 encourages the use of design review arrangements. Prior to the submission of this application the Applicants engaged in a number of Pre Application meeting with Officers under the terms of a Planning Performance Agreement. The proposal has evolved following feedback on building design and appearance, bulk and massing, roof form, balcony design and the importance of pedestrian accessibility. The Applicants also engaged with Design South East and local ward members through a Design Review, to seek their comments on the proposed redevelopment of the site. This provided comprehensive feedback on the masterplan approach of the scheme; its relationship with the wider masterplan; the building layout; bulk and massing and the approach and management of the landscape. The Applicants' highways consultants also engaged in pre application correspondence with the County Highway Authority to agree the scope of the Transport Statement and other related issues.

3.4 This application seeks permission for a 116 dwelling Retirement Village with Care scheme in a single building with access primarily from a new access from Stonehill Road which would also serve the proposed residential development of the wider Area A, and associated parking, amenity space and landscaping. The western entrance would be the main access point to the site for residents, staff and other service vehicles. A secondary access is proposed to the south eastern corner of the site and would provide access to a staff parking area. All of the proposed dwellings would be self-contained, 103 of which would have two bedrooms with the remaining 13 having one bedroom each. A number of communal facilities would be provided including residents' lounge and dining room, activity room and gym, hair salon, library and games room, GP and treatment room, Spa, assisted bathroom and guest suite which would be supported by kitchen facilities, staff offices and a reception area. A café for residents and visitors, which would also be accessible by the public, is proposed on the ground floor overlooking the Ice House.

3.5 The applicant has submitted a number of technical supporting documents: Biodiversity Gain Note, Design and Access Statement, Planning Statement, Homewood Grove emissions Mitigation Scheme, Tree survey Schedule, Energy Strategy, Arboriculture Statement, Heritage Statement, Transport Statement.

4. Consultations

4.1 37 Neighbouring properties were consulted in addition to being advertised on the Council's website. One letter of representation has been received requesting that any archaeological finds be deposited in Chertsey Museum rather than Elmbridge Museum as suggested by the Applicant.

However, Chertsey Museum is not currently in a position to accept deposits as they have limited storage capacity. This could be reassessed in the event of significant archaeological finds.

4.2

In addition the following were also consulted:

Affinity Water: No response received

Highways Agency in England: No objection - do not consider this application would materially affect the Strategic Road Network.

Natural England: No objection subject to suitable mitigation being secured.

RBC Arboricultural Officer: No Objection

RBC Conservation Officer: Raises no concerns.

RBC Contaminated Land Officer: No further comments subject to compliance with conditions pursuant to the Outline.

RBC Deputy Direct Services Manager: No Objection. The size of the bin area appears to be sufficient for the number of rooms shown on the plan.

RBC Drainage Engineer: has assessed the submitted drainage strategy and is satisfied with it and concurs with the comments provided by the LLFA.

RBC Environmental Health Manager: No comment

RBC Green Spaces Team: No response received.

RBC Safer Runnymede: No response received

SCC Adult Social Care : No response received

SCC Archaeology: Condition 7 of the outline permission required an archaeological evaluation to be carried out which has now been completed and the condition discharged.

SCC County Highway Authority: No objection

SCC Drainage: awaiting detailed design for discharge of condition 22 of Outline but are satisfied with the proposed drainage strategy.

Surrey Bat Group : No comment

Surrey Wildlife Trust: Are satisfied with the proposal subject to a requirement for further details to be provided by way of a Landscape and Ecological Management Plan.

Thames Water Utilities: No response received

In addition, the Applicant, in conjunction with the developer on the adjoining development (RU.19/1193), held a public consultation event in June 2019.

5. Relevant Local Planning Policies

5.1 Saved Policies in the Runnymede Borough Local Plan Second Alteration 2001: GB1, GB10, HO3, HO4, HO9, MV3, MV4, MV5, MV9, NE10, NE12, NE14, NE15, NE16, NE20, R1, R3, BE10, BE13 and BE17.

Saved Policy NRM6 – Thames Basin SPA of the South East Plan (2009).

5.2 The Draft Runnymede 2030 Local Plan was published for consultation on 11 January 2018, republished for consultation in May 2018, and, following consideration of representations, submitted to the Secretary of State on 31 July 2018. A limited number of policies may now be accorded some weight. However, until the outcome of the Examination in Public and final adoption, many of the policies may be accorded little weight. Each application will therefore continue to be considered against the existing Runnymede Borough Local Plan Second Alteration 2001 which is still the development plan applying within the borough, although the new draft plan may be referred to and more weight given to certain policies if relevant to the planning issues arising from an application.

6. Planning Considerations

6.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF and material planning considerations. The fundamental aim of the NPPF is to deliver sustainable development and the document sets a strong presumption in favour of development which is economically, socially and environmentally sustainable.

The application site is located within the Green Belt.

The key planning matters for consideration are:

- The Green Belt and the principle of development
- Highways, movement and parking
- Layout and design, including the relationship with the remaining part of Area A
- Appearance
- Residential amenities
- Refuse and recycling facilities
- Drainage

- Ecology and biodiversity
- Trees and landscaping
- Noise and air quality
- Affordable housing
- Heritage and Archaeology
- Sustainable design
- Protected species (including the Thames Basin Heath SPA)

6.2 Green Belt and Principle of development

The application site forms part of a Major Developed Site (MDS) within the Green Belt and a previous Master Plan established a flexible, comprehensive site wide development strategy to guide all future planning applications on the site for the following 20 years. It sought to address the dispersed nature of the operational services, through the rationalisation of the site and the consolidation of acute services in the centre of the main hospital.

6.3 The quantum of development for this site has been established through the recent Hybrid planning permission (RU17/1815) which granted consent for the wider hospital development including the principle of the redevelopment of the western part of the site for residential purposes. This included the provision of 116 no. 1 and 2 bedroom retirement apartments in buildings of up to 4 stories in height.

6.4 It was acknowledged in granting the Hybrid planning permission that the wider proposals comprise inappropriate and harmful development in the Green Belt as well as other harms. However it was considered that it would also result in significant planning gain through the opportunity to raise capital funding to support the sustainability of the hospital and its essential extension and refurbishment as well as the provision of additional housing in the borough, including specific key worker housing to serve the hospital's staff needs. Members concluded, on balance, that very special circumstances did exist which clearly outweighed the identified harms and therefore granted the outline planning permission. The scale and quantum of development now proposed is consistent with the outline consent for Area A and in particular with regard to the impact on the Green Belt.

6.5 The emerging Local Plan 2030 proposes the removal of the site from the Green Belt and allocates the site for housing. Consultation is currently underway on the modifications to the Local Plan 2030 following the final stage of public hearings. At the current time however the site remains within the Green Belt and this was the basis for the assessment of the Hybrid planning permission.

The emerging Local Plan, under Policy SL13, allocates the site for housing, identifying two parcels of land to provide a minimum of 400 net additional C3 dwellings. This application forms a part of the larger parcel to the west of the main hospital. Although the dwellings proposed in the application would be in C2 use class, that is, *Use for the provision of residential accommodation and care to people in need of care*, each of the proposed dwellings would be self-contained with the majority being two bedroom units. It is therefore considered that the proposal satisfies the requirements of Policy SL13 in terms of the housing numbers it would provide as a contribution to the overall objective.

6.6 Highways, movement and Parking

The Hybrid Planning Permission acknowledged that the overall development was acceptable in transport terms subject to the appropriate mitigation on the local road network and taking account of the impact of the development on the Strategic Road Network through a site specific Travel Plan and Transport Assessment. Details of the management of construction traffic, including for this site, are required to be provided and approved under a condition of the Hybrid permission.

Approval for a new road junction to Holloway Hill and the principle of a new access onto Stonehill Road have already been given consent under RU.17/1815. Matters for consideration at this stage include the detailed layout of the site, including movement within the site, parking and servicing, as well as details of the access to Stonehill Road. The main vehicular access to the application site would be a joint access with the proposed residential scheme (RU.19/1193) from Stonehill Road. An additional access, for staff parking and servicing, would be provided via the new access off Holloway Hill which has been approved to serve the proposed Keyworker development on Area C.

Officers are satisfied with the position of this proposed access to Stonehill Road. The County Highway Authority has assessed the application and raises no objections to the approval of the reserved matters application.

6.7 Car Parking and pedestrian movement

The NPPF promotes sustainable transport and states that development should be focused in areas which are sustainable through limiting the need to travel and offering a choice of transport modes. The application proposes a total of 106 car parking spaces. The majority of these spaces would be accessed from the western entrance to the site from Stonehill Road which would also provide the main service access. A secondary access point to the east, from Holloway Hill, would provide access to staff parking and services vehicles.

A total of 20 cycle spaces, for staff and residents, would be provided and housed in a secured and covered cycle store close to staff parking area as well as additional cycle parking for visitors close to the main entrance.

The Applicant intends to provide a minibus and electric vehicle shuttle service which would pick up and return staff and residents to Chertsey station and local bus stops, as well as providing transport for shopping trips for residents. There would also be a buggy service to provide for mobility throughout the wider masterplan area. In addition a Car Club would provide short term and ongoing access for residents to a vehicle which can encourage a reduction in car ownership. The Applicant proposes to charge a licence fee for a parking space for those residents who wish to retain their own private cars. It is hoped that these combined measures would help to encourage non-car lifestyles among residents and staff.

Further details of how these measures would be provided and controlled will be dealt with by way of the discharge of Condition 34 of the Hybrid application RU.17/1815 relating to the Residential Travel Plan.

A network of footpaths and pedestrian access points is proposed to encourage movement through the different phases of the wider area and to help to encourage walking and cycling among residents and staff. There would be four main access points for pedestrians identified as follows:

Access Point 1 in the entrance courtyard which contains the main entrance to the building and is designed to be pedestrian friendly with clear wayfinding.

Access Point 2 is the public garden courtyard, an active space accessible to the retirement community and residents of the adjoining Residential scheme (RU.19/1193) and wider masterplan. This would also provide access to the publicly accessible café.

Access Point 3 is a more discreet entrance envisioned for use by residents and staff which provides access beyond the Site to Holloway Hill, the Squire's Garden Centre and beyond.

Access Point 4 is a gated entrance for staff and residents connecting them to the wider parkland area.

Overall it is considered that the proposal complies with Saved Policies MV4, MV5 and MV9 of the adopted Local Plan and guidance in the NPPF in relation to sustainable transport.

6.8 Layout and design

Saved Policy HO9 sets out the design considerations for new residential development. Emerging Policy EE1 states that development proposals will be expected to achieve high quality design while making efficient use of land. Good design is set out by Government in the recently published 'National Design Guide' which is defined by 10 characteristics, including context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. Government guidance also makes reference to the importance of 'Design Review Panels'. Saved Policy HO9 and the NPPF require good standards of design that maintain the character of an area and provide high standards of amenity for existing and future occupiers. This planning application follows a review of the development by Design South East and is accompanied by a detailed Design & Access Statement in support of the proposals. The comments from the Design Review have been used to inform the design and layout of these current proposals.

There are a number of physical constraints which impact the form of development which include the principal access from Stonehill Road through the adjoining proposed residential development, protected trees and the locally listed Ice House in the southwestern corner, a protected oak tree located midway along the southern boundary, the adjacent listed building, Ivy Cottage, and a protected area of woodland in the northwest corner.

The proposed building is a single structure ranging in height from three to four storeys. The proposed dwelling units would be provided in a series of "wings" gathered around vertical

circulation areas with a number of communal facilities on the ground floor. This design creates a number of landscaped courtyards providing visual relief between the various built elements and continuing the theme set by the remains of the existing enclosed walled garden.

The spine of the building as well as the north-east and north-west wings would be three storeys. The central and south east wings would be four storeys in height. The building layout has been designed to maximise natural light and ventilation to the proposed dwellings and to overlook central courtyards which provide communal amenity spaces. Each dwelling would have an individual, external amenity space in the form of balconies or terraces.

The proposed scheme combines a mixture of flat-roofed and gabled forms to create balance and interest. This is amplified by balconies and architectural detailing around doors and windows. The ground floor of the entire building would be constructed in brickwork to match the existing garden walls on the site. The wings would be finished in render with the link elements also finished in render in a contrasting colour.

The northern boundary to Stonehill Road is characterised by a strong belt of trees and vegetation and a high brick wall which is proposed to be retained. The proposed development uses this area to provide a buffer to the road and would provide an area of parking for the new dwellings.

In relation to design, paragraph 127 of the NPPF advises that developments should function well and add to the overall character of the area, be sympathetic to the surrounding built environment (local character and history) and should be visually attractive as a result of good architecture, layout and landscaping. The Design & Access Statement advises that building scale has been designed to break up its overall mass and to add visual interest and variety by way of architectural detailing and changes in materials.

The provision of expanses of landscaped areas across the application site is considered to provide a development with a mixture of high quality private and communal amenity space. The development is considered to function well and to add to the overall character of the area, be sympathetic to the surrounding built environment (local character and history) and visually attractive as a result of the design, layout and landscaping and would comply with saved policy H09 of the Local Plan and design policy within the NPPF.

6.9 Appearance

The proposed building combines a mixture of flat-roofed and gabled forms to create a balanced composition. This composition is further augmented with balconies and subtle details around the windows and doors to add an extra layer of detail and interest by way of a mix of brickwork, render and boarding. A length of the existing wall that bounds Stonehill Road, which forms a significant part of the street scene, would be retained and the adjoining hedgerow re-established and gapped up with native species as necessary. Metal estate railing would provide a separation boundary to the open parkland and the adjoining residential development. It is considered that the appearance of the development, whilst having significant mass, would be acceptable, and complies with saved Policy HO9.

6.10 Residential amenities

Saved Policy HO9 sets out the design considerations for new residential development. Emerging Policy EE1 states that development proposals will be expected to achieve high quality design while making efficient use of land. A series of open spaces have been designed to provide public, semi private and private amenity areas. Taking its cue from the remnants of the existing walled garden on the site, a productive garden, with raised planting areas, is proposed to allow residents the opportunity to grow food. A cafe is proposed, overlooking the Ice House, which the Applicant says would also be accessible to visitors and the public. Officers have assessed the design and layout of the flatted building and consider that there will be a good standard of amenity for future occupiers and would provide a distinctive development which has regard to its setting and the adjacent developments.

6.11

The development has been designed to provide separation distances of between 25m and 30m to the adjacent existing dwelling, Ivy Cottage. A condition is recommended in order to secure an alternative window design to the secondary living room windows in the upper floor flats on the northern elevation, in order to avoid direct overlooking to the rear of Ivy Cottage. It is acknowledged that there could be some overlooking to the rear garden area, however this would only provide an oblique view towards Ivy Cottage, which in combination with the distances involved, is considered acceptable in order to protect residential amenities.

The proposed dwellings along the western and southern boundaries would be separated by the primary access street from the residential development proposed on the adjoining site, which is reported elsewhere on the agenda (RU.19/1193). Additionally, the proposed dwellings in the south east corner would have a separation distance in excess of 30m from the flatted development on the adjoining Area A site. This distance, together with the oblique angle of the buildings and the landscaped buffer between them, is considered to provide a reasonable outlook and safeguards privacy between the dwellings. The proposed dwellings would be set back from the eastern boundary to the adjacent Keyworker housing in Area C by an area of open space and the staff parking area. It is considered that these separations, along with the recommended condition, would protect the reasonable amenities of the residential properties and therefore there would be no conflict HO9 in this regard.

