

Planning Committee

Wednesday 24 June 2020 at 6.30pm

The meeting will be held remotely via MS Teams with audio access to the public via registered dial-in only.

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. In light of the current restrictions imposed to

address the Covid-19 outbreak, this meeting will be held remotely. As this meeting is being conducted remotely you should inform the Planning Business Centre if you wish to dial in and address the Committee and also provide a written statement of your speech (no more than 2 sides of A4 which is approximately the equivalent of 5 minutes speaking time normally allowed under Standing Order 39.24 of the Council's Constitution).

If you do not wish to exercise your right to speak by dialling- in, you can submit your representations in writing (no more than 2 sides of A4 which is approximately the equivalent of 5 minutes speaking time normally allowed under Standing Order 39.24 of the Council's Constitution) and this will be read out by the Chairman of the Committee or an Officer to those Councillors participating.

If you wish to speak and/or make a written submission please contact the Planning Business Centre by email publicspeaking@runnymede.gov.uk

- 5) If you wish to hear the debate by audio via MS Teams you must register by 10am on the day of the meeting with the Planning Business Centre by emailing your name and contact number to be used to dial-in to publiclisteningplanning@runnymede.gov.uk
- 6) For meetings held at the Civic Centre, 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.
- 7) **Filming, Audio-Recording, Photography, Tweeting and Blogging of Meetings held at Civic Centre or remotely via MS teams**

Members of the public are permitted to film, audio record, take photographs or make use of social media (tweet/blog) at Council and Committee meetings provided that this does not disturb the business of the meeting. If you wish to film a particular meeting, please liaise with the Council Officer listed on the front of the Agenda prior to the start of the meeting so that the Chairman is aware and those attending the meeting can be made aware of any filming taking place.

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

For meetings held remotely via MS teams, you may only record the audio of those proceedings. The Council shall not be recording any remote meetings.

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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APPLICATION NUMBER	LOCATION	Page
RU.20/0169	Bellbourne Nursery, Unit 1, Hurst Lane, Egham	45
RU.20/0250	Unit A, Gogmore Lane, Chertsey	65
RU.20/0470	American Community School, London Road, Englefield Green	81
RU.20/0489	11 Beauforts, Englefield Green	93

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 Ordinance 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 dedicated website, issued by the Secretary of State detailing national

TERM	EXPLANATION
	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. **NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP**

2. **MINUTES**

To confirm and sign the Minutes of the meeting of the Committee held on 3 June 2020 as a correct record. (Appendix 'A')

(To resolve)

Background Papers

None

Runnymede Borough Council

PLANNING COMMITTEE

3 June 2020 at 6.30pm via MS Teams

Members of the Committee present Councillors M Willingale (Chairman), D Anderson- Bassey (Vice - Chairman), J Broadhead, I Chaudhri, E Gill, C Howorth, R King, M Kusneraitis, I Mullens, M Nuti, J Olorenshaw, P Snow, J Sohi, S Whyte and J Wilson

Members of the Committee absent: None

Councillors T Burton and N Prescott also attended for all or some of the meeting via MS Teams as non-members of the Committee.

NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

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

<u>Group</u>	<u>Remove</u>	<u>Appoint instead</u>
Independent	Cllr Cressey	Cllr Olorenshaw

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

MINUTES

The Minutes of the meeting of the Committee held on 13 May 2020 were confirmed and signed as a correct record.

APOLOGIES FOR ABSENCE

No apologies had been notified. All present.

DECLARATIONS OF INTEREST

Councillors Anderson-Bassey, Broadhead, Chaudhri, Howorth, Kusneraitis, Nuti, Snow, J Sohi, Wilson and Willingale declared Non Pecuniary Interests in planning application RU 20/0166 as they knew the objector who would address the Committee in a personal or professional capacity. None of the Members had discussed the application with the objector in advance of the meeting nor predisposed or predetermined the application. On that basis all the Councillors remained in the room and participated in the debate on the application and voted or abstained as indicated below.

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. The Addendum had also been published on the Council's website on the day of the meeting and sent to all public speakers. An objector and agent for the applicant addressed the Committee on application RU 20/0166.

As the meeting was being held remotely by audio via MS Teams, the Chairman requested that a named vote be taken on each planning application.

As regards application RU 19/1146 the Chairman announced that he had agreed to deferral of the application to a future meeting under Standing Order 27.7.

RESOLVED that –

the following applications be determined as indicated: -

<u>APP NO</u>	<u>LOCATION, PROPOSAL AND DEISION</u>
RU 20/0107	<p>9-11 Victoria Street, and 49-50 Albert Road, Englefield Green</p> <p>Erection of a residential development comprising two terraces of eight houses with roof accommodation, a detached building comprising 4 garages; provision of amenity space, car parking and modifications to existing access off Albert Road following the demolition of the existing buildings (Revised drawings received 20/4/2020)</p> <p><i>The Committee was fully supportive of the application as it would provide much needed family sized housing, be an effective use of the site which had been derelict for many years with acceptable layout, design and appearance which maintained the character of the area and neighbouring amenity. Members were particularly pleased with the level of proposed parking provision.</i></p> <p><i>In response to Member questions on electric vehicle charging sockets and parking for site personnel and operatives, Officers confirmed that conditions 9 and 8 respectively would address these matters, but Officers would contact the applicant to encourage use of 'rapid' charging points if possible..</i></p> <p>DECISION:</p> <p>GRANT permission subject to conditions (amended condition 2 as per addendum), reasons and informatives listed on agenda</p> <p><i>The voting was as follows:</i></p> <p><i>For the Grant of permission (14) Councillors Anderson-Bassey, Broadhead, Chaudhri, Gill, King, Kusneraitis, Mullens, Nuti, Olorenshaw, Snow, Sohi, Willingale, Whyte and Wilson</i></p> <p><i>Against (0)</i> <i>Abstention (1) Councillor Howorth owing to technical issue.</i></p>
RU 19/1146	<p>214 Wendover Road, Staines-upon-Thames</p> <p>Demolition of the former vicarage and the erection of 4 No. cottages and an apartment building containing 8 No apartments with associated bin and cycle stores and ancillary works including minor alterations to access arrangements (amended plans received 27/4/2020)</p> <p>Under Standing Order 27.7 this application was deferred to a future meeting of the Committee and no debate took place thereon.</p>

RU 20/0328 Block J, Former Brunel University Campus, Englefield Green

Full planning application seeking a proposed revision to the approved scheme under planning application RU 17/1649 for the proposed redevelopment of the site to seek amendments to the proposed building known as Block J to provide 2 dwellings upon the first floor of the building (as opposed to four dwellings under the original approval) at the Former Brunel University Campus.

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

RESOLVED that

The Corporate Head of Development Management and Building Control be authorised to GRANT permission subject to the completion of a Deed of Variation to the Section 106 legal agreement signed under RU 17/1649 under the Town and Country Planning Act 1990 (as amended) to secure the obligations associated with that permission and as set out in para 6.12 of the application report, and subject to conditions (conditions 1,2,3,5,9,11,12,13,14 and 25 amended and deletion of condition 34 as per Addendum), reasons and informatives listed on agenda

The voting was as follows:

For the Grant of permission (15) Councillors

Anderson-Bassey, Broadhead, Chaudhri, Gill, Howorth, King, Kusneraitis, Mullens, Nuti, Olorenshaw, Snow, Sohi, Willingale, Whyte and Wilson

Against (0)

Abstention (0)

RU 20/0166 Wentworth Estate Roads, Wentworth, Virginia Water

The installation of 26 Vehicle Access Control Barriers, with free standing intercoms, plus paving slabs adjacent to the VACB and moveable bollards in locations 8 and 9 on the Wentworth Estate, Virginia Water.

Some Members commented over the lack of space around the barriers for safe passing by pedestrians, persons with mobility issues and cyclists, the timing of operation of the barriers and impact on deliveries ,and adverse impact of the barriers on the openness of the Green Belt .Some Members also considered that very special circumstances had not been put forward to justify the development. Finally, some Members did not accept that there was evidence to suggest the barriers were required for security reasons.

Following discussion and Officers advice that some of the points made could be addressed by conditions, a Motion was put that the application be granted subject to conditions listed on the agenda and additional conditions regarding installation of pedestrian walkways of 1 metre around the barriers prior to operation of the barriers, and submission of a Delivery Management Plan which would include hours of operation of the barriers and delivery arrangements.

This Motion was put to the vote and voting was as follows:

For the Grant of permission (5) Councillors Anderson-Bassey, Broadhead, Howorth, Nuti and Willingale.

Against (10) Chaudhri, Gill, King, Kusneraitis, Mullens, Olorenshaw, Snow, Sohi, Whyte and Wilson

Abstention (0)

The Motion was declared to be lost.