6.12 Refuse & Recycling facilities

The Council's Refuse & Recycling Officer has assessed the application and is satisfied with the proposals.

6.13 Drainage

The Site is relatively flat from north-west to south-east. There is a slight 2m fall from the south-western edge to the north-eastern edge. There is an existing drainage ditch in the northern corner of the Site which is to be retained.

The Hybrid permission was subject to a condition requiring details of an overarching drainage strategy for the wider masterplan site. This has now been approved and the Lead Local Flood Authority have stated that they are satisfied with progress on a drainage strategy for Area A, of which this application site forms a part, and which will require details to be discharged by a further condition pursuant to the Hybrid Application RU.17/1815. The Applicant has confirmed that all paving would be designed to be permeable throughout the development.

6.14 Ecology and biodiversity

The Ecology Surveys required by Condition 5 of the Outline permission were submitted and provided an evaluation of existing species and recommendations for avoidance of adverse impact, mitigation and compensation measures necessary to ensure that the identified species (bats and badgers) would not be harmed as a result of the development proposals. These details were considered acceptable and the condition has now been discharged.

The trees and woodland on part of the Site form part of a wider Habitat of Principal Importance identified by Natural England. In approving the Outline application it was acknowledged that there would be a loss of existing woodland. However, permission was granted subject to a condition requiring details of biodiversity enhancements to be incorporated into the proposed development. In conjunction with the developer of the remainder of Area A (RU.19/1193, the Applicant proposes a combination of bird and bat boxes, bat tubes, Swift bricks as well as new native species-rich hedgerows, new native tree planting, new area of wildflower grassland and native bulb planting and new wet grasslands habitats in the attenuation basins. Surrey Wildlife Trust is satisfied that the requirements of Condition 6 of the Hybrid application, relating to biodiversity enhancements, have been met and this condition has now also been discharged. A condition requiring details of a Landscape and Ecological Management Plan is recommended for this application to secure these enhancements and their long term management.

Further details of proposed hard and soft landscaping are required to be provided under Condition 9 of RU.17/1815 before first occupation of the development. It is therefore considered that the proposals comply with Saved Policies NE15 and NE20 and paragraph 175 of the NPPF.

Investigations that have taken place have identified a badger's sett in the south-western corner of the Site. The layout of the proposed development has been designed to ensure that the sett is protected and capable of being retained in situ. However, the Applicant is in discussions regarding opportunities for the relocation of the sett.

6.15 Trees and landscaping

The submitted 'Arboricultural Statement' states that the development proposals have been designed with the layout of the existing trees as a primary consideration to ensure that trees which are protected by existing Tree Preservation Orders are retained as part of the development proposals. The positioning of the new development has also been designed to ensure that the retained trees can be safeguarded in the long term. However, it is acknowledged that some trees, including those in Category B, would be lost. A new tree planting will be required as part of the Condition 9 of the RU.19/1609 which requires details of a landscaping scheme and there is

an expectation that new tree planting should be provided in order to ensure appropriate mitigation for this loss. A more detailed Arboriculture Impact Assessment is ongoing for the purposes of addressing a specific condition of the Outline Planning Permission, to provide measures for the protection of identified trees within or immediately abutting the development site and to provide a Tree Protection Plan that details proposed protective measures.

The key features of the proposed landscape scheme have aimed to accentuate the existing protected trees, the Ice House and respect the setting of the listed Ivy Cottage. The proposal includes the planting of a large number of new trees and hedgerows across the site to offset the loss of some existing trees on the site. It is also proposed to set the building in a high quality landscaped environment including new tree planting, hedgerows and grassland which would also offer wider ecology and biodiversity benefits.

The landscape approach taken in different areas of the site include the Entrance Courtyard, the Walled Garden, the Public Garden, the Parkland Garden and the Productive Garden. These help to add character, interest and variety to the Site to ensure it makes a high quality contribution to the overall landscape of the wider masterplan area.

The proposal is therefore considered to meet the requirements of Saved Policies HO9 (b), NE12, NE14 and NE15 in respect of the retention of appropriate trees and providing landscaping of a high standard.

6.16 Noise and air quality

In respect of noise and air quality, the applicant has submitted a detailed Emissions Mitigation Scheme. The Environmental Health Manger has not raised any concerns for this site and is satisfied with the mitigation measures proposed. A condition pursuant to the Hybrid application relating to an air quality impact assessment for Area A has now been discharged.

It is considered that the proposed development is appropriate for its location as set out in Paragraph 180 of the NPPF and would not give rise to unacceptable impacts on future residents or the natural environment in respect of noise or air quality.

6.17 Affordable housing

The Hybrid application proposed the provision of key worker accommodation to deliver affordable housing across the full development proposed on the wider hospital site, which did not fall within what is typically considered as 'normal' affordable housing. However in granting outline planning permission it was recognised that key worker accommodation was linked with the very special circumstances case put forward to 'enhance the hospitals functionality and go some way to address the considerable staff shortfalls experienced at St Peters'. Furthermore, the provision of nine general needs affordable dwellings were approved in addition to the key worker accommodation which is to be delivered within Area C, alongside the key worker accommodation.

In granting permission it was recognised that no further affordable provision was proposed on Area A (of which this application is a part). The Hospital Trust had indicated that the deliverability of the hospital would be undermined if more affordable housing was required. This would in turn impact on the future viability of the hospital by reducing the amount of funding available to be reinvested into the upgrade and enhancement of the hospital, and therefore Members considered that special circumstances existed to justify the level and form of affordable housing proposed. Therefore the current proposals make no additional provision for affordable housing and all dwellings would be for market sale which is consistent with the Hybrid permission.

6.18 Heritage

At the Outline stage the Council's Conservation Officer considered that, in terms of conservation and heritage, there was very little of interest on or near the wider site and raised no objection to the proposals. There is a locally listed building, the Ice House, located in the south western corner of the site. In addition, adjacent to and sharing a boundary with the application site, is Ivy Cottage, a Grade II listed building in residential use. Opposite Ivy Cottage, lies Anchor Cottage, a Grade II listed house. Botley's Mansion, located in the adjacent Homewood Park, is Grade II* listed.

The Applicant has submitted a Heritage Statement which includes a Significant Assessment identifying the relative heritage value of the heritage assets and an Impact Assessment which considers the potential impact of the proposed development on their significance, including the contribution made by their setting. This is in line with the requirements of Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and the NPPF (Paragraphs 193-197).

Given the distance of the proposed development from Botley's Mansion at some 300m and the intervening mature woodland and open space, it is considered that the application site makes a neutral contribution to the setting of the Mansion.

Anchor House is appreciated in views looking away from the site. The mature vegetation to the rear of Ivy Cottage and Ivy Cottage itself blocks views of the application site and the hospital buildings beyond. The site is therefore considered to make a neutral contribution to the setting of Anchor House.

The proposed site is located behind Ivy Cottage, which is appreciated from its front elevation. The mature vegetation to the rear of the property blocks views of the site and the existing hospital buildings. The site is therefore considered to make a neutral contribution to the setting of Ivy Cottage. The proposed development maintains a separation from Ivy Cottage and retains the established mature trees and vegetation to its boundaries. The retention of this mature vegetation, coupled with the set back of the proposed built form, ensures there is a clear definition and limits direct views between the two sites.

The locally listed Ice House is located within the site. The current setting of the Ice House is the surrounding overgrown woodland and the dilapidated sheds, greenhouse structures and walls belonging to the walled garden. The Applicant proposes to secure and provide solid doors to the structure and an internal metal gate so that when open, the public can view its interior but not enter into it. The interior would be lit, and a mirrored device placed on the floor to allow views of the intricate circular brick roof structure. Conditions are recommended to secure the preservation of the Ice House during construction and its subsequent restoration.

The incorporation of the Ice House within the proposed development would allow it to become a feature within the site and ensures access by residents and visitors is possible, enhancing its appreciation. This is a positive impact of the development and weighs in its favour.

The proposed works are considered to have had special regard for the desirability of preserving the settings of surrounding heritage assets in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990. The proposals are also considered to comply with NPPF paragraphs 193-197, and the Saved policies BE10 and BE13.

6.19 Archaeology

Condition 7 of the Hybrid permission required the implementation of a programme of archaeological work in accordance with a written scheme of investigation. This part of the condition has been discharged however further evaluation will be required on site to fully comply.

On this basis it is considered that the development would comply with saved policy BE17 of the local plan and heritage policy within the NPPF.

6.20 Sustainable Design

In respect of emerging policy SD9 'Renewable and Low Carbon Energy' the applicant has submitted an 'Energy Strategy' which confirms that the development would achieve compliance with Part L 2013 of the Building Regulations with 10% of the development's energy needs from renewable and/ or low carbon.

The proposed passive design and efficiency targets would be achieved through careful consideration of the building design, high-performance façade, and high-efficiency building services. It would include

- High-performance, engineered façade optimising levels of insulation and shading;
- Windows carefully designed to balance daylight, heat loss and heat gain;
- Solar control measures (g-value between 0.30–0.40, depending on limiting of solar gains requirement);
- Improved U-values,

Whilst limited weight can be given to this emerging policy, it is considered that the applicant has considered renewable and low carbon energy as part of their development proposals.

6.21 Thames Basin Heath SPA

The site lies within 5 km of the Thames Basin Heaths Special Protection Area. In accordance with guidance from Natural England, the Habitats Regulations Assessment requirements are that plans or projects which may have a likely significant effect on a European designated site (such

as the TBHSPA) can only proceed if the competent authority is convinced they will not have an adverse effect on the integrity of the European site.

The Applicant is required by the s106 Agreement pursuant to RU.17/1815 to provide mitigation measures which comply with the Council's adopted guidance comprising £2000 per net additional dwelling towards the Councils Suitable Alternative Natural Greenspace (SANG) and £630 per net additional dwelling in respect of the Strategic Access Management and Monitoring (SAMM). These requirements have been secured by condition pursuant to RU.17/1815 and through the relevant S106 legal agreement. On this basis ,the development is considered to comply with saved policies NE16, NE18 and NE20 of the Local Plan and the NPPF.

7. Conclusion

7.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposes a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

7.2 The principle of the development of 116 retirement dwellings in buildings of up to four storeys in height was established through the grant of Hybrid planning permission under RU.17/185. The current application to consider the reserved matters of access, appearance, landscaping, layout and scale is, for the reasons set out above, considered to provide an acceptable form of development in compliance with the Development Plan and guidance in the NPPF. The development would provide additional housing as required in the emerging Local Plan. The restoration of the locally listed Ice House would be a positive benefit. The proposals would include the protection of key trees and new planting as part of a landscaping scheme which includes biodiversity mitigation and enhancement and safeguards protected species. There would be no significant adverse impact on the character of the area, the visual amenities of the street scene or the amenity of adjoining residents. There would be no harmful effects on archaeology and there are not considered to be any detrimental impacts on highway safety, noise or air quality. The development has been assessed against the following Development Plan Saved Policies GB1, GB10, HO3, HO4, HO9, MV3, MV4, MV5, MV9, NE10, NE12, NE14, NE15, NE16, NE20, R1, R3, BE10, BE13 and BE17 of the Runnymede Borough Local Plan Second Alteration April 2001, the guidance within the NPPF and NPPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

Officer's Recommendation: Grant subject to the following conditions:

1 The reserved matters for which permission is hereby granted must commence not later than two years from the date of this permission, or not later than five years from the date of the outline approval.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall not be carried out except in complete accordance with the following approved plans and Documents @

Site Location Plan (Ref: 153224-STL-XX-00-DR-A-XXXX-P0001-P17);
- Existing Site Plan (Ref: 153224-STL-XX-00-DR-A-XXXX-P0002-P17);
- Ground Floor GA (Ref: 153224-STL-XX-00-DR-A-XXXX-P1000-P17);
- First Floor GA (Ref: 153224-STL-XX-01-DR-A-XXXX-P1001-P17);

- Second Floor GA (Ref: 153224-STL-XX-02-DR-A-XXXX-P1002-P17);
- Third Floor GA (Ref: 153224-STL-XX-03-DR-A-XXXX-P1003-P17);
- Roof Plan (Ref: 153224-STL-XX-04-DR-A-XXXX-P1004-P17);
- Long Elevations North South (Ref: 153224-STL-XX-ZZ-DR-A-XXXX-P2001-P17);
- Long Elevations East West (Ref: 153224-STL-XX-ZZ-DR-A-XXXX-P2002-P17);
- North Elevation (Ref: 153224-STL-XX-ZZ-DR-A-XXXX-P2010-P17);
- South Elevation (Ref: 153224-STL-XX-ZZ-DR-A-XXXX-P2011-P17);
- West and East Elevations (Ref: 153224-STL-XX-ZZ-DR-A-XXXX-P2012-P17);
- Entrance Courtyard and Parkland Courtyard (Ref: 153224-STL-XX-ZZ-DRA-XXXX-P2013-P17);
- Walled Garden and Public Garden Elevations (Ref: 153224-STL-XX-ZZ-DRA-XXXX-P2014-P17);
- Building Detail Elevations 1 (Ref:153224-STL-XX-ZZ-DR-A-XXXX-P2021-P17);
- Building Detail Elevations 2 (Ref: 153224-STL-XX-ZZ-DR-A-XXXX-P2022-P17);
- Building Detail Elevations 3 (Ref: 153224-STL-XX-ZZ-DR-A-XXXX-P2023-P17);
- Building Detail Elevations 4 (Ref: 153224-STL-XX-ZZ-DR-A-XXXX-P2024-P17);
- Building Detail Elevations 5 (Ref: 153224-STL-XX-ZZ-DR-A-XXXX-P2025-P17);
- Long Sections (Ref: 153224-STL-XX-ZZ-DR-A-XXXX-P3001-P17); and
- Proposed Site Plan (Ref: 153224-STL-XX-00-DR-A-XXXX-P9000-P17).

Design & Access Statement (Stride Treglown, October 2019) including December 2019 Update;

Landscape Scheme Drawings (Terra Firma, October 2019), comprising:

- Landscape Proposals (2073-TFC-XX-XX-DR-L-1004 Biodiversity Enhancement Plan (Ecology Solutions, Rev A December 2019);
- Arboriculture Statement (C2PD, October 2019);
- Tree Protection Plans:
- Tree Protection Plan (JBL3409-701 Rev A)
- Tree Survey (JBL3409-700); and
- Tree Survey Schedule (JDL3409 Rev A).

Transport Statement (Connect Consultants, October 2019);

Heritage Statement (Bidwells, October 2019);

Energy Strategy (Hoare Lee, October 2019);

Emissions Mitigation Scheme (Phlorum, August 2019); and

Area A Biodiversity Gain Note (Ecology Solutions, December 2019).

Reason: To ensure an acceptable development and to comply with saved Policies GB1, HO9, MV4, MV9, NE20, NE12, NE14, NE15 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance in the NPPF.