There was some further debate and a number of Members stated that they did not consider that very special circumstances existed and that the development was inappropriate and harmful to the Green Belt(it was accepted that conditions could overcome the management issues, but not the harm to the Green Belt). A Motion to refuse permission was moved, seconded and it was-

RESOLVED that

REFUSE permission for the following reason;

The proposal by reason of the spread of barriers and the associated equipment within the Wentworth Estate and their appearance, would comprise inappropriate development in the Green Belt and would harm the openness of the Green Belt and the character of Wentworth, with no very special circumstances existing which clearly outweigh these harms. The proposal is therefore contrary to saved Policy GB1 of the Runnymede Borough Local Plan Second Alteration 2001 and policy EE18 in the emerging Runnymede 2030 Local Plan.

*For the Refusal of permission (7) Councillors
Gill, King, Kusneraitis, Mullens, Sohi, Whyte and Wilson*

Against (3) Councillors Howorth, Nuti and Willingale

Abstentions (5) Councillors Anderson-Bassey, Broadhead, Chaudhri, Olorenshaw and Snow

(Mr Few, on behalf of objectors, and Mr Clarke, agent for the applicant, addressed the Committee on the above application).

RU 19/1183 22 Guildford Road, Chertsey

Erection of two storey rear extension, first floor rear extension and roof alterations to main dwelling including the insertion of a rear dormer window to main dwelling and conversion of property into two self contained apartments and to replace existing garage at the rear with a detached house.

Some Members commented on the density and siting of the proposed development on the site, and level of amenity space for future occupiers. In order to address this concern, the Committee agreed to impose an additional condition removing permitted development rights in relation to extensions, the classes of permitted development to be removed was to be decided by the CHDMBC.

In response to comments by Members, Officers confirmed that all publicity requirements had been undertaken on the application.

RESOLVED that

GRANT permission subject to conditions (condition 2 amended as per Addendum), reasons and informatives listed on agenda, and additional condition removing permitted development rights in relation to extensions.

*For the Grant of permission (13) Councillors
Anderson-Bassey, Broadhead, Chaudhri, Gill, Howorth, King,
Kusneraitis, Mullens, Olorenshaw, Snow, Sohi, Whyte, and Willingale*

Against (1) Councillor Nuti

Abstention (1) Councillor Wilson

(The meeting ended at 8.10 pm)

Chairman

3. **APOLOGIES FOR ABSENCE**

4. **DECLARATIONS OF INTEREST**

If Members have an interest in an agenda item please record the interest on the form circulated with this Agenda and email it to the Legal Representative or Democratic Services Officer by 5pm on the day of the meeting. **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. Membership of an outside body in their private capacity as a director, trustee, committee member or in another position of influence thereon **should be regarded as a disclosable pecuniary interest, as should an appointment to an outside body by the Council as a trustee.**

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 withdraw from the meeting 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.

5. **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 on the applications, please contact Ashley Smith, Corporate Head of Development Management and Building Control by 22 June 2020.

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.

6. **RUNNYMEDE DRAFT DESIGN GUIDE (PLANNING-LOUISE WATERS)**

Synopsis of report:

To achieve high quality development in the borough to support the objectives of the Runnymede 2030 Local Plan, further detailed guidance is required which gives advice to people who wish to develop land and property, and assists local communities in contributing to the planning process, as well as being a material consideration in decision making by the Council. A Design Guide for the borough as a Supplementary Planning Document has been prepared based on national good practice, and also taking into account opinions of members and local residents. The draft SPD must undergo a period of public consultation following which any representations received will be considered prior to adoption. The Draft SPD has been the subject of screening in respect of the Strategic Environmental Assessment

(SEA) and Habitats Regulations Assessment (HRA) which have concluded that neither a SEA nor HRA is required.

Recommendation:

The Committee APPROVE the draft Design Guide SPD for public consultation for a period of 6 weeks and report back thereon to a future meeting of the Committee.

1. Context of report

- 1.1 Good design is a crucial aspect of sustainable development. The creation of high quality buildings and places is a fundamental element of planning and the development process and creates better places for people to live, study, play and work. Runnymede has a high quality and distinctive character and new developments should seek to protect and enhance its special characteristics.
- 1.2 The National Planning Policy Framework advises local planning authorities to set out design expectations at an early stage, along with clarity upon how good design will be tested, as part of the development process. Doing so creates a greater understanding for applicants, agents and local communities in what constitutes good design and what will be expected in new developments. This can be achieved by supplementary planning documents such as design guides.
- 1.3 The Government published the National Design Guide in October 2019. The new National Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. The National Guide also recognises the importance of local design guides confirming that they are an important way of communicating local design expectations and requirements and are one of the key tools that the National Planning Policy Framework expects local planning authorities to prepare and use.
- 1.4 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 Design Consultants 'Tibbalds' to produce a draft Design Guide for Runnymede. The intention is that this Design Guide will be adopted by the Council as a Supplementary Planning Document once the relevant regulatory processes have been followed. It will then be a material consideration in the decision making process.
- 1.5 The Draft Design Guide has been shortlisted for this year's National Planning Awards (run by Planning and Placemaking Resource) which rewards excellence in professional planning work and related activities.

2. Report

- 2.1 Runnymede is a beautiful borough and a desirable place to live, work and play. The borough is varied in character with its historic small towns and villages, valuable heritage assets, waterways and open spaces. The borough attracts many people to visit and also benefits from its geographically advantageous position being close to London and the wider Surrey countryside. Its special qualities need to be recognised and taken into account when planning for the delivery of development into the future ensuring that new development protects and enhances these qualities.
- 2.2 The Council's adopted 2001 (Second Alteration) Local Plan includes policies relating to design including saved policy H09 (New Housing Development) and saved policy BE2 (Townscape Character). The emerging Runnymede Local Plan 2030 includes

Policy EE1 (Townscape and Landscape Quality) which sets out key criteria for achieving good urban design within the context of national advice. Emerging Policy SD5 (Highway Design Considerations) and Policy SD8 (Sustainable Design) set out further design policy considerations for new development which comes forward over the Plan period. The new local plan also includes policies for specific land allocations and opportunity areas allocated within the borough, some of which contain site-specific requirements to be addressed in the design of the development schemes coming forward on these sites.

- 2.3 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 Design Consultants 'Tibbalds' to produce a Design Guide for the borough. Tibbalds in association with Design South East ran Member, officer and community workshops with local resident groups in 2018 and 2019 and have now finalised the Design Guide which has been reviewed by Officers.
- 2.4 The new draft Design Guide defines a set of twelve aspirations for the borough that have emerged through the production of the guide. The aspirations describe the place that we want Runnymede to be in the future. The draft Design Guide provides a series of design standards for Runnymede based on these aspirations, to guide the design of new development which takes place. The Design Guide also includes a detailed character assessment of the borough to help understand more local design characteristics and includes separate guidance specifically for householder extensions and alterations.
- 2.5 The draft Design Guide is now ready to progress to the next stage and officers therefore request approval for consultation on the draft Guide to be undertaken for a six-week period. This will allow officers to fully consider any consultation responses received in relation to the draft Design Guide and to make any necessary revisions to the guide. The minimum length of consultation required on a draft Supplementary Planning Document is 4 weeks. However due to the current Covid-19 lockdown measures which remain in place at the time of writing this report, a 6 week consultation is recommended to give interested parties additional time to access and review the consultation material and make their comments. Officers will utilise the consultation methods in the Council's amended May 2020 Statement of Community Involvement to ensure that it publicises the consultation as widely as possible during the current restrictions. A further report will then be brought to Committee with the outcomes of the consultation, with the expectation that the Committee will then be able to adopt the Design Guide.
- 2.6 Once approved, the Design Guide will be a material consideration in the determination of planning applications and can be given significant weight. The new Design Guide will help ensure that new development meets the highest standards of design quality and placemaking. As such it is a fundamental part of the planning policy 'toolkit' required to effectively deliver high quality, sustainable development in accordance with the aspirations of the Runnymede 2030 Local Plan. A copy of the draft Design Guide can be found on the Council's website attached to the Planning Committee agenda.

3. Policy framework implications

- 3.1 One of the Council's corporate priorities is the adoption of the emerging Runnymede 2030 Local Plan. The Plan seeks to guide development in the borough up to 2030. The Inspector's report has been received and has found the plan sound. Officers are currently preparing to bring a report to full Council for members to agree the final adoption of the Runnymede 2030 Local Plan. The Design Guide will support the new policies to achieve high quality development in the borough. The Government published the National Design Guide in October 2019 which sets out the characteristics of well-designed places and demonstrates what good design means

in practice. The Government also recognises the importance of local design guides confirming that they are an important way of communicating local design expectations and requirements and are one of the visual tools that the National Planning Policy Framework expects local planning authorities to prepare and use. The production of a new local Design Guide for Runnymede will comply with Government policy relating to the importance of design.

- 3.2 The Design Guide, once adopted, will support policies contained in the emerging Local Plan (which is due to be considered for adoption at the Full Council meeting of 16th July) 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 Consultation will be undertaken by council officers and is therefore covered by existing budget. There are no other resource implications as the funding of the Design Guide has come from a Government grant.

5. Legal implications

- 5.1 The Design Guide will be adopted as a formal Supplementary Planning Document which will be form a material consideration in the determination of planning applications under the Town and Country Planning Act 1990 (as amended) and significant weight can be given to this in decision making.

6. Equality implications

- 6.1 The Council has a Public Sector Duty under the Equalities Act 2010 to have due regard to the need to:

- a) Eliminate unlawful discrimination, harassment or victimisation;
- b) Advance equality of opportunity between persons who share a Protected Characteristic and persons who do not share it;
- c) Foster good relations between those who share a relevant protected characteristic and persons who do not share those characteristics; in relation to the 9 'Protected Characteristics' stated within the Act.

- 6.2 In pursuance of this duty, Officers undertook an Equality screening to determine the impact the Draft Design SPD may have on any of the nine protected Characteristics. The Assessment concluded that the Draft Design SPD when adopted could have a positive impact on anyone seeking housing within the Borough who has the protected characteristics of Race (in terms of being a gypsy or traveller), Disability, and Age. It is anticipated that the Design SPD will also be beneficial to the wider Borough community through the careful and detailed consideration applicants will give to ensuring higher quality developments. In particular, the SPD highlights the importance of greater social inclusion to ensure that new developments consider the needs of all people, including people with disabilities. The Design SPD is fully consistent and complementary to the emerging Runnymede 2030 Local Plan, which has had a detailed Equality Impact Assessment undertaken at each stage of Plan preparation. Overall, it has been concluded that a full Equality Impact Assessment is not required. The screening assessment can be viewed at Appendix 'B'

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.

The new Design Guide will provide up to date information regarding design within the borough which contributes towards sustainable development by protecting and enhancing the built, natural and historic environments. The Design Guide also guides development towards more sustainable solutions, taking local circumstances into account regarding local character, and the needs and opportunities of each development site

- 7.2 The Design Guide will not be part of the Development Plan for Runnymede and as such is not subject to a Sustainability Appraisal. The SPD has however undergone Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening with the conclusion that there will be no likely significant effects on designated habitats or any other significant environmental effects. The three statutory bodies (Environment Agency, Historic England and Natural England) have been consulted on the screening assessment in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004. Comments have been received from all three bodies. The Environment Agency raise no comments. Historic England confirm that the Design SPD is not considered to have significant effects for heritage assets and on this basis a full appropriate assessment is not required. Historic England however welcome providing comments on the draft Design SPD as part of the future planned consultation process. Natural England confirm that they agree with the conclusions drawn in the screening that neither a Strategic Environmental Assessment nor a full Appropriate Assessment will be required. A copy of the screening assessment is attached as Appendix 'C' for information.

8. Other implications (where applicable)

- 8.1 There are no known other implications as a result of the Design Guide

9. Conclusions

- 9.1 Government policy within the National Planning Policy Framework confirms the importance of providing maximum clarity about design expectations at an early stage. This can be achieved by supplementary planning documents such as local design guides. The new Design Guide for Runnymede is intended to provide a framework for creating distinctive places, with a consistent and high quality standard of design. This will assist the Council in meeting their aspirations for a high quality of design for all new developments within the borough.

(To resolve)

Background papers

Appendix 'B' – Copy of the Equality screening

Appendix 'C' – Copy of the Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening

A link to the draft 'Design Guide' will be published on the Council's website as part of the Planning Committee Agenda.

EQUALITY SCREENING

Equality Impact Assessment guidance should be considered when completing this form.

POLICY/FUNCTION/ACTIVITY	LEAD OFFICER
Runnymede Design Supplementary Planning Document (SPD)	Louise Waters (EqIA undertaken on behalf of Louise by Trevor Saunders)

A. What is the aim of this policy, function or activity? Why is it needed? What is it hoped to achieve and how will it be ensured it works as intended? Does it affect service users, employees or the wider community?

The aim of the new Runnymede Design SPD is to set out the Council's expectations in respect of the design of new development and to provide detailed guidance and advice to help ensure that a high quality of design takes place within the Borough.

The Design SPD builds upon the design principles set out in the Runnymede 2030 Local Plan (notably, Policies EE1: Townscape and Landscape Quality) and as such, it is a fundamental part of the planning policy 'toolkit'.

The Design SPD which has been prepared for public consultation sets out in detail, design considerations associated with new development, including new housing, town centre development and householder development.

The Design SPD advises upon a series of design standards to be considered when preparing proposals for new development as well as defining different character areas within the Borough, from which new development should take its design 'cues'.

When finalised, the document will be adopted as a supplementary planning document and will be an important material consideration during the determination of planning applications.

The Design SPD will not affect any employees or service users on the basis of a protected characteristic(s) they have. Any effects it has on the wider Borough community, including those groups with protected characteristics is likely to be beneficial through the more careful and detailed consideration applicants will give towards ensuring higher quality development in the future.

B. Is this policy, function or activity relevant to equality? Does the policy, function or activity relate to an area in which there are known inequalities, or where different groups have different needs or experience? Remember, it may be relevant because there are opportunities to promote equality and greater access, not just potential based on adverse impacts or unlawful discrimination.

The Protected Characteristics are; Sex, Age, Disability, Race, Religion and Beliefs, Sexual Orientation, Marriage and Civil Partnership, Gender Reassignment, Pregnancy and Maternity.

There are not assessed to be any potential negative impacts on any protected characteristics if the Design SPD were to be adopted. It is anticipated that there will be positive impacts for all parts of the community as a result of higher quality design within the borough. The Design SPD contains 25 design standards to encourage sustainable development and the creation of healthier 'people friendly' places. The Design SPD also highlights the importance of greater social inclusion to ensure that new developments consider the needs of all people, including people with disabilities. The Design SPD also includes a specific appendix providing further design advice for proposed Gypsy and Traveller sites.

It is anticipated that the Design SPD will provide a positive impact on anyone seeking housing within the Borough who has the protected characteristics of race, disability and age. This includes benefits in the design of all housing (including gypsy and traveller sites) as a result of a higher quality of design, environmental improvements and improved movement and accessibility.

A review of the comments received following the public consultation will be undertaken and any implications in terms of equalities will be discussed with the Equality Group. Continued monitoring of the Design SPD will take place after it is adopted which may reveal any positive or negative impacts that exist and will assist officers in providing measures that seek to mitigate any negative impacts on any of the protected characteristics.

If the policy, function or activity is relevant to equality then a full Equality Impact Assessment may need to be carried out. If the policy function or activity does not engage any protected characteristics, then you should complete Part C below. Where Protected Characteristics are engaged, but Full Impact Assessment is not required because measures are in place or are proposed to be implemented that would mitigate the impact on those affected or would provide an opportunity to promote equalities please complete Part C.

C. If the policy, function or activity is not considered to be relevant to equality, what are the reasons for this conclusion? Alternatively, if it is considered that there is an impact on any Protected Characteristics but measures are in place or are proposed to be implemented please state those measures and how it/they are expected to have the desired result. What evidence has been used to make this decision? A simple statement of 'no relevance' or 'no data' is not sufficient.

A six week public consultation for the Design SPD will provide the opportunity for relevant consultees to provide comments which will be considered in relation to any protected characteristics. Equality implications will also be discussed with the Equalities Group to ensure that the Design SPD is fully compliant with the Equalities Act.

When adopted, the Design SPD will be of equal benefit to all elements of the community who live, visit and/or work in the Borough. This includes benefits in the design of all housing (including gypsy and traveller sites) as a result of a higher quality of design, environmental improvements and improved movement and accessibility.

The Design SPD provides detailed guidance and advice associated with the design of new development. It is fully consistent and complementary to the emerging Runnymede 2030 Local Plan, which has had a detailed EqIA undertaken at each stage of Plan preparation. The Design SPD provides detailed guidance to help implement the requirements of Policy EE1 of the Runnymede Local Plan which has already been assessed under EqIA to have either positive or neutral impacts on protected characteristics of the population.

Continued monitoring of the Design SPD will take place after it is adopted which may reveal any positive or negative impacts that exist and will assist officers in providing measures that seek to mitigate any negative impacts on any of the protected characteristics.

It is not considered therefore that a full EqIA is required.