- 3 Before the first occupation of the building hereby permitted details of an alternative window design to the secondary windows of the living rooms on the upper floor dwellings on the northern elevation (Units numbered 54, 89 and 117 on the submitted plans) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid overlooking into the adjoining property and to comply with saved Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF.

- 4 Restoration of the Ice House

Prior to the commencement of development, including any site clearance, suitable protection shall be afforded to the locally listed Ice House in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the locally listed building and to comply with Policy BE13 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

- 5 Details of the restoration of the Ice House and access to it by members of the public, as set out in paragraph 5.5 of the Heritage Statement prepared by Bidwells, dated October 2019 and submitted as part of the application, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwelling hereby permitted.

Reason: To ensure the satisfactory appearance of the locally listed Building and to maintain its character and to comply with saved Policy BE13 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

- 6 Prior to the first occupation of any dwelling a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the local planning authority. The LEMP shall set out landscape and ecological management objectives for the site and detail management actions for post construction phases, including a timetable for the implementation of the approved measures. The development shall be undertaken in strict accordance with the approved LEMP and the approved timetable and thereafter managed and retained.

Reason: To ensure the provision of suitable biodiversity enhancements in accordance with Saved policies NE17 and NE20 of the Runnymede Borough Local Plan Second alteration 2001 and guidance contained within the NPPF.

- 7 Prior to the first occupation of any dwelling hereby approved, details of the chosen renewable energy/low carbon technology to be used, along with calculations demonstrating that 10% of the predicted energy consumption would be met through renewable energy/low carbon technologies shall be submitted to and approved in writing by the Local Planning Authority (LPA). The development shall be carried out in accordance with the approved details and thereafter retained, maintained and operational unless otherwise agreed in writing by the LPA. In the event of air or ground source heat pumps being the chosen renewable energy measure, details shall be submitted to and approved in writing by the LPA prior to installation. Details shall include acoustic data to demonstrate that there will be no increase in the background noise level and that there will be no tonal noise emitted from the unit, as well as details of the location of the unit(s) and their distance to the closest dwelling.

Reason: To ensure that a minimum of 10% of the energy requirement of the development is produced by on-site renewable energy sources/low carbon technology and to protect the amenities of occupiers of nearby properties and to comply with Policy SD9 of the Runnymede 2030 Draft Local Plan and guidance within the NPPF.

- 8 An electric vehicle charging point shall be provided for the each proposed parking s space. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The charging points shall be retained for the lifetime of the development.

Reason: To sustain compliance with and contribute towards EU limit values or national objectives for pollutants, in accordance guidance within the NPPF.

- 9 Notwithstanding the parking provision for both vehicles and cycling as shown on Proposed Site Plan 153224-STL-XX-OO-DR-A-XXXX-P9000 Rev P17, further details of the layout of the staff parking area shall be provided to secure the retention of existing trees identified as T5 and T6 on drawing RPS JSL3409 700 dated September 2019.

Reason: To protect the trees to be retained, ensure that the value of the trees is replaced and preserve and enhance the appearance of the surrounding area and to comply with saved Policies NE14 and NE15 of the Runnymede Borough Local Plan Second Alteration 2001.

- 10 The parking provision for both vehicles and cycles as shown on the revised plan to be submitted in connection with Condition 9, above including access to the site from both Stonehill Road and Holloway Hill, shall be provided prior to first occupation of any dwelling hereby approved or in accordance with a phasing plan to be submitted to and agreed in writing by the Local Planning Authority and shall thereafter be retained for its designated use.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with saved Policy MV4 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

Informatives

- 1 The applicant is advised that the conditions and Informatives contained within RU.17/1815 and associated S106 agreement remain applicable to the current application.



FOR LOCATION PURPOSES ONLY

Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

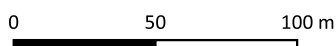
Date: 29/01/2020

Land at St Peters Hospital Guildford Road Chertsey KT16 0PZ



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Scale: 1:2666



RU.19/1193



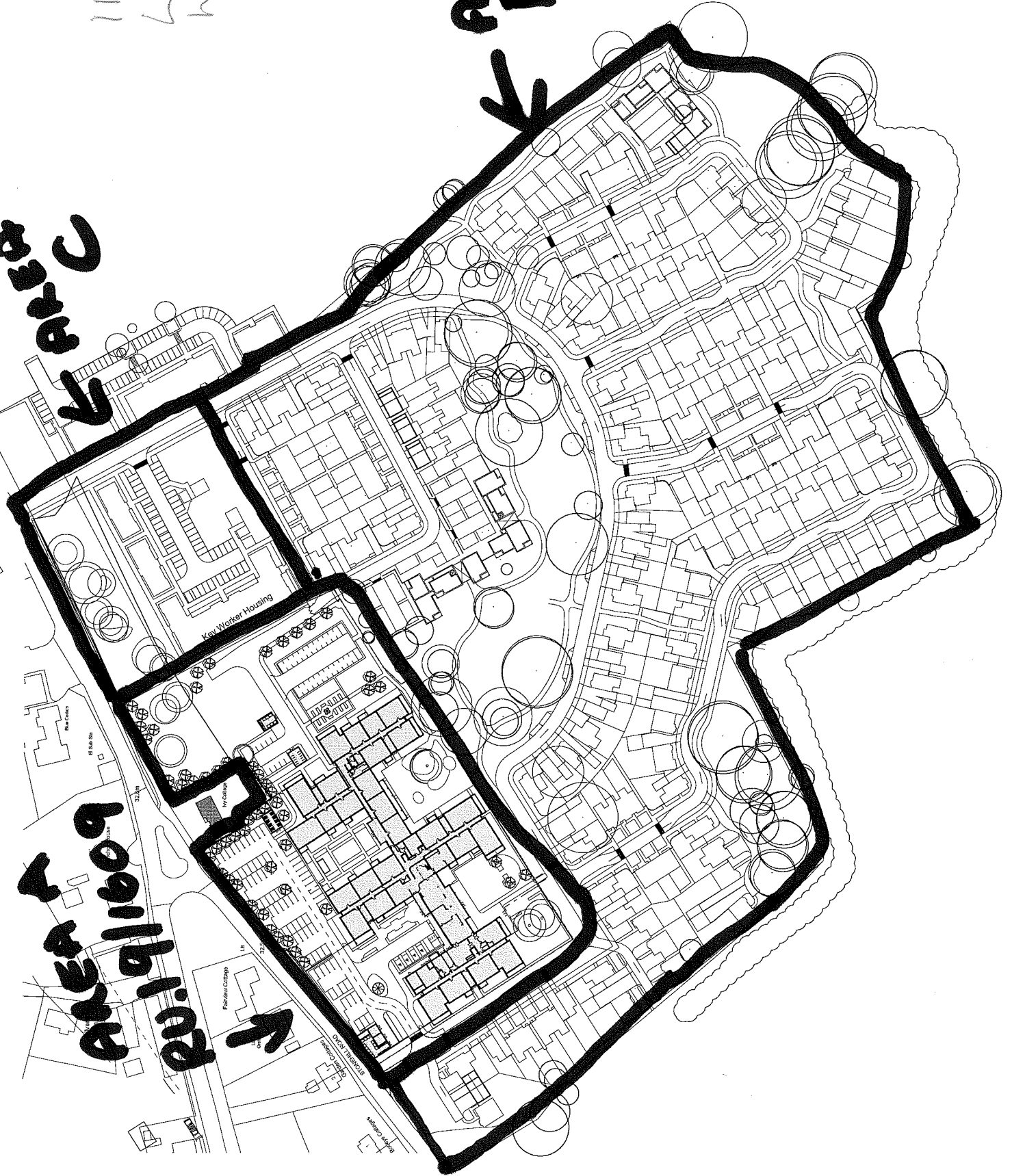
Responsibility is not accepted for errors made by others in using these drawings.
 All construction information should be taken from figured dimensions only.
 Scale: 1:750 @ A1
 Date: 12/20/20

INDICATIVE
 LAYOUT OF
 WIDER SITE

ALL AREA
 RESURFACES

AREA
 A

AREA
 B



NO. 107 10/20/20 10/20/20
 CLIENT: C Squared Property Developments (Chertsey) Ltd
 REVISIONS: 10/20/20
 CHECKED BY: WI
 DRAWING NO: 153224

CONSULTANT:
STRIDE TREGLOWN
 PROJECT:
 Homewood Grove Retirement Community
 Stonehill Road, Chertsey, KT16 0AP

DRAWING TITLE:
 Site Masterplan Showing Wider Site

SUBMITTAL STATUS:
 PL: PLANNING
 SCALE:
 1:750 @ A1
 PROJECT / SUBMITTAL / DRAWING / LEVEL / TYPE / ISSUE / NUMBER:
 153224-STL-XX-00-DR-A-XXX-P0002
 DRAWING NO:
 P17

RU.19/1193	Ward: Longcross, Lyne & Chertsey South
LOCATION:	Land at St Peters Hospital Guildford Road Chertsey KT16 0PZ
PROPOSAL	RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE APPLICATION RU.17/1815 TO CONSIDER ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE IN RESPECT OF THE ERECTION OF 212 DWELLINGS AND ASSOCIATED CAR PARKING, OPEN SPACE AND INFRASTRUCTURE WITHIN AREA A (RESIDENTIAL).
TYPE:	Reserved Matters
EXP DATE	14 February 2020 (agreed extension)

SUMMARY OF RECOMMENDATION: Grant with conditions

1. Site

1.1 The application site consists of 8.10ha of land which forms the greater part of 'Area A' within the Outline application for development of the wider St Peter's Hospital campus. It lies to the west of the main hospital buildings and to the east of Homewood Park. It is currently occupied by a number of redundant hospital buildings, areas of hardstanding as well as a number of existing mature trees and untended grassland.

1.2 The site is enclosed by a dense belt of vegetation and trees along the southern and western boundaries which provides a natural boundary to Homewood Park. In many areas it is further enclosed by significant mounds of earth. In between these mounds there are a number of formal and informal pathways that breach the vegetation and link the site to the Homewood Park. The eastern boundary is mainly open to St. Peter's Hospital, with limited tree cover and a drainage ditch providing a threshold between the sites. Part of the northern boundary is also dense with trees with the remainder bordering existing hospital accommodation buildings.

The site also includes a belt of trees along Holloway Hill which are protected by tree preservation orders.

2. Relevant Planning history

2.1 The wider hospital campus has an extensive planning history the following of which are considered most relevant to this application:

RU.17/1815: Hybrid application for

A) Redevelopment of west site (including demolition of all existing buildings) to provide 212 x 1, 2, 3, 4 and 5 bedroom houses and flats and 116 x 1 and 2 bedroom retirement apartments in two, three and four storey buildings served by new access onto Stonehill Road (outline planning application, all matters reserved)

(B) Construction of three storey acute care wing connected to existing hospital (outline planning application, all matters reserved)

(C) Demolition of existing buildings and erection of 66 1,2 and 4 bedroom key worker dwellings and nine 1 and 2 bedroom general needs affordable dwellings in 6 x three storey buildings served by new access onto Holloway Hill

(D) Demolition of existing buildings and erection of 72 x 1, 2 and 4 bedroom key worker dwellings in 8 x three storey buildings

(E) Erection of single storey building and infilling at basement level to provide new staff restaurant and 1,500 square metres of retail floorspace

(F) Redevelopment of car park to provide three storey/six deck multi-storey car park together with alterations to internal road layout

(G) Erection of detached two storey workshop building together with alterations to car park

Planning permission for the hybrid application granted 7 February 2019

RU.19/1609: Reserved matters applications pursuant to Outline Planning Permission RU.17/1815 to consider Access, Appearance, Landscaping, Layout and Scale relating to a 116 unit Retirement Village with Care Building (Use Class C2) with associated infrastructure landscaping and car parking – this application is also on the agenda for the determination of the committee.

Together **RU.19/1193** and **RU.19/1609** make up Area A as referred to in RU.17/1815

There are a number of other applications for the discharge of conditions pursuant to RU.17/1815 which have either been recently discharged or are under consideration.

3. Application

- 3.1 The Hybrid granted outline planning permission for the demolition of all existing buildings and the redevelopment of the site for 212no. 1, 2, 3, 4 and 5 bedroom houses and flats and 116no. 1 and 2 bedroom retirement apartments in two, three and four storey buildings served by new access onto Stonehill Road. This was described as Area A in the application information. The illustrative Plan for Area A included the following: *The indicative scheme proposes 212 market homes and a 116 bedroom 2, 3 and 4 storey retirement apartment complex developed around the pattern of the historic walled gardens with associated landscaping. Immediately to the south of the retirement accommodation, another larger landscaped area is to be created, incorporating some of the mature trees on the site in order to provide a new 'parkland' area within the residential scheme. Another main green space to the south east of this is identified as a 'village green' which would incorporate some of the other significant mature trees. This would be the green heart of the development, to which most routes would lead, including the other principal entrance, from the north-east.* Since the grant of the Outline Planning Permission (OPP) in February 2019, the land within Area has been sold by the NHS and this is now subject to two separate but closely linked applications. The current application the subject of this report relates to the majority of Area A with the exception of the northern parcel which is subject to the separate application RU.19/1609. The application is for the approval of Reserved Matters of access, appearance, landscape, layout and scale for the development of the 212 dwellings.
- 3.2 The application proposes the residential development to be accessed from Stonehill Road, sharing with the retirement development, leading to a single main spine road which curves through the site, then leads up to the northern area next to the key worker housing (Area C). This would join with the new access onto Holloway Hill. There would be a central open area which would link the retirement development with the residential development. To the north of the open area there would be a complex of apartments and dwellings adjoining the key worker homes. To the south of the open area and spine road there would be a series of secondary roads the majority of which would comprise single dwellinghouses. There would be a small complex of apartments in the south east corner nearest to the main road access to St Peters Hospital campus. There would be small pockets of open space and woodland around the outer perimeter of the site which would link with the adjoining open land in Homewood Park. Associated with this there would also be pedestrian links into Homewood Park, and also into the St Peters Hospital campus. There would be parking spaces throughout the development and all the individual dwellinghouses would have private gardens. The applicant has provided full details of the house types.
- 3.3 Paragraph 128 of the NPPF supports early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes and paragraph 129 encourages the use of design review arrangements. Prior to the submission of this application the Applicants engaged with Design South East and local ward members to seek their comments on the proposed redevelopment of the site. The Panel made comments about two main areas; firstly how the various layers of information about the existing site, such as context, history, and movement, could be analysed further in order to build a stronger narrative and secondly, how the proposed site layout could be developed in order to introduce more playfulness, greenery, and connection to its surroundings. In terms of the layout there were a number of specific elements that were highlighted for further consideration including the relationship with the hospital and the park, the use of key corners and frontages, an increase in height or scale of the apartment buildings, possible retention of the existing chimney, landscaping and play areas, introducing more greenery to streets, route hierarchy and variation, and integration of drainage features.

This was followed by a Pre Application meeting between the Applicant and Officers. The areas highlighted by Officers for consideration were further emphasis on the richness of the site and setting, increasing the legibility of connections with the hospital and the park, developing the main site entrances, increasing the importance of the entrance in the south-east corner, reviewing garden sizes, addressing formality, quantifying car parking, reviewing the amount of hard surfacing, considering the housing mix and maximising tree and landscape retention.