Date completed: 28.04.2020

Sign-off by senior manager: Georgina Pacey

Runnymede Borough Council

**Runnymede Design
Supplementary Planning Document (SPD)**

Strategic Environmental Assessment (SEA)

Screening Statement - Determination under Regulation 9 of the SEA Regulations 2004

Habitats Regulations Assessment (HRA)

Screening Statement – Determination under Regulation 105 of the Conservation of Habitats
and Species Regulations 2017

May 2020

Introduction

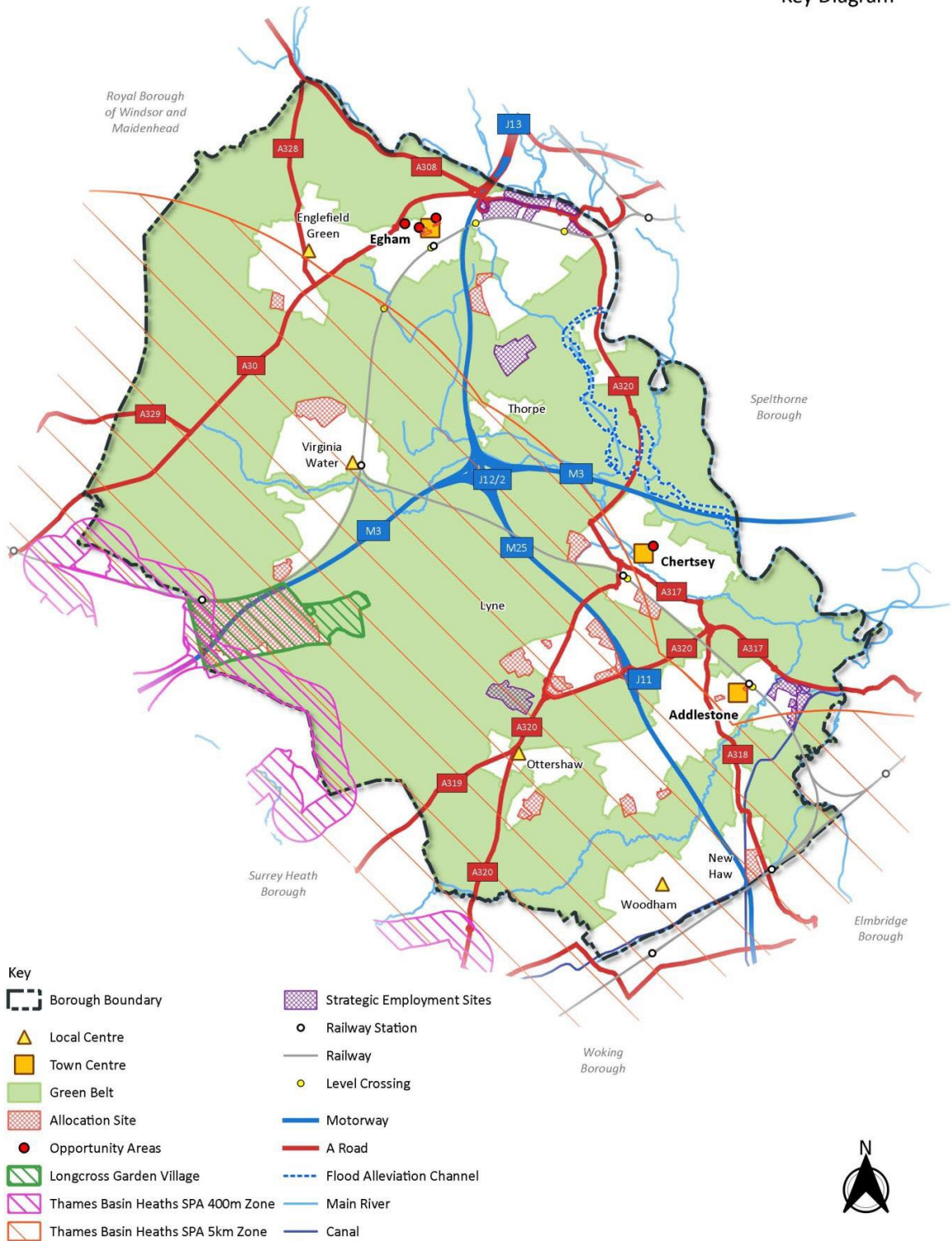
- 1.1. This Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening determination has been undertaken by Runnymede Borough Council in their duty to determine whether the Runnymede Design Supplementary Planning Document (SPD) requires SEA or HRA. This screening assessment is based on the draft SPD dated May 2020.
- 1.2. Regulation 9 (1) of the Environmental Assessment of Plans and Programmes Regulations 2004 requires authorities to determine whether or not a Strategic Environmental Assessment is required for certain plans, policies or programmes. This statement also sets out the Borough Council's determination as to whether Appropriate Assessment is required under Regulation 105 of the Conservation of Habitats & Species Regulations 2017.
- 1.3. Under the requirements of the European Union Directive 2001/42/EC (Strategic Environmental Assessment (SEA) Directive)) and Environmental Assessment of Plans and Programmes Regulations (2004), specific types of plans that set the framework for the future development consent of projects or which require Appropriate Assessment must be subject to an environmental assessment.
- 1.4. There are exceptions to this requirement for plans that determine the use of a small area at a local level and for minor modifications if it has been determined that the plan is unlikely to have significant environmental effects.
- 1.5. In accordance with the provisions of the SEA Directive and the Environmental Assessment of Plans and Programmes Regulations (2004) (Regulation 9 (1)), the Borough Council must determine if a plan requires an environmental assessment. In accordance with Article 6 of the Habitats Directive (92/43/EEC) and Regulation 105 of the Conservation of Habitats & Species Regulations 2017, the Borough Council is the competent authority for determining if a plan requires Appropriate Assessment.

Background to the Runnymede Design SPD

- 1.6. The Planning & Compulsory Purchase Act 2004 (as amended) makes provision for local authorities to prepare and adopt Local Development Documents which can include SPD's. However, an SPD does not form part of the Development Plan for an area as set out in Section 38 of the Planning & Compulsory Purchase Act 2004 (as amended) but it is a material consideration in taking planning decisions.
- 1.7. An SPD is required to be consulted on and adopted by the Borough Council and once implemented sets out additional planning guidance that supports and/or expands upon the Policies of a Local Plan.
- 1.8. The proposed Runnymede Design SPD covers all of the area within the jurisdiction of Runnymede Borough Council and contains the urban areas of Addlestone, Chertsey, Englefield Green, Egham, Ottershaw, Woodham & New Haw and Virginia Water. Interspersed between the urban areas is designated Green Belt holding numerous wooded copses, golf courses and businesses as well as small pockets of development, agriculture and equestrian uses. The M25 and M3 motorways bisect the Borough north-south and east-west respectively and effectively cut the Borough into four quarters. There are six rail stations in Runnymede Borough offering direct services to London Waterloo, Reading & Woking. A plan of the designated area is shown in Plan 1-1.

Plan 1-1: Map of Runnymede Borough

Runnymede Borough Key Diagram



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- 1.9. There are numerous areas of woodland/copses designated as ancient/semi-natural or ancient replanted woodland which are also identified as priority habitat as well as swathes of woodpasture and parkland which is a national Biodiversity Action Plan (BAP) designation. Priority habitat designations also include areas of lowland meadows, lowland heathland, and lowland fens. There are five SSSIs located in the Borough area, Basingstoke Canal, Langham Pond, Thorpe Haymeadow, Thorpe no.1 Gravel Pit and Windsor Forest.
- 1.10. Unit 2 of the Basingstoke Canal SSSI lies to the south of the Borough and is in an unfavourable, no change status which does not meet the PSA target of 95% in favourable or unfavourable recovering status. Status reasons are extent of habitat, lack of plant diversity and poor water quality.
- 1.11. Langham Pond SSSI is formed of 3 units. 100% of the SSSI is in a favourable or unfavourable recovering status, meeting the PSA target. The Thorpe Haymeadow SSSI is formed of one unit in a favourable condition, which also meets the PSA Target.
- 1.12. The Thorpe no.1 Gravel Pit SSSI is formed of one unit and is in a favourable condition status meeting the PSA target. The SSSI also forms part of the wider South West London Water Bodies Special Protection Area (SPA) and Ramsar, an internationally designated site for nature conservation importance.
- 1.13. The Windsor Forest SSSI is formed of 22 units with units 10, 11 and 16 within or partly within Runnymede. The SSSI is in 100% favourable condition status and meets the PSA target of 95%. The SSSI also forms part of the Windsor Forest & Great Park Special Area of Conservation (SAC) another internationally designated site for nature conservation importance.
- 1.14. Other internationally designated sites, whilst not within the Borough but are within 5km include, the Thames Basin Heaths Special Protection Area and Thursley, Ash, Pirbright & Chobham SAC.
- 1.15. The Borough also lies within 12km of the Mole Gap to Reigate Escarpment SAC, 12.2km from Burnham Beeches SAC, 13km of the Richmond Park and Wimbledon Common SACs, 20km from the Chiltern Beechwoods SAC, 23km from the Wealden Heaths Phase I SPA and its component parts (including Thursley, Hankley & Frensham Commons SPA and Thursley & Ockley Bog Ramsar) and 30km from the Wealden Heaths Phase II SPA.
- 1.16. There are also over 30 Sites of Nature Conservation Importance (SNCIs) in the Borough as well as two Local Nature Reserves at Chertsey Meads and Riverside Walk in Virginia Water. The Borough lies within the River Wey and Tributaries catchment and there are large areas of the Borough, including within its urban areas which lie within flood risk zones 2 and 3 including functional floodplain.
- 1.17. From a heritage perspective, the Borough contains numerous statutorily listed or locally listed buildings and structures most notably the Grade I Royal Holloway College building in Englefield Green. There are 6 Conservation Areas in the borough as well as 6 scheduled ancient monuments, 48 areas of high archaeological potential and four historic parks and gardens.
- 1.18. The Runnymede Design SPD dated May 2020 does not form part of the Development Plan for the area and does not allocate any sites for development or propose policies for the use of land, but is a material consideration in decision making. The 2030 Local Plan which is the document which allocates sites and contains policies concerning land use has been the subject of Sustainability Appraisal (including the requirements

for Strategic Environmental Assessment) as well as Habitats Regulations Assessment (HRA).

- 1.19. The SPD instead provides design guidance to supplement policies within the Local Plan so that applicants are clear about the Council's expectations for development and high quality design. The SPD draws upon, and updates, the Council's previous guidance set out in the Character Area Appraisal of 2009, Householder Guidance and the relevant Conservation Area Appraisals.
- 1.20. The guide gives:
- Officers a design led SPD for assessing the development proposals submitted to them;
 - Applicants a greater clarity about design expectations and the process to follow for achieving high quality design;
 - Members a means of assessing whether the development they are considering constitutes good design and meets the Council's clear design vision and expectations, and;
 - Local communities a sense of what to expect from development within their locality.
- 1.21. For everyone involved, it provides more certainty about what is considered good design. It will secure the delivery of distinctive and high quality development across the borough which is locally responsive and sustainable. This includes through the provision of guidance on how new development and associated landscape should retain, incorporate and enhance features that contribute towards the biodiversity of the area, as well as providing guidance on how new development can contribute towards climate change mitigation, in particular by minimising energy and water consumption.

Sustainability Appraisal

- 1.22. The Planning and Compulsory Purchase Act 2004 and associated Regulations (as amended), requires a local authority to carry out a Sustainability Appraisal (SA) for their Local Plan documents. This considers the social and economic impacts of a plan as well as the environmental impacts. SPDs are not Local Plan documents and therefore a Sustainability Appraisal is not required.

Habitats Regulations Assessment (HRA) – Screening

- 1.23. The need to undertake an Appropriate Assessment as part of an HRA is set out within the EC Habitats Directive 92/43/EEC and transposed into British Law by Regulation 105 of the Conservation of Habitats and Species Regulations 2017. The Appropriate Assessment stage of HRA is only required should the preliminary screening assessment not be able to rule out likely significant effects.
- 1.24. The European Habitats Directive requires that any plan or project likely to have a significant effect on a European site must be subject to an Appropriate Assessment. The Habitats Directive states that any plan or project not connected to or necessary for a site's management, but likely to have significant effects thereon shall be subject to appropriate assessment. There are four distinct stages in HRA namely: -
- Step 1:** Screening –of likely impacts on a European site either alone or in combination with other plans/projects and consideration of whether these are significant. Following the decision of the ECJ in the People Over Wind & Sweetman v. Coillite Teoranta (C-

323/17) case, avoidance and/or mitigation measures cannot be taken into account at the screening stage and it is purely an exercise to determine if possible pathways for effect exist and whether these can be ruled out taking account of the precautionary principle. It is the opinion of this HRA screening assessment and in light of the Planning Practice Guidance Note on Appropriate Assessment that adopted policies of the current development plan cannot be taken into account at this stage of HRA where they are proposing mitigation for European Sites. Similarly any HRA undertaken for other development plan documents which have not been through Examination in Public (EiP) and found sound should only be given limited weight.

Step 2: Appropriate Assessment – consideration of the impact on the integrity of the European Site whether alone or in combination with other plans or projects with respect to the sites structure, function and conservation objectives. Where there are significant effects, step 2 should consider potential avoidance and/or mitigation measures.

Step 3: Assessment of Alternative Solutions – Assessing alternative ways of achieving the objectives of the plan/project which avoids impact, if after Step 2 significant effect cannot be ruled out even with avoidance or mitigation measures; and

Step 4: Assessment of Compensatory Measures – Identification of compensatory measures should impact not be avoided and no alternative solutions exist and an assessment of imperative reasons of overriding public interest (IROPI) deems that a project should proceed.

- 1.25. Should step 1 reveal that significant effects are likely or effect cannot be discounted because of uncertainty, then it is necessary to move onto step 2: Appropriate Assessment. If step 2 cannot rule out significant effect even with avoidance and/or mitigation, then the process moves onto step 3 and finally step 4 if no alternative solutions arise.

Step 1 - Screening

- 1.26. There are four stages to consider in a screening exercise: -

Stage 1: Determining whether the plan/project is directly connected with or necessary to the management of the site;

Stage 2: Describing the plan/project and description of other plan/projects that have the potential for in-combination impacts;

Stage 3: Identifying potential effects on the European site(s); and

Stage 4: Assessing the significance of any effects.

Stage 1

- 1.27. It can be determined that the Runnymede Design SPD is not directly connected with or necessary to the management of a European site.

Stage 2

- 1.28. Information about the Runnymede Design SPD can be found in paragraphs 1.6 to 1.21 of this screening assessment. Table 1-1 lists those other plans and projects, which may have in-combination impacts.

Table 1-1: Other Key Plans/Projects

Plan/ Project	<p>National Planning Policy Framework (2019): High level national planning policy covering topics such as housing, economy, employment, retail as well as biodiversity, flood risk and heritage.</p> <p>South East Plan 2009: Saved Policy NRM6 sets out protection for the Thames Basin Heaths SPA.</p> <p>London Plan 2016: Contains planning policies for the development of land across the wider London area including housing and employment allocations with a target of 42,000 new homes per annum.</p> <p>Runnymede 2030 Local Plan (Submission): Sets policies for the consideration of development and the spatial strategy for the Borough including provision of 7,920 dwellings over the Plan period and allocations for residential, employment and retail development.</p> <p>Runnymede Local Plan Second Alteration (2001): The current adopted Local Plan setting out policies for the use of land in the Runnymede area. All policies in the 2001 Plan will be replaced on adoption of the 2030 Local Plan.</p> <p>Other Local Authority Local Plans within 10km or adjoining sites identified in paras 1.8 to 1.12: Housing target for areas around European sites set out in Table 1-2.</p> <p>Large Scale Projects within 10km or adjoining European Sites: Large scale projects within 10km are subsumed in the consideration of 'Other Local Authority Local Plans' above.</p> <p>Thames Basin Heaths Joint Delivery Framework 2009: Sets out the agreed Framework regarding the approach and standards for avoiding significant effects on the Thames Basin Heaths SPA.</p> <p>Environment Agency, Thames River Basin District Management Plan (2015): Sets out actions to improve water quality. Future aims for the River Wey include implementing Lower Wey Oxbow Restoration Project to enhance and restore the main Wey river channel and Wey Diffuse Advice Project throughout the catchment.</p> <p>Environment Agency, Thames Catchment Flood Management Plan (2009): Aim is to promote more sustainable approaches to managing flood risk. Will be delivered through a combination of different approaches.</p> <p>Environment Agency, River Wey Catchment Abstraction Management Strategy (2019): identifies the Wey having restricted 'Water available for licensing'.</p> <p>Environment Agency, Water Resources Strategy: Regional Action Plan for Thames Region (2009): Key priorities for Thames region include ensuring sufficient water resources are available, making water available in over-abstracted catchments and reducing demand.</p>
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Table 1-2: List of Local Authority Housing Targets within 10km of European Sites

Site	Local Plan Area	Housing Target
Thames Basin Heaths SPA*		
	Waverley Borough	11,210
	Guildford Borough	10,678
	Woking Borough	4,964
	Surrey Heath Borough	3,240
	Runnymede Borough	7,920
	Elmbridge Borough	3,375
	Bracknell Forest Borough	11,139
	Windsor & Maidenhead	14,260
	Wokingham Borough	13,230
	Rushmoor Borough	8,884
	Hart District	7614
Total		96,514
Windsor Forest & Great Park SAC		
	Runnymede Borough	7,920
	Woking Borough	4,964
	Surrey Heath Borough	3,240
	Spelthorne Borough	3,320
	Elmbridge Borough	3,375
	Windsor & Maidenhead Borough	14,260
	Bracknell Forest Borough	11,139
	Slough Borough	6,250
	South Bucks District	2,800
	LB Hillingdon	6,375
	LB Hounslow	13,040
Total		76,683
South West London Water Bodies SPA & Ramsar		
	Runnymede Borough	7,920
	Elmbridge Borough	3,375
	Spelthorne Borough	3,320
	Epsom & Ewell Borough	3,620
	Mole Valley District	3,760
	Windsor & Maidenhead Borough	14,260
	Slough Borough	6,250
	Bracknell Forest Borough	11,139
	South Bucks District	2,800
	LB Hillingdon	6,375
	LB Hounslow	13,040
	LB Ealing	14,000
	LB Kingston	5,625
	LB Richmond	3,150
Total		98,634

* Also includes the Thursley, Ash, Pirbright & Chobham SAC

Stage 3

- 1.29. Information regarding the European site(s) screened and the likely effects that may arise due to implementation of the Runnymede Design SPD can be found in Tables

1-3 to 1-6 and 1-7. All other European Sites were screened out of this assessment at an early stage as it was considered that their distance from the Borough area meant that there is no pathway or mechanism which would give rise to significant effect either alone or in combination. In this respect regard has been had to the 2030 Local Plan HRA specifically paragraphs 2.1-2.2.