A further two Pre Application meetings were held. These identified that the south-east corner of the site was a key route to link with the hospital and public transport links and also considered the wider pedestrian movement throughout the site, emphasising the existing routes for hospital staff and visitors who migrate through the site to Homewood Park. The layout was subsequently developed

to place greater emphasis on these routes, putting the proposed central green space as a focal point at the heart of the site.

3.4 The following documents have been submitted in support of the application:

Planning Statement
Design and Access Statement
Highways Technical Note
Drainage Technical
Transport Statement
Noise Assessment
Street Character diagrams
Plot Schedule
Accommodation Schedule
Emissions Mitigation Scheme (condition 11)
Tree Protection Plan and Arboricultural Report
Landscape Masterplan
Landscape Design Statement
Statement of Community Engagement (August 2019)
Energy Statement (August 2019)
Ecological Statement
Biodiversity Gain Note
Phlorum – Response to Environmental Health comments
Play Strategy (January 2020)

4. Consultations

4.1 63 Neighbouring properties were consulted in addition to being advertised on the Council's website and advertised on site and in the local press. No responses were received.

In addition the following were consulted on the application:

Affinity Water: No response received.
Chertsey Society: No response received.
Environment Agency: No comment
Highways England: This reserved matters application for Area A does not directly impact the strategic network and in principle Highways England have no objection to these reserved matters.
Natural England: No objection subject to mitigation
North West Surrey Clinical Commissioning Group (CCG): No response received.
RBC Arboricultural Officer: No objection
RBC Conservation Officer: No comment
RBC Contaminated Land Officer: No comment
RBC Drainage Engineer: has assessed the submitted drainage strategy and is satisfied with it and concurs with the comments provided by the LLFA.
RBC Environmental Health Manager: Raised concerns about the impact of noise from the adjacent hospital boiler on proposed dwellings.
RBC Planning Policy: No response received.
RBC Green Spaces: The Play Strategy is generally welcomed but further details of the quantum of play equipment to be provided will be required. The Landscape Master Plan includes new footpath links to the adjacent Homewood Park, which is to be encouraged and will require the consent of RBC.
SCC Archaeology: Condition 7 of the outline permission required an archaeological evaluation to be carried out which has now been completed and the condition discharged.
SCC County Highway Authority: Raise no objection to the access from the public highway. They note that although the internal access roads and parking areas are not proposed for adoption they have been designed to adoptable standards. They are also satisfied that the submitted Swept Path Analysis for fire appliances and refuse vehicles is acceptable.
They are supportive of the mixes of design and materials of roads, junctions footways and other links to reduce vehicle speeds in order to minimise risks to highway safety. However they note that *“there appears to be a higher proportion of car parking space provision compared to other sites, and this is likely to result in a negative impact on the travel planning elements of the scheme - the excess provision of car parking is likely to*

lead to this choice of transport being made over and above the more sustainable and active modes that are available at this location”.

SCC Drainage: are satisfied with the progress of the proposed drainage strategy and await the detailed design package for the discharge of condition 22 of outline planning permission RU.17/1815(which relates to the individual development parcels) and which have yet to be discharged. They make the following comments:

The existing ordinary watercourse should be kept open for as much of its length as possible with culverted sections kept to a minimum. Permeable paving areas should be maximised throughout the development to help reduce the amount of below ground attenuation storage required

SCC Education: No response received. In response to the Outline application the education Authority required financial contributions for Early Years, Primary and Secondary Education totalling over £2m which has been secured by way of the s106 Agreement..

SCC Planning : No response received

Surrey Bat Group: No objection

Surrey Crime Prevention Design: *The layout provides an element of natural surveillance across the development from active rooms but attention to detail is required to ensure that the rear of the houses are not easily accessible and provide somewhere for offenders to hide. Appropriate lighting needs to be incorporated to enhance the safety of residents, deter criminality and diminish opportunities that might create any ‘fear of crime’.*

Landscaping, potential CCTV and lighting need to be considered as integral to the overall scheme. The Applicant is encouraged to apply for the Secured By Design award.

Surrey & Sussex Police: At the Outline stage requested a contribution of £31,095 to mitigate the impact on the current level of policing resulting from the increase in population that would result from residential units proposed. This was secured by way of the S106 agreement.

Surrey Wildlife Trust: Are satisfied with the proposal subject to a requirement for further detail to be provided by way of a Landscape and Ecological Management Plan.

Thames Water Utilities: has identified an inability of the existing foul water network infrastructure to accommodate the needs of this development proposal and recommends conditions to ensure this is addressed prior to the occupation of any dwelling.

In addition the Applicant, in conjunction with the developer on the adjoining development (RU.19/1609), held a public consultation event in June 2019.

5. Relevant Local Planning Policies

- 5.1 Saved Policies in the Runnymede Borough Local Plan Second Alteration 2001. GB1, GB10, HO3,HO4, HO9, MV3, MV4, MV5, MV9, NE10, NE12, NE14, NE15, NE16, NE20, R1, R3, BE10 and BE17.
- 5.2 The Draft Runnymede 2030 Local Plan was published for consultation on 11 January 2018, republished for consultation in May 2018, and, following consideration of representations, submitted to the Secretary of State on 31 July 2018. A limited number of policies may now be accorded some weight. However, until the outcome of the Examination in Public and final adoption, many of the policies may be accorded little weight. Each application will therefore continue to be considered against the existing Runnymede Borough Local Plan Second Alteration 2001 which is still the development plan applying within the borough, although the new draft plan may be referred to and more weight given to certain policies if relevant to the planning issues arising from an application.

6. Planning Considerations

6.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The fundamental aim of the NPPF is to deliver sustainable development and the document sets a strong presumption in favour of development which is economically, socially and environmentally sustainable.

The application site is located within the Green Belt.

The key planning matters for consideration are

- The Green Belt and the principle of development
- Design and layout, including the relationship with the remaining part of Area A.
- Highways, movement and parking
- Layout and design, including the relationship with the remaining part of Area A
- Appearance Residential amenities
- Refuse and recycling facilities
- Drainage
- Ecology and biodiversity
- Archaeology
- Trees and landscaping
- Noise and air quality
- Affordable housing
- Heritage and Archaeology
- Sustainable design
- Protected species (including the Thames Basin Heath SPA)

6.2 Green Belt and the principle of development

The application site forms part of a Major Developed Site (MDS) within the Green Belt and a previous Master Plan established a flexible, comprehensive site wide development strategy to guide all future planning applications on the site for the following 20 years. It sought to address the dispersed nature of the operational services, through the rationalization of the site and the consolidation of acute services in the centre of the main hospital.

The quantum of development for this site has been established through the recent Hybrid planning permission (RU17/1815) which granted consent for the wider hospital development including the principle of the redevelopment of the western part of the site for residential purposes. This included the provision of 212 no. 2, 3, 4 and bedroom houses and flats.

6.3 It was acknowledged in granting outline planning permission that the proposals comprise inappropriate and harmful development in the Green Belt as well as other harms. However it was considered that it would also result in significant planning gain through the opportunity to raise capital funding to support the sustainability of the hospital and its essential extension and refurbishment as well as the provision of additional housing in the borough, including specific key worker housing to serve the hospital's staff needs. Members concluded, on balance, that very special circumstances did exist which clearly outweighed the identified harms and therefore granted the outline planning permission.

The scale and quantum of development now proposed is consistent with the outline consent for Area A and in particular with regard to the impact on the Green Belt.

6.4 The emerging Local Plan 2030 proposes the removal of the site from the Green Belt and allocates the site for housing. Consultation is currently underway on the modifications to the Local Plan 2030 following the final stage of public hearings. At the current time however the site remains within the Green Belt and this was the basis for the assessment of the Hybrid planning permission.

The emerging Local Plan, under Policy SL13 allocates the site for housing, identifying two parcels of land to provide a minimum of 400 net additional C3 dwellings. This application forms part of the larger parcel to the west of the main hospital and would contribute 212 dwellings towards the 400+ required by Policy SL13 (the residual would be provided on the remainder of Area A and in Areas C & D).

Housing mix

The proposal provides for the following mix of dwellings:

50 flats (13 x 1 bedroom and 37 x 2 bedroom) – 6% of the total number of proposed dwellings

18 x 2 bedroom houses – 26%

89 x 3 bedroom houses – 42%

55 x 4 bedroom houses – 26%

This is in line with the housing mix as set out in the Strategic Housing Market Assessment which identifies housing needs in the Borough. All of the proposed dwellings meet the minimum floorspace requirements as laid out in the Council's Housing Space Standards Document. The proposal is therefore considered to comply with emerging policy SL19.

Highways, movement and Parking

- 6.5 The Hybrid Planning Permission acknowledged that the overall development was acceptable in transport terms subject to the appropriate mitigation on the local road network and taking account of the impact of the development on the strategic road network through a site specific Travel Plan and Transport Assessment. The Outline gave approval for the principle of an improved access onto Stonehill Road and a new junction to Holloway Hill.

The access from Stonehill Road would provide a shared arrival space between the retirement apartments (RU.19/1609) and the application proposal. The access from Holloway Hill gained full planning approval as part of 'Area C', for the redevelopment to provide Keyworker housing and provides a second point of access to the proposed new residential development (Area A). The accesses to the site from Stonehill Road and Holloway Hill would together form a primary route within the site, looping around the central green space. From this loop there would be a number of secondary "courtyard" streets with tertiary streets along the parkland edge.

Matters for consideration under this current reserve matters application include the access to Stonehill Road and the detailed layout of the site, including movement within the site, parking and servicing. The principle of an access from Stonehill Road to serve this development was agreed at the outline stage under RU.17/1815. The County Highway Authority have confirmed that they have no objections to the siting as proposed.

The main public transport connections are located at the bus stops within the Hospital complex to the south east of the site and there is an additional bus route along Holloway Hill. This is a key link to promote and enable sustainable transport. The internal layout has been designed with a series of footpath and cycleways to enable wayfinding within the rest of the site to encourage the use of the bus stop and connections.

- 6.6 Pedestrian / Cycle Access Strategy

A 3.0m wide pedestrian / cycle access would be provided to the south of the site towards the existing hospital access. This would offer pedestrians and cyclists a direct route to the existing pedestrian and cycle infrastructure on the A320 Guildford Road and key local amenities and facilities including bus facilities.

As part of the Keyworker site (Area C), footways of 2.0m width would be provided on both sides of the site access onto Holloway Hill. This would connect with the existing footway provision on the southern side of the carriageway which would also be widened as part of the scheme. Approximately 500m east of the site access, a dropped kerb crossing with tactile paving would be provided across Holloway Hill. This would allow pedestrians to access the footways on the southern side of the carriageway and continue east towards the services and facilities within Chertsey accessed from the A320 corridor.

As well as the main pedestrian access points at Holloway Hill and towards Guildford Road, two pedestrian accesses would also be provided into Homewood Park to the west and south of the site. The Primary Street is designed to achieve a design speed of 20mph with secondary streets having a design speed of 15mph. This is achieved through a combination of curved road alignment, variable road widths and a contrast of surface treatments.

The design of the layout provides for a highly permeable site. The proposed pedestrian / cycle links would provide access to the existing pedestrian network within the vicinity of the site and would also offer access to the existing public transport infrastructure along Holloway Hill and the A320 Guildford Road. The permeability of the site therefore seeks to promote travel using non-car modes from the site.

Car Parking

The Applicant engaged in Pre application discussions with Surrey County Council as Highway Authority. Car parking is proposed to be provided in a combination of private driveways, garages, laybys and street-side parking bays. During the course of consideration of this application officers were concerned about the level of parking provision which was considered to provide a car dominant layout and encourage reliance on car based travel. As a result, the layout was amended to increase amenity space and reduce slightly the number of allocated parking bays for the proposed flats.

The following parking schedule is now proposed:

- 1 bed apartment: 1 parking space per dwelling.
- 2 bed (3 person) apartment: 1 parking space per dwelling.
- 2 bed (4 person) apartment: 2 parking spaces per dwelling.
- 2 bed houses: 2 parking spaces per dwelling.
- 3 bed houses: 2 parking spaces per dwelling
- 4 bed houses: 3/4 parking spaces per dwelling

In addition, 20 visitor parking spaces, would be distributed across the site.

Condition 33 of the Outline requires the approval of a Hospital Travel Plan which shall include a Transport Strategy(PTS). Condition 34 Requires the implementation of a Travel Plan, to be prepared in consensus with the Public Transport Strategy, for the individual development parcels. Together, the PTS and Travel Plans, seek to influence car use and to offer viable alternatives for sustainable travel in preference to private car movements including car club provision. These conditions are not yet discharged although discussions are underway between the various applicants to do so.

It is considered that the measures outlined above result in proposals which would comply with Saved Policies MV4, MV5 and the guidance contained within the NPPF, particular relating to paragraph 8 (achieving sustainable development) paragraph 91 (achieve healthy, inclusive and safe places) paragraphs 102 -111 (promoting sustainable transport).

Hospital Parking

Due to the proximity of the site to the hospital, there is a risk of overspill parking occurring on residential streets. The Travel Plan, as required by condition 34 of the Outline planning permission, would monitor the level of parking within the site to determine whether hospital staff / visitors are parking within the application site. If it is determined hospital parking is occurring on the site, measures would be put in place to deter the parking in the form of signage and parking restrictions.

Electric Vehicle (EV) Charging Provision

In accordance with Surrey County Council standards, the development would provide an EV charging point for each dwelling and 20% of apartment parking spaces would be provided with an EV charging point and a condition is recommended to ensure this provision

Car Club

Car clubs have the potential to reduce car ownership, encouraging a shift away from private car use to walking, cycling and public transport instead. Following discussions with officers about improving the options for sustainable travel, the Applicant is proposing a car club on site. Further details will be set out within the residential Travel Plan as required by Condition 34.

The dedicated Car Club space would be located on the eastern hospital site on the boundary of the western residential site. This is to ensure the car club space is central and easily accessible for all users. It is hoped that, with car club provision being made on other development parcels, the overall site would help to increase the sustainability of the site for both residents and hospital employees and users.

Cycle Parking

Each one and two bedroom dwelling would be provided with a secure cycle parking space. The 3 and 4 bedroom houses would be provided with 2 cycle spaces. These would be located either within garages or in garden sheds. Dedicated cycle stores would be provided to accommodate cycle storage for the apartment blocks.

Overall, the development would provide for a total of 356 cycle parking spaces.

Movement within the site

The design and layout of the site has been developed to ensure permeability within and through the site. The street hierarchy comprises:

- Primary street, a 5.5m road commencing at Stonehill Road and travelling south-east through the site to connect to Holloway Hill. This is sufficiently wide to enable two large vehicles to pass comfortably. The Primary Street has a 2m wide footway on one side of the carriageway where development fronts the street.

- Secondary streets radiate out from the Primary loop.
- Shared Space Residential Streets and Mews – The site layout includes a number of shared space residential streets. These are provided as variable widths routes between 3.7m and 6.0m, with pedestrians, cyclists and motorised vehicles sharing the space. These spaces are designed to encourage slow traffic speeds.

The County Highway Authority raises no objections relating to the access of the site.

Taken as a whole it is considered that the development would provide safe access for future users, provides opportunities for sustainable travel choices and would mitigate any significant impacts of the development through the previously agreed s106 agreement and conditions pursuant to the outline planning permission. Therefore it is considered that the proposed development complies with Saved policies MV4, MV5 and MV9 and the guidance within the NPPF and is therefore acceptable in transport and highways terms.

6.7 Design and layout

One of the core principles of planning as identified in the NPPF is securing high quality design.

Paragraph 124 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The site is currently occupied by a series of hospital buildings erected around a number of existing mature trees. The proposals seek to provide 212 new dwellings of a range of sizes for private sale, utilising the mature landscape setting to generate character and presence as well creating a focus towards the adjacent Homewood Park.

Saved Policy HO9 sets out the design considerations for new residential development. Emerging Policy EE1 states that development proposals will be expected to achieve high quality design while making efficient use of land. Good design is set out by Government in the recently published 'National Design Guide' which is defined by 10 characteristics, including context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. Government guidance also makes reference to the importance of 'Design Review Panels'. It is noted that prior to the submission of this planning application, the Applicant engaged with Design South East to undertake a 'Design Review' to seek their comments on the proposed redevelopment of the site, including the relationship with the proposed adjoining residential development. Following an assessment of the 10 characteristics, it is considered that the proposals have been designed to comply with the Design Guide, especially with regard to variety in the design and materials used, the public spaces being used to encourage social interaction, creating a network of routes for all modes of transport to the wider area including the public transport hub and retail facilities at the Hospital, linkages to Homewood Park and the wider open space.

One of the key features of the site is the quality of mature trees, although the overgrown vegetation and proliferation of existing hardstanding and parking detracts from their visual amenity. Combined with the parkland setting of the adjacent Homewood Park, this provides an opportunity to draw upon the natural landscape to fully integrate into the new development creating green links through the site between the Park and the hospital.

The boundary screening, for the most part, is very dense with mature trees and vegetation effectively hiding the site from view from Holloway Hill and Stonehill Road. The boundary with the hospital itself is more open, but still benefits from a good deal of tree screening. There is a belt of trees along the boundaries with the Park where it is reinforced by mounds of earth. There are a number of mounds along the southern boundary which steeply rise between 2.0m and 4.5m above the adjacent levels on site. These, along with the dense vegetation on top of them, provide a sense of enclosure.

The site is gently undulating with a slight fall in gradient from north-west to south-east. There are two areas on site where the levels deviate significantly from this gentle gradient; one is a mound towards the eastern boundary where the topography plateaus at approximately 2m above the surrounding levels, and there is also an existing drainage feature which is up to 1m deep and runs approximately along the boundary between this application and the adjacent care development.

The design and layout has been informed by the dense belt of mature trees which enclose the site on three sides and the parkland character of the adjacent Homewood Park. The Design and Access Statement explains that one of the primary design intents was to integrate this character and to allow it to flow into the development site. This has been achieved through a series of linear landscaped routes which culminate in a large central green space, retaining mature trees and enhancing their setting.

The entrance to the site from Stonehill Road would be defined as an “arrival” space with a tree avenue which would also provide access to the proposed adjoining Retirement Village. The second entrance, from Holloway Hill is already mostly defined within Area C, the Keyworker housing and would be completed by the current proposals.

The overall development is made up of three distinct character zones, one around the central green space, the second a courtyard street and the third zone along the parkland edge. Throughout the proposed development, corner turning house types are proposed to define the spaces and assist in wayfinding.

Dwellings would vary in height between two and two and a half storey houses and four storey blocks of flats, one on the south eastern corner to define that entrance and a pair of apartment blocks facing the parkland to provide scale when viewed in the context of the hospital buildings beyond and to reflect a contemporary equivalent to Botley’s Mansion in the adjacent park. A crescent shaped length of housing is proposed along the Primary Route to define the formality of that street with a variation in brick colours on key corners to assist in wayfinding. It is considered that the proposal complies with saved Policy HO9 and the NPPF in providing an acceptable residential environment, with sufficient space for gardens and parking.

6.8 Appearance

Zone 1 around the central green space would consist of a crescent of gable fronted three storey dwellings, finished in brick with stone detailing. This detailing would be repeated in the pavilion apartment blocks. These dwellings would be provided with large amount of glazing as well as balconies to take advantage of the views across the green space. Zone 2 links the central green spaces and the parkland edges and would consist of less formal, two storey dwellings. Zone 3 is defined as the parkland edges and the dwellings here would consist of mainly detached dwellings of varying design and materials. The palette of materials to be used would consist of light red, red and grey/brown brick with either grey brown cladding or red brown tile hanging, with either slate grey ties or red/brown clay effect tiles. It is considered that the appearance of the development would be traditional and would reflect the character of neighbouring residential areas in Chertsey, and would maintain the character of the area, in accordance with saved Policy HO9 and the NPPF.

6.9 Residential amenities

Each of the proposed dwellings would be provided with private rear amenity space to comply with the minimum standards as set out in Saved Policy HO9 (c). This would also ensure that adequate privacy between the proposed dwellings would be achieved as required by saved Policy HO9 (d). The proposed dwellings along the access road from Stonehill Road in the western part of the site would be separated by the primary access street from the residential development proposed on the adjoining site, which is reported elsewhere on the agenda (RU.19/1609). The proposed flats, located in the north eastern part of the site would be sited at an oblique angle with a separation distance of over 50m to the adjacent approved Keyworker housing in Area C. There would be a separation distance of approximately 34m to the boundary with the Retirement site. These distances are considered to protect the privacy of the residents of all three developments. Following an assessment of the design and layout of the new dwellings, it is considered that the proposal has been designed to protect the amenities of both future occupants of this scheme, the future occupiers of the proposed Retirement scheme (RU.19/1609 and the approved Keyworker development in Area C. The proposal complies with saved Policy HO9 in this respect.

6.10 Refuse & Recycling facilities

The Applicant has submitted a Site Wide Refuse Strategy and officers consider that the proposals are satisfactory in providing appropriate and satisfactory provision.

6.11 Drainage

The existing network of ditches provides opportunity for a natural approach to drainage design. In addition to this two attenuation basins would be required which would be located within open parkland spaces. These basins would work with the proposed landscaping to ensure that the approach is non-engineered and is sensitive to the context. The resulting sustainable drainage scheme would contribute to the wider placemaking strategies within the development, and would provide ecological amenity. Due to the geology, infiltration is variable across the site and this will determine the detailed drainage design, including discharge to the existing watercourse will be required. Condition 21 of the Hybrid application required details of an Overarching Drainage Strategy for the wider Masterplan site. This condition has subsequently been discharged. Condition 22 required each individual parcel to provide a detailed drainage design. This condition has not yet been discharged however, the Lead Local Flood Authority is satisfied with the progress of the proposed drainage strategy. An attenuation basin would

be located in the central green space alongside one of the apartment blocks and a further basin would be located in the south eastern corner of the site. The Council's Drainage Engineer is satisfied with the design and it is considered that the detailed layout is acceptable and in compliance with saved Policy SV2.

6.12 Ecology and biodiversity

The Ecology Surveys required by Condition 5 of the Outline permission were submitted and provided an evaluation of existing species and recommendations for avoidance of adverse impact, mitigation and compensation measures necessary to ensure that the identified species (bats and badgers) would not be harmed as a result of the development proposals. These details were considered acceptable and the condition has now been discharged.

In approving the Outline application it was acknowledged that there would be some loss of existing trees and woodland. The layout has been design to retain the key trees within the site. Permission was granted subject to a condition requiring details of biodiversity enhancements to be incorporated into the proposed development. In conjunction with the adjoining developer of the Retirement village (RU.19/1609) the Applicant proposes a combination of bird and bat boxes, bat tubes, Swift bricks as well as new native species-rich hedgerows, new native tree planting, new area of wildflower grassland and native bulb planting and new wet grasslands habitats in the attenuation basins. Surrey Wildlife Trust is satisfied that the requirements of Condition 6 of the Hybrid application, relating to biodiversity enhancements, have been met and this condition has now also been discharged. Attenuation basins to be provided as part of the drainage strategy would provide temporary aquatic habitats and areas of native wet grassland to enhance the overall biodiversity within the site. A condition requiring details of a Landscape and Ecological Management Plan is recommended for this application to secure these enhancements and their long term management. The proposal complies with saved Policy NE20 and the NPPF.

6.13 Trees and landscaping

New tree planting and landscaping would be provided at the entrance to the site. The formal entrance avenue, which would also provide access to the Retirement development (RU.19/1609) would be defined by formal street tree planting creating a tree lined avenue. A new green link would incorporate structured tree planting linking the Hospital to the wider open space, including Homewood Park, providing a link for new residents as well as hospital staff and patients. The existing boundary vegetation in the south eastern corner of the site would be strengthened with native hedgerow and tree planting. Green landscaped links would provide visible links between the central open space and Homewood Park ensuring green connectivity between different areas of the wider site. The landscape strategy has also been designed to coordinate with the adjacent Keyworker dwellings in Area C. Further details of proposed hard and soft landscaping are required to be provided under Condition 9 of RU.17/1815 before first occupation of the development. It is therefore considered that the proposals comply with Saved Policies NE15 and NE20 and paragraph 175 of the NPPF.

6.14 Noise and air quality

The Environmental Health Manger has no issues in relation to air quality. A condition on the Hybrid permission requiring details of an air quality assessment has been submitted and discharged. However with regard to noise concerns have been raised about the potential for adverse noise impacts from the hospital boiler house on the proposed residential dwellings on the eastern boundary with the hospital given its location. These potential impacts can be mitigated by a condition requiring a noise mitigation strategy for the relevant plots to ensure the amenities of future occupiers of those dwellings are protected. It is considered that these measures would result in proposals which would comply with Saved Policy HO9 and the guidance contained within the NPPF in relation to noise.

6.15 Affordable housing

The Hybrid application proposed the provision of key worker accommodation to deliver affordable housing across the full development proposed on the wider hospital site, which did not fall within what is typically considered as 'normal' affordable housing. However in granting outline planning permission it was recognised that key worker accommodation was linked with the very special circumstances case put forward to 'enhance the hospitals functionality and go some way to address the considerable staff shortfalls experienced at St Peters'. Furthermore, the provision of nine general needs affordable dwellings were approved in addition to the key worker accommodation which is to be delivered within Area C, alongside the key worker accommodation.

In granting permission it was recognised that no further affordable provision was proposed on Area A (of which this application is a part). The Hospital Trust had indicated that the deliverability of the hospital would be undermined if more affordable housing was required. This would in turn impact on

the future viability of the hospital by reducing the amount of funding available to be reinvested into the upgrade and enhancement of the hospital, and therefore Members considered that special circumstances existed to justify the level and form of affordable housing proposed. Therefore the current proposals make no additional provision for affordable housing and all dwellings would be for market sale which is consistent with the Hybrid permission.

6.16 Heritage

At the Outline stage, the Council's Conservation Officer considered that in terms of conservation and heritage there was very little of interest on or near the wider site and raised no objection to the proposals. There are no listed buildings or other heritage assets within the current application site. This reserved matters application does not raise any new issues.

6.17 Archaeology

Condition 7 of the Outline required the implementation of a programme of archaeological work in accordance with a written scheme of investigation. Following this an evaluation on site revealed no significant finds. The County Archaeologist was satisfied that the condition could be discharged. On this basis it is considered that the development would comply with saved policy BE17 of the local plan and heritage policy within the NPPF.

6.18 Open space

The Applicant has submitted a Play Strategy which gives a broad indication of how play equipment would be provided on site. The emphasis would be on linear groups of trim trail equipment to be incorporated into the landscape to provide a variety of play experiences along formal and informal pathways at the centre of the development. It would include the reuse of felled tree trunks as play features, hoggin footpath connections and large boulders to provide informal seating and climbing features. The Green Space Team consider that the natural appearance of the equipment is attractive and in keeping with the location but have raised a query about the quantity of space and the quality and scope of the equipment proposed which appears to be limited. A condition is recommended to ensure further details are provided to comply with Policy R3 of the adopted Local Plan.

6.19 Sustainable Design

The Applicant has submitted an Energy Statement in support of the proposals. This states that the dwellings would be constructed to meet the requirements of Part L of the Building Regulations 2013. In addition further energy demand reduction would be prioritised through a "fabric first" approach. It also concludes that Solar PV and a Waste Water Heat Recovery system would be the most suitable measures for this development. A condition is recommended to secure details of chosen renewable provision and their implementation and retention.

This would comply with emerging Policy SD9 'Renewable and Low Carbon Energy'.

Whilst limited weight can be given to this emerging policy, it is considered that the applicant has considered renewable and low carbon energy as part of their development proposals.

6.20 Thames Basin Heath SPA

The site lies within 5 km of the Thames Basin Heaths Special Protection Area. In accordance with guidance from Natural England, the Habitats Regulations Assessment requirements are that plans or projects which may have a likely significant effect on a European designated site (such as the TBHSPA) can only proceed if the competent authority is convinced they will not have an adverse effect on the integrity of the European site. The Applicant has agreed to provide mitigation measures which comply with the Council's adopted guidance comprising £2000 per net additional dwelling towards the Council's Suitable Alternative Natural Greenspace (SANG) and £630 per net additional dwelling in respect of the Strategic Access Management and Monitoring (SAMM). These requirements have been secured by condition pursuant to RU.17/1815 and through the relevant S106 legal agreement. On this basis, the development is considered to comply with saved policies NE16, NE18 and NE20 of the Local Plan policy within the NPPF.

7. Conclusion

7.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which imposes a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

7.2 The principle of the development of 212no. 2,3,4 and 5 bedroom houses and flats was established through the grant of Hybrid planning permission under RU.17/185. The current application to consider the reserved matters of access, appearance, landscaping, layout and scale is, for the reasons set out above, considered to provide an acceptable form of development in compliance with the Development Plan and guidance in the NPPF. The development would provide additional housing as required in the emerging Local Plan. There would be no significant adverse impact on the character of the area, the visual amenities of the street scene or the amenity of adjoining residents. There would be no harmful effects on archaeology and there are not considered to be any detrimental impacts on highway safety, noise or air quality. The development has been assessed against the following Development Plan Saved Policies GB1, GB10, HO3,HO4, HO9, MV3, MV4, MV5, MV9, NE10, NE12, NE14, NE15, NE16, NE20, R1, R3, BE10, BE13 and BE17 of the Runnymede Borough Local Plan Second Alteration April 2001, the guidance within the NPPF and NPPG, and other material considerations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

Officer's Recommendation: Grant subject to the following conditions:

- 1 The reserved matters for which permission is hereby granted must commence not later than two years from the date of this permission, or not later than five years from the date of the outline approval.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the following approved plans and Documents (all received 9 December 2019 unless otherwise stated):
Committee to note: list of plans is being verified by the applicant and a full list will be provided on the written addendum

Reason: To ensure an acceptable scheme and to comply with saved Policies GB1, GB10, HO3,HO4, HO9, MV3, MV4, MV5, MV9, NE10, NE12, NE14, NE15, NE16, NE20, R1, R3, BE10 and BE17 of the Runnymede Borough Local Plan Second Alteration 2001

- 3 Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason: To ensure that the drainage system is constructed to the national Non-Statutory Technical Standards for SUDS.