Table 1-3: Details of Thames Basin Heaths SPA and Potential Effects Thereon

European site:	Thames Basin Heaths Special Protection Area (SPA).
Site description:	The Thames Basin Heaths SPA was proposed in October 2000, and full SPA status was approved on 9 March 2005. It covers an area of some 8,274 ha, consisting of 13 Sites of Special Scientific Interest (SSSI) scattered from Surrey, to Berkshire in the north, through to Hampshire in the west. The habitat consists of both dry and wet heathland, mire, oak, birch acid woodland, gorse scrub and acid grassland with areas of rotational conifer plantation.
Relevant international nature conservation features:	Thames Basin Heaths SPA qualifies under Article 4.1 of the Birds Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I of the Directive: During the breeding season: <ul style="list-style-type: none"> - Nightjar <i>Caprimulgus europaeus</i>: 7.8% of the breeding population in Great Britain (count mean, 1998-1999); - Woodlark <i>Lullula arborea</i>: 9.9% of the breeding population in Great Britain (count as at 1997); - Dartford warbler <i>Sylvia undata</i>: 27.8% of the breeding population in Great Britain (count as at 1999).
Environmental conditions which support the site	<ul style="list-style-type: none"> • Appropriate management • Management of disturbance during breeding season (March to July) • Minimal air pollution • Absence or control of urbanisation effects, such as fires and introduction of invasive non-native species • Maintenance of appropriate water levels • Maintenance of water quality
Potential Effects arising from the Runnymede Design SPD	<ul style="list-style-type: none"> • None (see Table 1-7)

Table 1-4: Details of Thursley, Ash, Pirbright & Chobham SAC and Potential Effects Thereon

International site:	Thursley, Ash, Pirbright & Chobham Special Area of Conservation (SAC)
Site description:	The Thursley, Ash, Pirbright & Chobham SAC covers an area of some 5,154 ha with areas of wet and dry heathland, valley bogs, broad-leaved and coniferous woodland, permanent grassland and open water.
Relevant international nature conservation features:	The Thursley, Ash, Pirbright and Chobham Special Area of Conservation is designated for three Annex I habitats. The qualifying Annex 1 habitats are: <ul style="list-style-type: none"> - Wet heathland with cross-leaved heath - Dry heaths - Depressions on peat substrates
Environmental Conditions which Support the Site	<ul style="list-style-type: none"> • Appropriate management; • Managed recreational pressure; • Minimal air pollution; • Absence or control of urbanisation effects such as fires and introduction of invasive non-native species; • Maintenance of appropriate water levels; • Maintenance of water quality.
Potential Effects arising from the Runnymede Design SPD	<ul style="list-style-type: none"> • None (see Table 1-7)

Table 1-5: Details of Windsor Forest & Great Park SAC and Potential Effects Thereon

International site:	Windsor Forest & Great Park SAC
Site description:	The Windsor Forest & Great Park SAC covers an area of some 1,680 ha with Atlantic acidophilus beech forests with Ilex and sometimes Taxus. It is one of four outstanding locations in the UK for oak woods on sandy plains and is one of only three areas in the UK for Limoniscus violaceus (violet click beetle).
Relevant international nature conservation features:	Annex I habitat of oak woods on sandy plain which is the primary reason for designation with Atlantic beech forests.
Environmental Conditions which Support the Site	<ul style="list-style-type: none"> • Loss of trees through forestry management • Urbanisation • Managed recreational pressure • Air Quality
Potential Effects arising	<ul style="list-style-type: none"> • None (see Table 1-7)

from the Runnymede Design SPD	
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Table 1-6: Details of South West London Water Bodies SPA & Ramsar and Potential Effects Thereon

International site:	South West London Water Bodies SPA & Ramsar
Site description:	The South West London Water Bodies SPA & Ramsar covers an area of some 825 ha and is formed from 7 former gravel pits and reservoirs which support overwintering populations of protected bird species.
Relevant international nature conservation features:	Supports overwintering populations of:- Gadwall Shoveler
Environmental Conditions which Support the Site	<ul style="list-style-type: none"> • Managed recreational pressure • Water quality • Water abstraction
Potential Effects arising from the Runnymede Design SPD	<ul style="list-style-type: none"> • None (see Table 1-7)

Stage 4

1.30. The consideration of potential effects are set out in Table 1-7.

Table 1-7: Assessment of Potential Effects

Indirect effect from recreational disturbance and urbanisation.	<p>The likely effects of recreational disturbance have been summarised in the Underhill-Day study for Natural England and RSPB (2005); this provides a review of the urban effects on lowland heaths and their wildlife. The main issues relating to the conservation objectives and the integrity of the SPAs and SAC's effected by recreational disturbance and urbanisation as a whole are: fragmentation, disturbance, fires, cats, dogs (as a result of nest disturbance and enrichment), prevention of management, off-roading, vandalism and trampling.</p> <p>Natural England has advised that recreational pressure, as a result of increased residential development within 5km of the Thames Basin Heaths SPA & Thursley, Ash, Pirbright & Chobham SAC (or</p>
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	<p>sites of 50 or more dwellings within 7km), is having a significant adverse impact on the Annex I bird species. Woodlark and Nightjar are ground nesting and Dartford Warblers nest close to the ground. They are therefore sensitive to disturbance, particularly from dogs, but also from walkers, and cyclists etc. They are, in addition, vulnerable to other effects of urbanisation, in particular predation by cats.</p> <p>Joint work involving Natural England and the authorities affected by the SPA/SAC have agreed a mechanism to avoid impacts to the SPA/SAC from recreational activities in the form of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management & Monitoring (SAMM) and from the impacts of urbanisation by not allowing any net additional dwellings within 400m of the SPA.</p> <p>In terms of the Windsor Forest & Great Park SAC the Runnymede 2030 Local Plan HRA states that forestry management and recreational impacts has the potential for loss of trees and damage to trees from burning (arson).</p> <p>For the South West London Water Bodies SPA & Ramsar threats arise through unmanaged recreational activities such as use of motorboats and fishing.</p> <p>The Runnymede Design SPD provides design guidance to supplement policies within the Local Plan with the aim of securing the delivery of distinctive and high quality development across the borough which is locally responsive and sustainable. However, it does not allocate or safeguard any land or sites for net additional dwellings or other types of development that could give rise to increased recreation or urbanisation impacts.</p> <p>As such, there are no pathways for effect for impacts either alone or in-combination with other plans and projects. Therefore it is considered, at the time of undertaking this assessment and even in the absence of avoidance and/or mitigation measures which cannot be taken into account at the screening stage of HRA (including any adopted policies in the 2001 Local Plan or emerging policies in the 2030 Local Plan) that the Runnymede Design SPD will not give rise to likely significant effects on any of the European Sites in terms of recreation or urbanisation and Appropriate Assessment is not required.</p>
Atmospheric Pollution	The Runnymede 2030 Local Plan HRA concludes no likely significant effect as a result of atmospheric

	<p>pollution in combination with other plans and projects on the Thames Basin Heaths SPA, Thursley, Ash, Pirbright & Chobham SAC or the Windsor Forest & Great Park SAC, given the findings of the Council’s air quality evidence.</p> <p>The Runnymede Design SPD provides design guidance to supplement policies within the Local Plan with the aim of securing the delivery of distinctive and high-quality development across the borough which is locally responsive and sustainable. However, it does not allocate or safeguard land or sites for any development. Indeed the SPD seeks to encourage applicants to promote opportunities for walking and cycling in new developments (design standard 2), take opportunities to improve access to public transport (design standard 4), and provide useable and secure cycle parking in new development (design standard 23) to help encourage use of non car travel as part of the Council’s wider sustainable development strategy and to help reduce pollution.</p> <p>Therefore it is considered, at the time of undertaking this assessment and even in the absence of avoidance and/or mitigation measures which cannot be taken into account at the screening stage of HRA (including any adopted policies in the 2001 Local Plan or emerging 2030 Local Plan) that the Runnymede Design SPD will not give rise to likely significant effects on any of the European Sites in terms of air quality.</p> <p>In this respect an Appropriate Assessment is not required.</p>
Water Quality & Resource	<p>The Runnymede 2030 Local Plan HRA concludes no likely significant effects to European sites as a result of water quality or abstraction.</p> <p>The Runnymede Design SPD provides design guidance to supplement policies within the Local Plan with the aim of securing the delivery of distinctive and high-quality development across the borough which is locally responsive and sustainable. The SPD sets out that all proposals should be designed to respond to changing climatic conditions, incorporating a range of measures into new developments such as rainwater harvesting, greywater recovery and use of SuDS to manage the flood and pollution risks resulting from urban runoff (design standard 4).</p> <p>It does not however set targets for new developments or allocate or safeguard any land or sites for</p>