- 4 Prior to the first occupation of any dwelling a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the local planning authority. The LEMP shall set out landscape and ecological management objectives for the site and detail management actions for post construction phases, including a timetable for the implementation of the approved measures. The development shall be undertaken in strict accordance with the approved LEMP and the approved timetable and thereafter managed and retained.

Reason: To ensure the provision of suitable biodiversity enhancements in accordance with Saved policies NE17 and NE20 of the Runnymede Borough Local Plan Second alteration 2001 and guidance contained within the NPPF.

- 5 An electric vehicle charging point shall be provided for each proposed house and 20% of apartment parking spaces hereby approved. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The charging points shall be retained for the lifetime of the development.
- Reason: To sustain compliance with and contribute towards EU limit values or national objectives for pollutants, in accordance guidance within the NPPF.
- 6 The parking provision for vehicles as shown on RPS - SITE WIDE DIAGRAMS CAR PARKING STRATEGY AA7603-2150, received 9 December 2019, shall be provided prior to first occupation of any dwelling hereby approved or in accordance with a phasing plan to be submitted to and agreed in writing by the Local Planning Authority and shall thereafter be retained for its designated use.
- Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with saved Policy MV4 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.
- 7 No properties shall be occupied until confirmation has been provided that either:- 1. All wastewater network upgrades required to accommodate the additional flows from the development have been completed; or- 2. A housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.
- Reason - Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.
- 8 Prior to the occupation of any dwelling hereby approved, details of the play equipment (in general accordance with the Play Strategy Document dated January 2020) to be provided within the development shall be submitted to and agreed in writing by the Local Planning Authority. The play equipment shall be installed in accordance with a timetable to be submitted to and agreed with the Local Planning Authority but installed no later than the occupation of the last dwelling hereby approved.
- Reason: To ensure a satisfactory form of development to comply with saved Policy R3 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.
- 9 Prior to the first occupation of any dwelling hereby approved, details of the chosen renewable energy/low carbon technology to be used, along with calculations demonstrating that 10% of the predicted energy consumption would be met through renewable energy/low carbon technologies shall be submitted to and approved in writing by the Local Planning Authority (LPA). The development shall be carried out in accordance with the approved details and thereafter retained, maintained and operational unless otherwise agreed in writing by the LPA. In the event of air or ground source heat pumps being the chosen renewable energy measure, details shall be submitted to and approved in writing by the LPA prior to installation. Details shall include acoustic data to demonstrate that there will be no increase in the background noise level and that there will be no tonal noise emitted from the unit, as well as details of the location of the unit(s) and their distance to the closest dwelling.
- Reason: To ensure that a minimum of 10% of the energy requirement of the development is produced by on-site renewable energy sources/low carbon technology and to protect the amenities of occupiers of nearby properties and to comply with Policy SD9 of the Runnymede 2030 Draft Local Plan and guidance within the NPPF.
- 10 Prior to first occupation of any dwelling hereby approved details of the locations of proposed pedestrian accesses to the boundary to Homewood Park shall be submitted to and agreed with the Local Planning Authority in general accordance with drawing No. AA7603-2102 Rev B. The agreed accesses shall be constructed and thereafter maintained in accordance with the agreed details.
- Reason: To ensure connectivity between the proposed development and the wider open spaces and to promote healthy lifestyles and to comply with guidance contained within the NPPF.
- 11 Prior to the first occupation of any dwelling a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the local planning authority. The LEMP shall set out landscape and ecological management objectives for the site and detail management actions for post

construction phases, including a timetable for the implementation of the approved measures. The development shall be undertaken in strict accordance with the approved LEMP and the approved timetable and thereafter managed and retained.

Reason: To ensure the provision of suitable biodiversity enhancements in accordance with Saved policies NE17 and NE20 of the Runnymede Borough Local Plan Second alteration 2001 and guidance contained within the NPPF.

- 12 No works above slab level pursuant to plots 120 –130; and 197 - 212 as shown on approved plan AA7603-2102 Rev B shall commence until a noise mitigation strategy for the relevant plots has been submitted to, and approved in writing by the Local Planning Authority. The strategy shall include specific schemes and/or measures to protect the relevant plots from noise from the adjacent Hospital Boiler House, where appropriate and required in accordance with relevance legislation and guidance. The development shall be carried out in accordance with the approved details.

Reason: To protect the amenities of future occupiers and to comply with saved Policy HO9 of the Runnymede Borough Local Plan Second alteration 2001 and guidance contained within the NPPF.

Informatives

- 1 The Applicant is advised that the conditions and Informatives contained within RU.17/1815 and associated S106 agreement remain applicable to the current application.
- 2 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk.

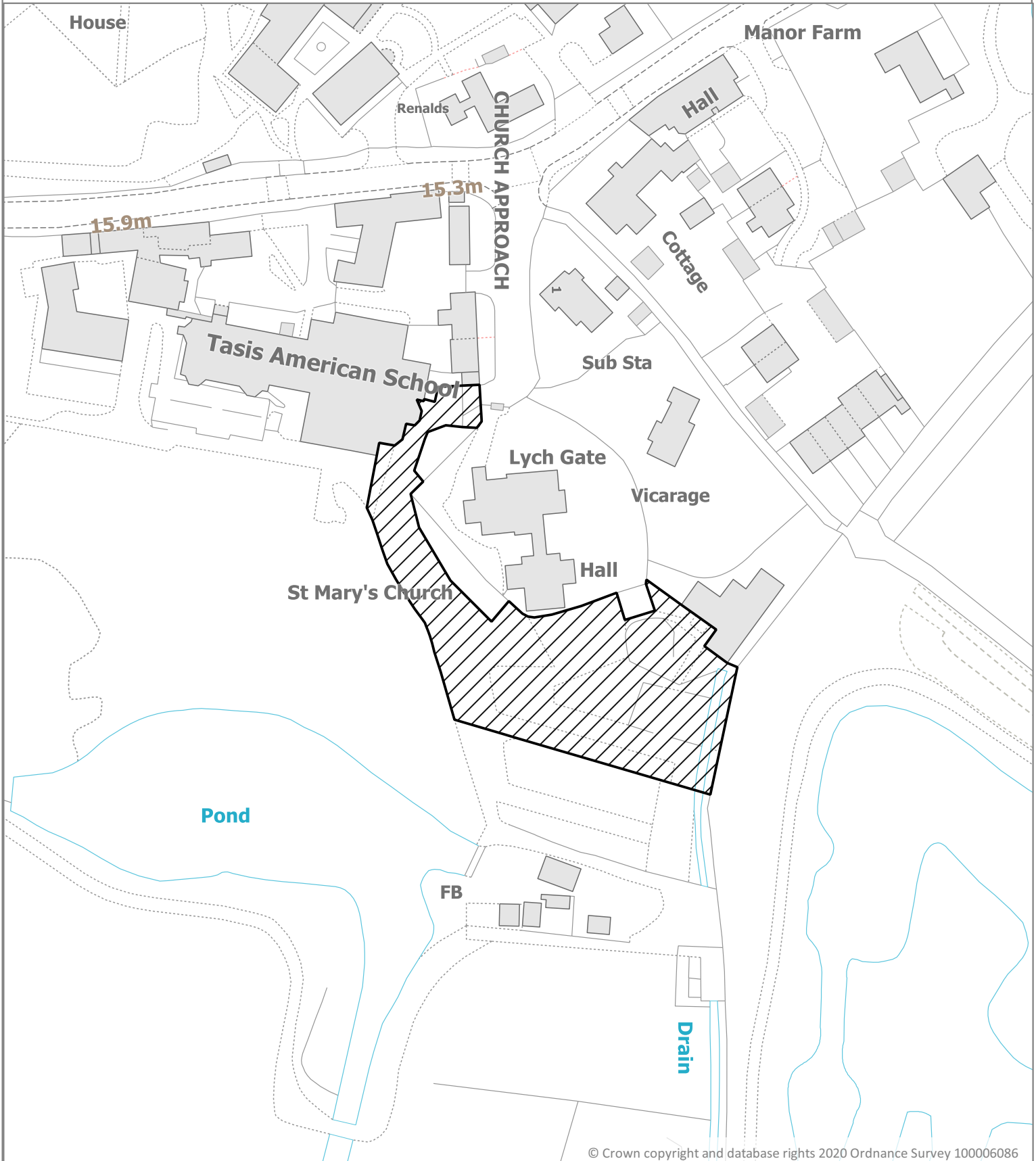


FOR LOCATION PURPOSES ONLY

The American School In Switzerland Coldharbour Lane Thorpe TW20 8TE

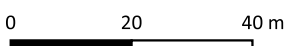
Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

Date: 29/01/2020



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RU.19/1077



RU.19/1077	Ward:
LOCATION:	The American School In Switzerland Coldharbour Lane Thorpe TW20 8TE
PROPOSAL	Construction of a two-storey building to provide 16 student dormitory rooms with associated bathrooms, communal room with kitchen, dining room, laundry room and plant/workshop room, one 1xbed room and one 2-bed flat for ancillary school use.
TYPE:	Full Planning Permission
EXP DATE	19 September 2019 (Extended Expiry to 15 February 2020)

SUMMARY OF RECOMMENDATION: Grant with conditions

1. Site

1.1 The application site forms part of the wider TASIS school site located within Thorpe. The school is divided into two campuses to the North and South of Coldharbour Lane and the site of the development proposed in this current application is within the south campus. The site, predominantly open land currently used for car parking, is located within an area where there is a cluster of buildings to the south of Coldharbour Lane. The site is accessed from the southern point of Church Approach and lies immediately to the south of the Grade II* Listed St Marys Church. Immediately to the north-east of the site is Vicarage Mews, a two storey detached building used for teacher accommodation comprising 6x1Bed Flats and 1x1Bed maisonette and was built around 2008. There is also The Ice House 15-20m to the north of the site, which was built around 1800, and an area of mature trees along the eastern boundary.

1.2 The site is located within the Green Belt, just outside of the Thorpe Settlement and Thorpe Park (A Major Developed Site within the Green Belt) is located to the east of the site. This land to the east (outside the application site) is also a SSSI (Thorpe Park Gravel Pit). The application site also falls within the Thorpe Neighbourhood Forum area, the Thorpe Conservation Area and partly within an Area of High Archaeological Potential. According to the new flood mapping recently released by the Environment Agency the site lies in Flood Zone 1.

2. Planning history

2.1 TASIS has an extensive planning history dating back to 1948. The most recent and relevant is a revised Master Plan granted under application RU.07/1153 which included a number of long-term developments for the wider school site. This was an outline application. There have been numerous developments coming forward under the master plan. This current application is in addition to the master plan proposals.

3. Application

3.1 Full planning permission is sought for the provision of a new two storey dormitory building to the south of the Church. The building would have an L-shaped footprint of approx. 323sqm and a total floor area of approx. 633sqm. The building would have an overall width of 7.13m, a maximum length of 30.1m, a height of 4.94m to the eaves and to the ridge is 8.2m.

3.2 The building would contain 1 x 2-bed flat for a supervising teacher, 16 x 2-bed rooms and 1 x 1-bed room for students with associated bathrooms, communal room, laundry room and plant/ workshop room. The new dormitory has been designed as a two-storey building with a tiled roof to match the existing Vicarage Mews building and the design has been amended since the submission of the original scheme to include greater window detailing, chimneys and a lower hipped cat-slide style roof with corbelled supports on the western end. The external joinery, including window frames and door frames would be wooden painted white to match existing windows elsewhere on the site. The proposed dormitory block would be located next to the existing Vicarage Mews building with the teacher's accommodation in it. The dormitory block has been designed with the rooms facing south-east and south-west and the well preserved and restored Ice House has been taken as a focal point for the development. The original scheme submitted has also been revised to provide additional green areas to the south west of the ice house and also to the south west of the building. This will result in the loss of a total number of 15 spaces, leaving a substantial number of parking spaces on all sides of the building. 12 trees would need to be removed as a result of the development, of which 2 would be category B and 9 would be category C however their loss would be mitigated by re planting elsewhere on the application site including along the southern boundary of the church and to the south west of the application site.

- 3.3 The existing access from Church Approach to the north west will be utilised with vehicles entering alongside the existing car park area. The existing tarmac road will be leading east alongside the existing parking area towards new dormitory block. The entrance to the proposed new dormitory block and a new footpath would connect to the existing gravel footpath and link back with the car park and the rest of the south campus.
- 3.4 According to the applicant the proposed dormitory building will complete the School's decision, made in the initial Campus Master Plan to concentrate all boarding residences on the South Campus for security and safety reasons. The new residence also addresses all compliance standards raised by OFSTED in their 2016 inspection for as a result of this the school has had to close 5 small residential houses, including two dormitories on the North Campus. The school has explored numerous sites on the South campus and considers that the proposed site is the most suitable location for a new boarding residence as it is adjacent to the existing Vicarage Mews building which provides accommodation and because it is allocated to be removed from the Green Belt once the Emerging Local Plan has been adopted. The only other site for a new building on the south campus is between cloisters and the old post office. This would not be a site that is proposed to be removed from the Green Belt and any construction here would join the urban fabric of TASIS with the village. Construction here would require potential removal of several mature trees, potential relocation of underground sustainability measures and loss of an area of open space soft landscaping. In addition, there are issues with services connections to this location, requiring extensive excavations to link back into the system because they cannot come from the road and under the Listed Boundary Wall or encroach on any of the Listed Buildings. Finally, the proposed building will enable the School to increase its boarding capacity to offset the drop in day student enrolments, thereby making the School financially viable and sustainable.
- 3.5 The applicant has submitted an Ecology Report, Tree Survey and Arboricultural Impact Assessment, a Flood Risk Assessment, an Archaeological Assessment, Planning & Green Belt Statement, Heritage Statement, and a Design & Access Statement which provides justification for the proposed development;
4. Consultations
- 4.1 23 Neighbouring properties were consulted in addition to being advertised on the Council's website and being published in the local paper and 3 letters of representation (which includes 1 from TWRA) have been received expressing the following concerns;
- The site is within the Green Belt and the proposals will harm it
 - An updated Masterplan for the site should be submitted before any further development is allowed
 - The proposals would be very close to the Ice House
 - Concerns are raised for the safety of the students in accommodation being in such close proximity to the flood zone
 - Any new development within the Conservation Area and the Thorpe Neighbourhood Plan Boundary should be sympathetic with the Design and Heritage Policy.
 - A two-storey building should not be built behind the church and the most sensitive part of 'Thorpe Village'
- 4.2 RBC Conservation Officer - following the receipt of revised plans no objections are raised.
- 4.3 RBC Drainage Engineer – No objections are raised subject to the imposition of the conditions recommended by the LLFA
- 4.4 SCC Archaeology raises no objections subject to conditions.
- 4.5 Environment Agency – Original comments does not consider that the applicant has demonstrated that the development will be safe, without increasing flood risk elsewhere and a revised FRA should be submitted to overcome its objection. However, since these comments were made new flood mapping has been released by the EA which shows the proposed building now lies in FZ1 and totally outside of the 1 in 100yr plus 35% climate change flood extent.
- 4.6 SCC County Highway Authority – no objections
- 4.7 SCC Drainage – no objections subject to conditions

- 4.8 Thorpe Neighbourhood Forum considers that the site should undertake a further Masterplan before the current proposal, however if it is granted request that a condition to protect St. Mary's and the Ice House.
- 4.9 RBC Arboricultural Officer raises no objection subject to conditions.
- 4.10 Historic England- no comments
- 4.11 Thames Water – no objections although where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.
- 4.12 The Council's Contaminated Land Officer raises no objection subject to conditions.
- 4.13 Natural England – No objections are raised.

5. Relevant Local Planning Policies

- 5.1 Saved Policies in the Runnymede Borough Local Plan Second Alteration 2001: GB1, MV4, MV9, NE10, NE12, NE14, NE16, NE20, BE5, BE9, BE10, BE14, BE16 and SV2.
- 5.2 The Draft Runnymede 2030 Local Plan was published for consultation on 11 January 2018, republished for consultation in May 2018, and, following consideration of representations, submitted to the Secretary of State on 31 July 2018. A limited number of policies may now be accorded some weight. However, until the outcome of the Examination in Public and final adoption, many of the policies may be accorded little weight. Each application will therefore continue to be considered against the existing Runnymede Borough Local Plan Second Alteration 2001 which is still the development plan applying within the borough, although the new draft plan may be referred to and more weight given to certain policies if relevant to the planning issues arising from an application.

6. Planning Considerations

- 6.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The application site is located within the Green Belt where there is a strong presumption against inappropriate development. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are whether the proposal would be an appropriate form of development in the Green Belt, the design, positioning, scale and massing of the proposals and its impact upon the Green Belt, the impact upon the character of the area (including the Conservation Area), impact on the on the setting of the Grade II * Listed St. Mary's Church as special regard has to be given to the need to protect heritage assets, the impact upon the floodplain and the neighbouring SSSI. Consideration also needs to be given to the impact upon the 'Area of High Archaeological Potential' and the impact upon any neighbouring properties surrounding the application site.
- 6.2 The application site is within the Green Belt just outside the defined settlement of Thorpe which has a specific policy designation under Saved Policy GB2. The proposal is therefore subject to consideration under saved Policy GB1. The Runnymede 2030 local plan proposes the whole of the settlement of Thorpe to be removed from the Green Belt which includes the car parking area to the south of St. Mary's Church (the application site). However, although this could be a material consideration, as the site at the current time remains within the Green Belt, this can be accorded little or no weight at this stage of the new Local Plan. Saved Policy GB1 resists development that would have an adverse impact on the open character of the Green Belt and conflict with its purposes. The NPPF confirms that the Government attaches great importance to Green Belts and the essential characteristics of Green Belts are their openness and permanence (paragraph 133). The NPPF also confirms that most development is inappropriate unless it complies with one of the exceptions listed in paragraph 145 and that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances.
- 6.3 The application proposes the construction of a new building in the Green Belt, and this does not fall within any of the exceptions listed in paragraph 145 of the NPPF. Therefore the application is inappropriate development, which is harmful in principle. There would also be harm to the openness of the Green Belt because the building would encroach into existing open grassed area and car parking area. Due to the height and position of the building, it would be prominent when viewed from the open space to the west of the site, within the southern campus. Whilst there would be removal of some trees, most of the site is screened to the north by a high brick wall around the church and the ice house mount and to the south by established trees many of which are proposed to be retained where practically possible.

The building will be designed with a hipped roof so as to minimise its massing to reduce the visual impact on the Green Belt. In the context of surrounding development, the proposed building would be similar to the neighbouring Vicarage Mews building, although due to it being located on lower ground it would be a slightly lower overall height. There would be no conflict with the purposes the Green Belt but there would be some harm to the open character of the Green Belt, in addition to the harm in principle. Paragraph 143 of the NPPF states that when considering planning applications, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt and that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm is clearly outweighed by other considerations. It is therefore necessary to consider whether there is any other harm which has to be weighed in the balance.

6.4 Special regard has to be given to the protection of heritage assets, both above and below ground. The NPPF Para 190 requires local planning authorities to assess the particular significance of any heritage asset that may be affected by a proposal. Para's 192 and 193 consider the balance between the potential harm to a heritage asset and the public benefits of the proposal. The saved Policies in the Local Plan (BE9, BE10, and BE12) are considered to be consistent with the NPPF in seeking to maintain the setting of Listed Buildings and Locally Listed Buildings. In regard to the impact on settings of historic buildings, it is not solely a matter of visibility but also one of the 'presence' of another structure. The proposed building would be located approx.40 metres from the Grade II * Listed St. Mary's Church. The Church forms the edge of the built-up part of the village in an open setting. Due to the proximity and siting of the proposed building, it would affect some views of the listed building and therefore its setting. The school has explored other areas within the South campus and considers that the proposed site is the most suitable location for a new boarding residence as other sites would result in more overall harm. Following initial officer concerns including the Council's Conservation Advisor's opinion that there would be harm to the setting of the church, the design and layout have been amended to improve the detailing of the building including defined window heads and variation of window proportions with small paned glazing, chimneys and a lower hipped cat-slide style roof with corbelled supports on the western end. These features all combine to improve the visual presence of the building in this location in the opinion of the Conservation Advisor. There are other benefits to the setting of the listed building from the removal of a number of car parking spaces and an increase in the soft landscaping around the site. It is considered that the new building will pay special regard to the protection of the character and appearance of the Conservation Area. The presence of the proposed two storey building would impact on the setting of the listed building but the Council's Conservation Advisor has advised that the amended plans make the scheme acceptable, and the effect on the setting of the church has been minimised such that it is not significant. Given the positioning of the site in the Conservation Area and adjacent to the Listed Building, it is considered to impose a planning condition seeking the submission of samples of the proposed external materials to ensure that they are of a high quality design which respects and enhances the Conservation Area. The applicant has been advised of pre-commencement conditions and has agreed to these. It is therefore considered that saved Policies BE9, BE10 and BE12 are complied with.

6.5 In terms of below-ground heritage assets, the site is within an area of High Archaeological Potential where remains associated with the historic core of Thorpe may be anticipated. Previous archaeological fieldwork undertaken next to the site by the Surrey County Archaeological Unit (SCAU), has confirmed the presence of archaeological features, ranging in date from early prehistoric to medieval and post medieval periods. It is therefore clear that a programme of archaeological investigation is required in advance of development in order to determine the nature and extent of any archaeological features that would be at risk from the development proposal. The application is therefore accompanied by a Written Scheme of Investigation prepared by SCAU that sets out a scheme of trial trench evaluation on the site of the proposed new build. The work will consist of the excavation of two trial trenches that will enable decisions to be made regarding the need for further mitigation works, which will probably be a programme of detailed excavation, should significant remains be encountered. The County Archaeological Officer considers that the submitted scheme is acceptable subject to its implementation which can be secured by attaching an appropriate condition. It is considered that the proposals will comply with saved policies BE14 and BE16. It is therefore considered that the proposal has had special regard to the protection of heritage assets.

6.6 The Environment Agency has raised objections to the scheme, on the basis that the application site lies within Flood zone 3a, the high risk flood zone. In these circumstances, a vulnerable use such as sleeping accommodation would not be appropriate and the

application would have had to be refused. However the Environment Agency have been remodelling the River Thames and its catchment, and since the submission of the application, new flood maps were recently released by the Environment Agency on 1 January 2020. According to the new mapping, the application site now lies predominantly in Flood Zone 1 and totally outside the high risk flood zone. The Council's Drainage Officer has confirmed that as a result of this change in flood status, there is no issue now about safe egress and ingress for the students living in the building and he is satisfied with the proposed finished floor level. Subject to the surface water drainage conditions recommended by SCC as LLFA, it is considered that the proposal is acceptable in flooding and drainage terms, and complies with saved Policy SV2 and the NPPF. As such, the objection by the Environment Agency has been addressed, by their own new mapping. As the Environment Agency is a statutory consultee, they have been advised that the officer recommendation is for approval, and in these circumstances they have a right to request that the Secretary of State call-in the application. The committee will be advised of any response in the written addendum.

- 6.7 An Ecological Report has been submitted and its findings show that the proposals would have minimal impact on habitats and protected / notable species. However, it advises that there is also the opportunity to enhance the development for local wildlife in the long-term by implementing a number of biodiversity enhancement measures and recommends the installation of bat boxes and bird boxes and native planting around the site. On this basis it is considered that subject to a planning condition securing these measures, there will be no detrimental impacts upon protected species within and surrounding the site and ecological enhancements can be undertaken in accordance with saved policy NE20 and the NPPF.
- 6.8 A number of trees will be required to be removed to facilitate the development and the applicant has submitted a Tree Survey, Arboricultural Impact Assessment and Method Statement and a Tree Protection Plan. The applicant seeks to retain existing mature trees within the site with the removal of a number of less significant trees as well as some dead trees immediately in the location of and surrounding the proposed building. This will ensure that the existing mature tree belts to the east of the site and to south of the church are retained and protected during the course of the development. The landscaping proposal includes a new footpath linking from the existing Vicarage Mews building along the front of the new building, the removal of areas of existing hard surfacing, in particular adjacent to the Ice House, as well as the planting of a number of new trees around the application site. The proposal has been designed so as to protect existing mature landscaping within the site and the proposed landscaping works are considered to be acceptable. The Council's Tree Officer does not object to the works but recommends conditions for tree protection during the works. It is considered that the proposal complies with saved Policies NE12, NE14 and NE15.
- 6.9 In regard to parking a number of vehicle parking spaces will be lost as a result of this proposal. The CHA raises no objection in terms of highway safety and capacity. They advise that the proposed 16 dormitory rooms and 2 flats will also not represent a significant intensification of use of the site as a whole and as such, the impact on the local highway network is unlikely to be significant or severe. Therefore, the CHA raises no objection to the proposed development. A condition is recommended to require details of electric vehicle charging points to address climate change. The proposals are therefore considered to comply with saved Policies MV4 and MV9 of the local plan and policy within the NPPF. It is not considered appropriate to require renewable energy measures because of the significant heritage constraints at the site.
- 6.10 The Council's Contaminated Land Officer considers that the area to the east and south east of the study site is a former gravel extraction site, which after use, was flooded to form Mead Lake and considers it would be prudent to install gas protective measures within new development in this area which can be secured by a suitable condition.
- 6.11 Given the positioning of the proposals and distances retained to residential dwellings surrounding the school site, there are not considered to be any detrimental impacts upon neighbouring residential properties in the local area.
- 6.12 It is therefore considered that there is harm to the Green Belt which has to be accorded substantial weight, and also the limited harm to the setting of the listed building. It is therefore necessary to consider whether there are any very special circumstances which clearly outweigh the harms, which would then justify the proposed development.

- 6.13 A number of very special circumstances are put forward by the applicant, and are summarised below:
- Removal of the application site from the Green Belt
 - Significant local support
 - Positive contribution to historic environment
 - Need for the development
 - Meeting the objectives of the TESIS Masterplan
 - TESIS' Ongoing Positive Contribution to Thorpe/Public Benefits
 - Ecological and Biological Enhancements
- 6.14 The proposed removal of the site from the Green Belt under the new Local Plan Runnymede 2030 is a policy matter which is a material consideration, but at this stage of the plan's progress, it is not considered that any weight can be given to this. The positive contribution the applicant considers the development will provide for the historic environment, and the ecological and biodiversity enhancements are also not considered to be able to be given any weight, as they are policy requirements.
- 6.15 The applicant has advised that a 2016 report from Ofsted required the school to reconsider its boarding accommodation (to achieve more members of staff residing in each boarding house) which resulted in the school having to close some existing boarding residences as several smaller dormitories were no longer compliant with Ofsted requirements. This has substantially reduced the boarding capacity and the overall enrolment has decreased. The school has therefore had to redesign their entire boarding programme and facilities. The school has given consideration to bringing forward a new masterplan to ensure future development the TESIS site is managed appropriately but this will take a minimum of two years, and a delay of this length for this building is not sustainable for the school. These are the key reasons why the applicant has brought forward this individual proposal in advance of the new master plan to ensure that all the boarding facilities are in full compliance with Ofsted and to enable to school to continue its education role in the Thorpe community. Notwithstanding that the applicant is intending to progress a new master plan, the Masterplan approved in 2001 outlined objectives to concentrate boarding accommodation on the southern campus for health and safety reasons, for example reducing less movements across Coldharbour Lane and increasing road safety. Therefore, although not specifically identified or planned for in the previous master plan, the current application is consistent with the forward looking objectives.
- 6.16 The applicant cites local support for the school. 3 letters of objection have been received which do not convey support. However, officers consider that the new Thorpe Neighbourhood Plan 2015-2030 Pre-Submission Plan can be a material consideration. This Plan, which will eventually form part of the development plan, specifically identifies the Tasis School in the policy TH3. Whilst this plan has no planning weight at present, nevertheless officers consider that as this is a plan proposed by the local community of Thorpe, the positive comments made in the Plan about Tasis could be taken as a fair reflection of the views of the community about Tasis. The Plan states that it supports the objectives and plans of the Tasis School which will enhance the School's position as a major local employer and where they enable the retention and expansion of the existing facilities on the site to meet new and changing educational needs (Policy TH3). The text of the Plan also acknowledges the new master plan which is anticipated the school will bring forward. The text also refers to economic and political influences which have led to a greater demand for boarding provision rather than day pupils.
- 6.17 The building of the dormitory will contribute to the future capacity and retention of this large established site in Thorpe Village, which is a major employer in Runnymede, contributing to the local economy. The Pre-Submission Thorpe Neighbourhood Plan clearly identifies the importance to Tasis to the Neighbourhood Area and supports the School's objectives. The applicant has clearly set out the reasons for the new accommodation and the underlying requirements of Ofsted. It is considered that these reasons can be given substantial weight which when combined with the emerging Neighbourhood Plan support which is a material consideration, such that these are very special circumstances which outweigh the harms to the Green Belt and the very limited harm to the setting of the listed building.

7. Conclusion

- 7.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposed a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

- 7.2 The development is considered to demonstrate very special circumstances and will seek to respect and enhance the character of the area with no harms identified to the Conservation Area, Listed Building or SSSI. There are no residential amenities that would be impacted. The development has been assessed against the following Development Plan policies – saved Policies GB1, MV4, MV9, NE10, NE12, NE14, NE16, NE20, BE5, BE9, BE10, BE14, BE16 and SV2 of the Runnymede Borough Local Plan Second Alteration April 2001, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

Officer recommendation: Grant subject to the following conditions:

- 1 Full application (standard time limit)
The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.
- 2 List of approved plans
The development hereby permitted shall not be carried out except in complete accordance with the following approved plans Location Plan, Ecology Report, Tree Survey and Arboricultural Impact Assessment, Archaeological Assessment, Tree Removal & Protection Plan, received 11/07/19, Flood Risk Assessment received 02/10/19, Planning & Green Belt Statement received 14/11/19, Perspective 1, Heritage Statement, 15173-111 rev B, 15173-112 rev A, 15173-113 rev A, 15173-114 rev A received 09/01/20, 15173-115 rev A, Flood Map Overlay, Design & Access Statement received 15/01/20 and 15173-121 rev A received 17/01/20.