	<p>development including water related infrastructure projects such as the River Thames Scheme or site-specific flood/drainage projects. This is the role of the emerging Local Plan and as such there are no pathways for effect for impacts either alone or in-combination with other plans and projects.</p> <p>Therefore it is considered, at the time of undertaking this assessment and even in the absence of avoidance and/or mitigation measures which cannot be taken into account at the screening stage of HRA (including any adopted policies in the 2001 Local Plan or emerging 2030 Local Plan) that the Runnymede Design SPD will not give rise to likely significant effects on any of the European Sites in terms of water quality or resource.</p> <p>In this respect an Appropriate Assessment is not required.</p>
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- 1.31. It is the conclusion of this HRA that following a screening assessment it can be ascertained, in light of the information available at the time of assessment and even in the absence of avoidance and mitigation measures that the Runnymede Design SPD **will not** give rise to significant effects on European Sites either alone or in-combination with other plans and/or projects. Given the findings of the screening assessment it is considered that a full appropriate assessment is not required.

The SEA Screening Process

- 1.32. The process for determining whether or not an SEA is required is called ‘screening’. For some types of plan or programme SEA is mandatory and includes the following:
- Plans which are prepared for town and country planning or land use and which set the framework for future development consent of projects listed in the Environmental Impact Assessment (EIA) Directive; or
 - Plans which have been determined to require an assessment under the Habitats Directive (this has already been screened out as set out in paragraphs 1.23 to 1.31 of this screening assessment).
- 1.33. However, the main determining factor when considering whether a plan or programme requires SEA is whether it will have significant environmental effects.
- 1.34. Within 28 days of making its determination, the determining authority must publish a statement, such as this one, setting out its decision. If it is determined that an SEA is not required, the statement must include the reasons for this.
- 1.35. This Screening Report sets out the Council’s determination under Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 on whether or not SEA is required for the Runnymede Design SPD. The Borough Council must consult with the three statutory bodies (Environment Agency, Historic England, Natural England) and take their views into account before issuing a final

determination. The responses received from the three statutory bodies on a draft Screening Assessment dated May 2020 and how the Council has taken these into account in its final screening determination will be set out in Table 1-8 following the receipt of their comments.

Table 1-8 TO BE COMPLETED FOLLOWING CONSULTATION WITH STAT CONSULTEES

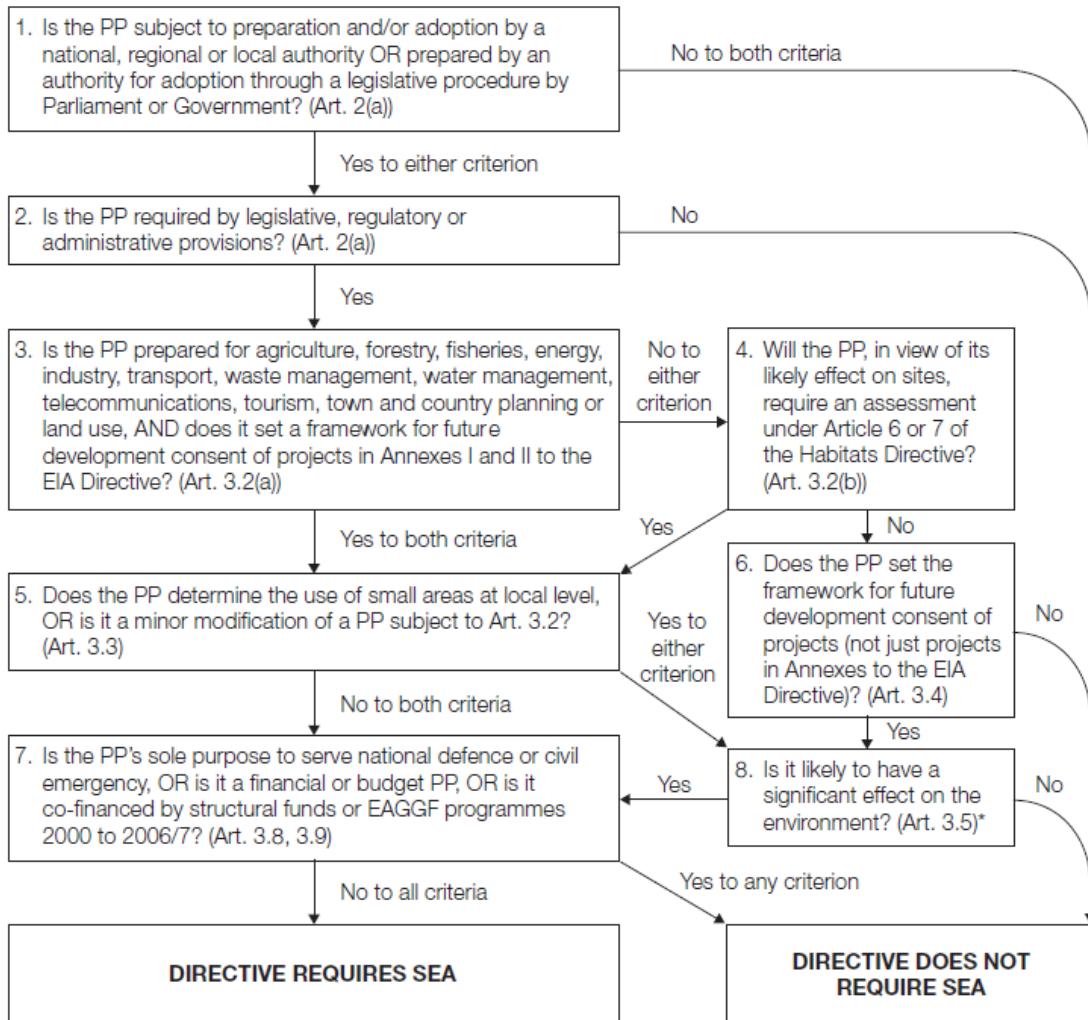
Statutory Body	Response	Comment & Action
Environment Agency		
Historic England		
Natural England		

- 1.36. This draft determination is based on a two-step approach, the first of which is to assess the plan against the flowchart as set out in government guidance A Practical Guide to the Strategic Environmental Assessment Directive¹. The flow chart is shown in Figure 1.

¹ A Practical Guide to the Strategic Environmental Process (2005) ODPM. Available at: <https://www.gov.uk/government/publications/strategic-environmental-assessment-directive-guidance>

Figure 1:

This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs). It has no legal status.



*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

- 1.37. The second step is to consider whether the Runnymede Design SPD will have significant environmental effects when considered against the criteria set out in Annex II of the Directive and Schedule I of the Regulations. The findings of step 1 and step 2 are shown in Tables 1-9 and 1-10.
- 1.38. The second step is to consider whether the Runnymede Design SPD will have significant environmental effects when considered against the criteria set out in Annex II of the Directive and Schedule I of the Regulations. The findings of step 1 and step 2 are shown in Tables 1-9 and 1-10.

Table 1-9: SEA Screening Step 1

Stage in Flowchart	Y/N	Reason
1. Is the plan/programme subject to preparation and/or adoption by a national, regional or local authority or prepared by an authority for adoption through a legislative procedure by parliament or Government? (Article 2(a))	Y	The provision to prepare and adopt a Local Development Document is given by the Planning & Compulsory Purchase Act 2004 (as amended). The Runnymede Design SPD will be prepared and adopted by Runnymede Borough Council. The preparation and adoption procedure is set out in the Town & Country Planning (Local Development)(England) Regulations 2012. Whilst not forming part of the Development Plan the SPD will be a material consideration in planning decisions. Move to Stage 2
2. Is the plan/programme required by legislative, regulatory or administrative provisions? (Article 2(a))	N	There is no mandatory requirement to prepare or adopt Supplementary Planning Documents and if adopted it will not form part of the Development Plan for Runnymede. As answer is No, flowchart identifies end to screening process, but move to Stage 3 for completeness.
3. Is the plan/programme prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a	N	Whilst the plan is prepared for town & country planning, the SPD does not set the framework for future development consents for projects in Annex I or II to the EIA Directive. Move to Stage 4.