Reason: To ensure an acceptable scheme and to comply with saved Policy GB1 of the Runnymede Borough Local Plan Second Alteration 2001.
- 3 External materials (samples required)
Before the above ground construction of the development hereby permitted is commenced, samples of the materials to be used in the external elevations shall be submitted to and approved by the Local Planning Authority and no variations in such materials when approved shall be made without the prior approval, in writing, of the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order that the development harmonises with the surroundings in the interests of visual amenity and to comply with saved Policy BE5 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF.
- 4 Tree retention
No tree to be retained in accordance with the approved plans (hereafter known as retained trees and including offsite trees) shall be cut down, uprooted or destroyed and no works to the above or below ground parts of the trees in excess of that which is hereby approved shall be carried out without the written approval of the Local Planning Authority until the expiration of five years from the date of completion of the development. If, within this time, a retained tree is pruned not in accordance with BS3998, removed, uprooted, damaged in any way, destroyed or dies, replacement trees

shall be planted at the same place, sufficient to replace the lost value of the tree as calculated using an amenity tree valuation system, unless otherwise agreed in writing by the Local Planning Authority. The number, size, species, location and timing of the replacement planting shall be as specified by the Local Planning Authority.

Reason: To protect the trees to be retained, ensure that the value of the trees is replaced and preserve and enhance the appearance of the surrounding area and to comply with saved Policies NE14 and NE15 of the Runnymede Borough Local Plan Second Alteration 2001.

5 Tree planting

Details and plans of new trees to be planted in accordance with plan 15173-111 rev B proposed development plan, shall be submitted to and approved in writing by the Local Planning Authority (LPA) prior to the commencement of the above ground construction of the development hereby permitted and these works shall be carried out as approved prior to the first occupation of the development. Once planted, photographic evidence of the new trees shall be submitted to the LPA for approval.

This should include species, size, quantities and locations.

Any new trees, or any replacement trees planted as a requirement of the conditions herein, which before the expiration of five years from the date of completion of the development, are removed, or become seriously damaged or defective, shall be replaced as soon as practicable with others of suitable size and species, following consultation with the LPA, unless the LPA gives written consent to any variation.

Reason: To mitigate the loss of tree cover, to protect and enhance the appearance of the surrounding area, to ensure that replacement trees, shrubs and plants are provided and to comply with and saved Policies NE14 and NE15 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

6 Tree protection

Prior to the commencement of any works hereby approved, including demolition, and before any equipment, machinery or materials are brought on to the site, tree protection measures shall be installed in accordance with the approved Tree Protection Plan TPP & AMS 01.

The works shall be carried out in accordance with the approved protection plan and method statement. The protective measures shall remain in place until all works are complete and all machinery and materials have finally left site. Nothing shall be stored or placed in any area fenced in accordance with this condition, nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access, other than that detailed within the approved plans, be made without the written consent of the LPA.

There shall be no burning within six metres of the canopy of any retained tree(s). Where the approved protective measures and methods are not employed or are inadequately employed or any other requirements of this condition are not adhered to, remediation measures, to a specification agreed in writing by the LPA, shall take place prior to first occupation of the development, unless the LPA gives written consent to any variation.

Reason: To protect the trees to be retained, enhance the appearance of the surrounding area and to comply with saved policies NE14 and NE15 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

7 No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of the ground gas protective membrane (regarding ground gas migration pathways) which shall be laid under the floor of the extension hereby approved. The approved details shall be fully implemented and retained for the life of the development.

In the event that contamination is found at the site during the construction of the extension hereby approved, work shall stop immediately, a site investigation carried out by a competent person and a report shall be submitted in writing to the Local Planning Authority for Approval. No further works shall be undertaken unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with guidance in the NPPF.

8 SuDS (scheme for approval - pre-development)

The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) The results of infiltration testing completed in the location of the proposed soakaway in accordance with BRE Digest: 365 and confirmation of groundwater levels to ensure there is a minimum of 1m from the base of the soakaway to groundwater.
- b) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development (Pre, Post and during), associated storage volumes shall be provided using an infiltration based strategy. Should infiltration drainage not be suitable SCC as LLFA should be contacted to agree a proposed discharge rate.
- c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off the site.

9 SuDS (verification)

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason: To ensure that the drainage system is constructed to the national Non-Statutory Technical Standards for SuDS.

- 10 The development shall only be carried out in full accordance with the provisions and recommendations of the submitted Ecology Report by Whittingham Ecology 24/06/19 including the recommendations in Section 5 of the report which requires, inter alia, further surveys of nesting birds, and the provision of bat boxes. Prior to the commencement of the above ground construction of the building, further details of biodiversity enhancements of the site in accordance with the report, shall be submitted to and approved in writing by the Local Planning Authority, which shall include planting of native species, and the approved enhancements shall be fully implemented prior to the first occupation of the development.

Reason: In the interests of protected species, and to enhance the biodiversity of the site, and to comply with saved Policy NE20 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance in the NPPF.

11 Programme of archaeological work

No development shall take place until the applicant has secured the implementation of the programme of archaeological work set out in the in the document TESIS, Vicarage Mews II, Thorpe, Surrey: A Written Scheme of Investigation for an archaeological trial trench evaluation prepared by the Surrey County Archaeological Unit and dated June 2019.

Reason: To allow archaeological information to be recorded and to comply with saved Policies BE15 and BE16 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

12 Electric vehicle charging points

Prior to first occupation of the development, details of electric vehicle charging points which shall be provided to 10% of the available spaces shall be submitted to and approved in writing by the Local Plan Authority. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. In addition, a further 10% of the available spaces shall be provided with a power supply (feeder pillar or equivalent) permitting future connection for electric vehicle charging. The charging points shall be retained for the lifetime of the development.

Reason: To sustain compliance with and contribute towards EU limit values or national objectives for pollutants, in accordance with guidance within the NPPF.

Informatives:

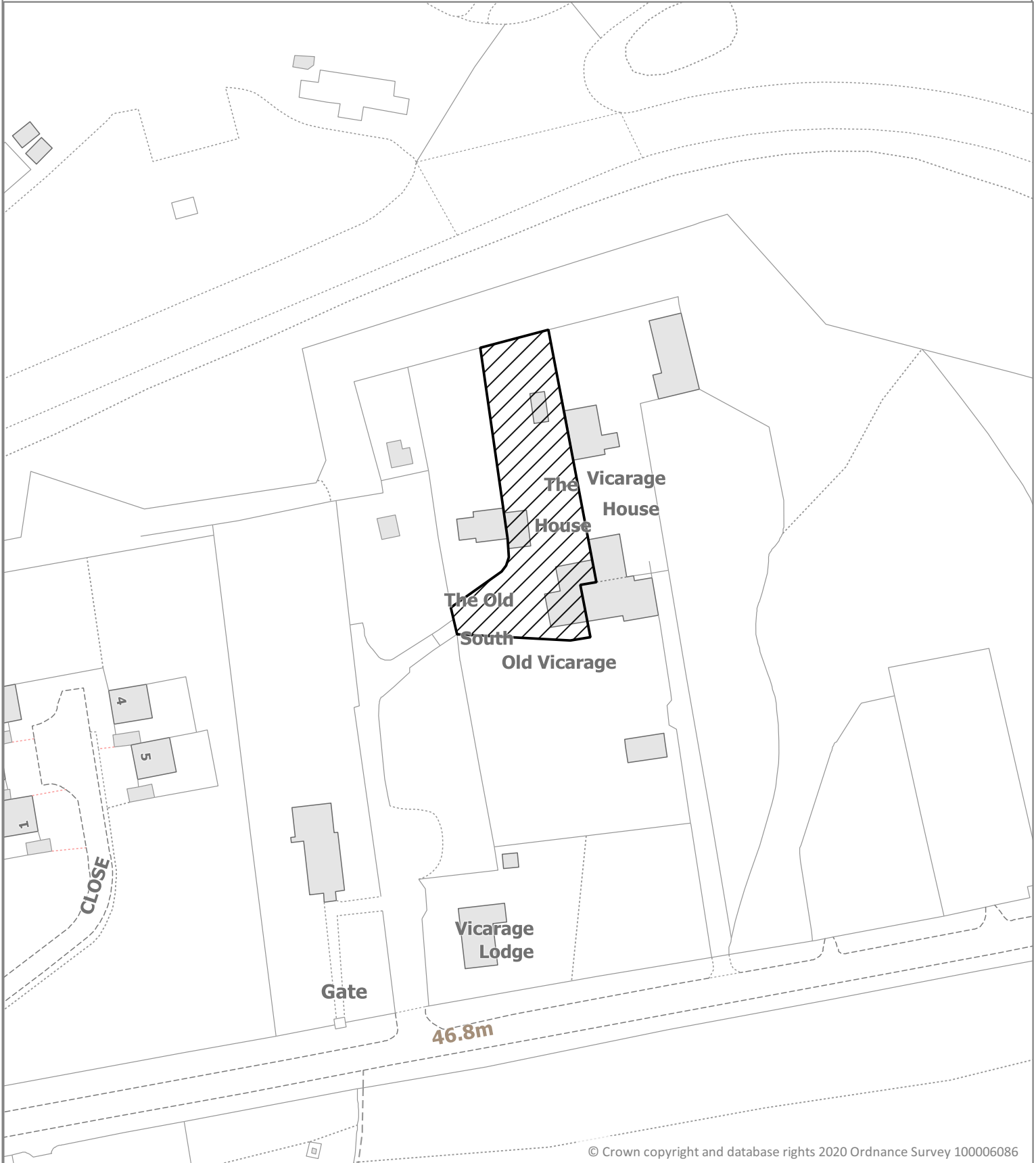
- 1 Summary of Reasons to Grant Consent
The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.
- 2 SCC Informative - Dirt or Damage on Highway
The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
- 3 Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage
- 4 The applicant is advised that where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to its website.
<https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>
- 5 If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards. If there are any further queries please contact the Flood Risk Asset, Planning, and Programming team via SUDS@surreycc.gov.uk. Please use our reference number LLFA/RU/19/505 in any future correspondence.



FOR LOCATION PURPOSES ONLY
The Old Vicarage South Longcross Road Chertsey KT16 0DU

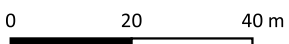
Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

Date: 29/01/2020



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Scale:1:1250



RU.19/1728



RU.19/1728	Ward: Longcross, Lyne and Chertsey South
LOCATION:	The Old Vicarage South Longcross Road Chertsey KT16 0DU
PROPOSAL TYPE:	The addition of a single-storey glass canopy to the rear elevation of the property. Full Planning Permission
EXP DATE	20 January 2020

This application has been referred to the Committee as the applicant is a Member of the Council

SUMMARY OF RECOMMENDATION: Grant with conditions

1. Site

1.1 The Old Vicarage South is an attached 2 storey dwelling which is part of a larger building comprising two other dwellings: Vicarage Wood House and The Old Vicarage. This building was the former 'Old Vicarage' which also included the current neighbouring dwelling of The Coach House. The application dwelling is on the western side of the larger building, and is accessed separately from the other two dwellings, on the western side. There are two outbuildings within site, one attached to the neighbouring property, The Coach House, to the west. The site lies to the north east of the grade II listed Longcross Church and lies within the Green Belt.

2. Planning history – most relevant

2.1 RU.98/1116: Part demolition and part reconstruction of roof at The Coach House to form 2 single garages, gardeners toilet and annex room. Disposed of. 31/01/2000

RU.97/0857: Rebuilding of coach house. Refuse. 29/10/1997.

RU.95/0242: Erection of two storey front extension. Grant. 04/05/1995.

RU.83/0608: Two storey rear extension and conversion of dwelling into 3 houses with provision of 4 garages. (K/as The Old Vicarage and 2 & 3 The Old Vicarage). Grant. 28/11/1983.

3. Application

3.1 The application appears to have been the first application since the Old Vicarage was further subdivided. It proposes a glass canopy to the rear of the dwelling with a ridge height of 3m, eaves height of 2.3m, width of 9m and depth of 3.9m. The canopy will have a glass roof and grey aluminium frame with open side elevations.

4. Consultations

4.1 3 Neighbouring properties were consulted in addition to being advertised on the Council's website and 0 letters of representation were received.

5. Relevant Local Planning Policies

5.1 Saved Policies in the Runnymede Borough Local Plan Second Alteration 2001: GB6, HO9.

5.2 The Draft Runnymede 2030 Local Plan was published for consultation on 11 January 2018, republished for consultation in May 2018, and, following consideration of representations, submitted to the Secretary of State on 31 July 2018. A limited number of policies may now be accorded some weight. However, until the outcome of the Examination in Public and final adoption, many of the policies may be accorded little weight. Each application will therefore continue to be considered against the existing Runnymede Borough Local Plan Second Alteration 2001 which is still the development plan applying within the borough, although the new draft plan may be referred to and more weight given to certain policies if relevant to the planning issues arising from an application.

5.3 *Council's SPG – Householder Guide (July 2003); Residential Extensions and replacement dwellings in the Green Belt (November 2003).*

6. Planning Considerations

6.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The application site is located within the Green Belt where the principle of such development is considered inappropriate subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the

NPPF. The key planning matters are development in the Green Belt and neighbouring residential amenity.

6.2 As one of the exceptions to the presumption against new development in the Green Belt, paragraph 145 of the NPPF includes the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Policy GB6 is consistent with this. The proposed development will not be wider than the rear elevation of the dwelling and will not extend deeper than the rear elevation of Vicarage Wood House, therefore not materially decreasing distances to boundaries. The canopy is single storey therefore not increasing the height of the building nor its prominence in the Green Belt. The canopy will have an open design and the frame will match existing doors in the rear of the dwelling therefore there will be a limited impact on the openness and visual amenities of the Green Belt. Given the complex planning history of the original vicarage with several subdivisions, and the absence of recent additions, it is considered this small scale development will not result in a disproportionate addition to the existing dwelling, and is therefore not inappropriate development in the Green Belt, in compliance with saved Policy GB6, the Adopted SPG, and guidance in the NPPF.

6.3 The canopy will be screened by the rear project of Vicarage Wood House to the rear and due to the extensive garden, there would be no overlooking or loss of privacy for neighbouring dwellings. It is considered there will be no other impacts on neighbouring residential amenity therefore the development complies with saved Policy HO9.

7. Conclusion

7.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposed a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

7.2 The development is considered acceptable in terms of its impacts on the Green Belt and neighbouring residential amenity. The development has been assessed against the following Development Plan policies – saved Policies GB6 and HO9 of the Runnymede Borough Local Plan Second Alteration April 2001, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

Officer's Recommendation: Grant subject to the following conditions:

1 Full application (standard time limit)
The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2 List of approved plans
The development hereby permitted shall not be carried out except in complete accordance with the following approved plans:

Received 25/11/2019: Location plan (no. #00464179-07E930); PL01; PL02; PL03; PL04; Block plan (no. #00464181-O49354)

Reason: To ensure an acceptable scheme and to comply with saved Policy GB6 of the Runnymede Borough Local Plan Second Alteration 2001.

- 3 External materials (as approved on form)
The development hereby permitted shall be constructed entirely of the materials stated in Part 5 of the submitted valid planning application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a high quality scheme and to comply with saved Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF.

Informatives:

- 1 The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.