Stage in Flowchart	Y/N	Reason
framework for future development consent of projects in Annexes I and II to the EIA Directive? (Article 3.2(a))		
4. Will the plan/programme, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? (Article 3.2(b))	N	The HRA screening undertaken in paragraphs 1.23 to 1.31 of this assessment has determined that Appropriate Assessment is not required. Move to Stage 6.
5. Does the plan/programme determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Article 3.3)	N/A	The SPD will not form part of the Runnymede Development Plan and does not therefore determine the use of small areas at a local (or any) level. The plan is not a minor modification of an existing plan. Flowchart identifies moving to stage 7 but move to Stage 6 for completeness
6. Does the plan/programme set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Article 3.4)	N	The SPD does not allocate any land or sites for development or set a framework for future development consents. As answer is No, flowchart identifies end to screening process, but move to Stage 8 for completeness.
7. Is the plan/programme's sole purpose to serve national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Article 3.8, 3.9)	N	The sole purpose of the SPD is not to serve national defence or civil emergency. The SPD is not a budget plan or programme and it is not co-financed by structural funds or EAGGF programmes 2000 to 2006/7.
8. Is it likely to have a significant effect on the environment? (Article 3.5)	N	Effects on the environment and whether these are significant are considered in Table 1-10. No Significant Effects identified

Stage in Flowchart	Y/N	Reason
		in Table 1-10, so determine that SEA is not required.

Table 1-10: SEA Screening Step 2

Criteria (from Annex II of SEA Directive and Schedule I of the Regulations)		Response
Characteristics of the plan or programme		Significant Effect?
<p>(a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.</p>	<p>The Runnymede Design SPD does not set out policies against which development proposals in the Runnymede area will be considered, although it will be a material consideration in decision making. The guidance provided in the SPD is intended to supplement the policies contained in the Runnymede 2030 Local Plan so that applicants are clear about the Council's expectations for development and high-quality design. It sets out 25 design standards against which new developments will be assessed to help secure the delivery of distinctive and high-quality development across the borough which is locally responsive and sustainable. The SPD also defines the four stages of the design process and confirms which of the design standards are relevant for each stage of the development of a proposal.</p> <p>However, whilst setting out 25 design standards, these do not allocate development or set development targets but relate to the aesthetic design of development which is a requirement of the Runnymede 2030 Local Plan. Neither do the design principles/ standards for water efficiency/climate change 'go beyond' the requirements of the Local Plan. As such, it is the Local Plan which sets the framework for high quality design not the SPD.</p> <p>The SPD does not allocate land for development, or set parameters for the type of development which may be acceptable in a given location, the size of development which may be acceptable, or the operating conditions which may be acceptable. The SPD does not allocate resources. Instead the SPD seeks to provide design guidance to be applied to a range of types and sizes of development across the Borough to ensure that the Council's expectations for high</p>	<p>N</p>

Criteria (from Annex II of SEA Directive and Schedule I of the Regulations)	Response	
	quality design are clearly articulated. Whilst the nature of development could be said to be influenced by the SPD, this is only with respect to design. As such, it is considered that the SPD only sets a framework for projects to a limited degree.	
(b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.	The Runnymede Design SPD does not influence other plans or programmes but is itself influenced by other plans or programmes. It therefore does not influence any plans in a hierarchy.	N
(c) The relevance of the plan or programme for the integration of environmental considerations, in particular with a view to promoting sustainable development.	The Runnymede Design SPD contains 25 design standards against which development proposals which come forward in the Borough will be assessed. A number of these design standards integrate environmental considerations (particularly design standards 4, 18, 20 and 22). The SPD does not however, allocate any land/development and as a consequence its relevance to the integration of environmental considerations is likely to be limited.	N
(d) Environmental problems relevant to the plan or programme.	Environmental problems include potential recreational or urbanising impacts, atmospheric pollution and water resources to European sites. Paragraphs 1.23 to 1.31 of this assessment sets out the effects of the SPD on European sites and has determined no significant effects.	N
(e) The relevance of the plan or programme for the implementation of Community (EU) legislation on the environment (for example, plans and programmes linked to waste management or water protection).	The Runnymede Design SPD encourages the use of site specific measures to address issues related to air quality, water pollution, sustainable energy and minimising waste, the framework for which is set by the 2030 Local Plan. However, the SPD does not, allocate any land/development or go beyond the requirements of the 2030 Local Plan and as a consequence its relevance for the implementation of Community (EU) legislation on the environment is likely to be limited.	N
Characteristics of the effects and of the area likely to be affected		

Criteria (from Annex II of SEA Directive and Schedule I of the Regulations)	Response	
(a) The probability, duration, frequency and reversibility of the effects.	The Runnymede Design SPD encourages the use of site-specific measures to secure the delivery of distinctive and high quality development across the borough which is locally responsive and sustainable. It does not however allocate any land or sites for development or go beyond the requirements of the 2030 Local Plan Therefore the probability of any effect is low. Duration of any effects would likely be long term (beyond 2030) given the expected lifespans of developments constructed. Effects are expected to be generally positive but could be reversible depending on the next iteration of the Local Plan and its priorities. On the whole, effects are not considered to be significant.	N
(b) The cumulative nature of the effects	The Runnymede Design SPD does not allocate any land or sites for development or go beyond the requirements of the 2030 Local Plan As set out above, the probability for effects is likely to be low. Taken with the allocation of sites in the emerging 2030 Local Plan and the mitigation measures set out therein, cumulative effects with the SPD are likely to be low as the Local Plan will be the main driver for development and change. Cumulative effects are likely to last over the plan period and beyond but could be reversible depending on future iterations of the Local Plan and its priorities. On the whole however, effects are not considered to be significant.	N
(c) The transboundary nature of the effects	Given the geographic scope of the SPD it is considered that no transboundary effects will arise.	N
(d) The risks to human health or the environment (for example, due to accidents)	None.	N
(e) The magnitude and spatial extent of the effects (geographical area and size of the	The Runnymede Design SPD will cover the whole of the geographic area of Runnymede in Surrey. The area covered is 78km ² with a population of around 83,448. Given the	N

Criteria (from Annex II of SEA Directive and Schedule I of the Regulations)	Response	
population likely to be affected)	nature of the SPD it is considered that effects will not be significant.	
<p>(f) The value and vulnerability of the area likely to be affected due to:</p> <ul style="list-style-type: none"> i) Special natural characteristics or cultural heritage; ii) Exceeded environmental quality standards or limit values; iii) Intensive land-use. 	<p>Given the nature of the Runnymede Design SPD:</p> <p>i) The area covered by the SPD contains 5 SSSIs with the majority in a favourable condition status which meets the PSA target of 95% in favourable or unfavourable recovering condition status. The Basingstoke Canal SSSI is in an unfavourable no change status which does not meet the PSA target. The Runnymede area contains numerous statutorily or locally listed buildings and structures as well as conservation areas, scheduled ancient monuments and areas of high archaeological potential. The area is a mixture of urban and Green Belt and contains features such as green spaces, wooded copses and golf courses. However, the SPD does not allocate any land for development, set development targets or go beyond the requirements of the 2030 Local Plan and therefore significant effects on natural characteristics and cultural heritage are unlikely.</p> <p>ii) There are two Air Quality Management Areas (AQMAs) in the Runnymede area, along the entire length of the M25 which runs through the Borough and the other in Addlestone at the High Street and Station Road junction. Air quality standards are exceeded at 5 air quality monitoring sites in the Runnymede area². The Environment Agency has identified the Wey catchment as having restricted water available for licensing. However, the SPD does not allocate any land for development, set development targets or and therefore significant effects on air quality and water availability/quality are unlikely.</p> <p style="text-align: center;">N</p>	

² Runnymede 2017 Air Quality Annual Status Report (2017) RBC, Available at: <https://www.runnymede.gov.uk/airquality>

Criteria (from Annex II of SEA Directive and Schedule I of the Regulations)	Response	
	iii) Intensive land use occurs in the urban areas (built development), but the SPD does not allocate any land or sites for development. As such significant effects are unlikely.	
(g) The effects on areas or landscapes which have recognised national, community or international protection status.	The effects on European Sites for Nature Conservation are dealt with in (d) above. There are no landscapes which have recognised national, community or international protection status in the Runnymede area.	N
Conclusion	The Runnymede Design SPD is unlikely to give rise to significant environmental effects and as such an SEA is not required.	

1.39. On the basis of the Screening process it is determined that the Runnymede Design SPD does not require a SEA under the SEA Directive and Environmental Assessment of Plans and Programmes Regulations (2004). This is because: -

- The SPD is unlikely to give rise to significant environmental effects given that it does not allocate sites or development or go beyond the requirements of the 2030 Local Plan; and
- The content of the SPD when taken as a whole and in combination with policies in the emerging 2030 Local Plan will not give rise to significant effects.

1.40. This assessment was made on the 6th May 2020.

7. **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.

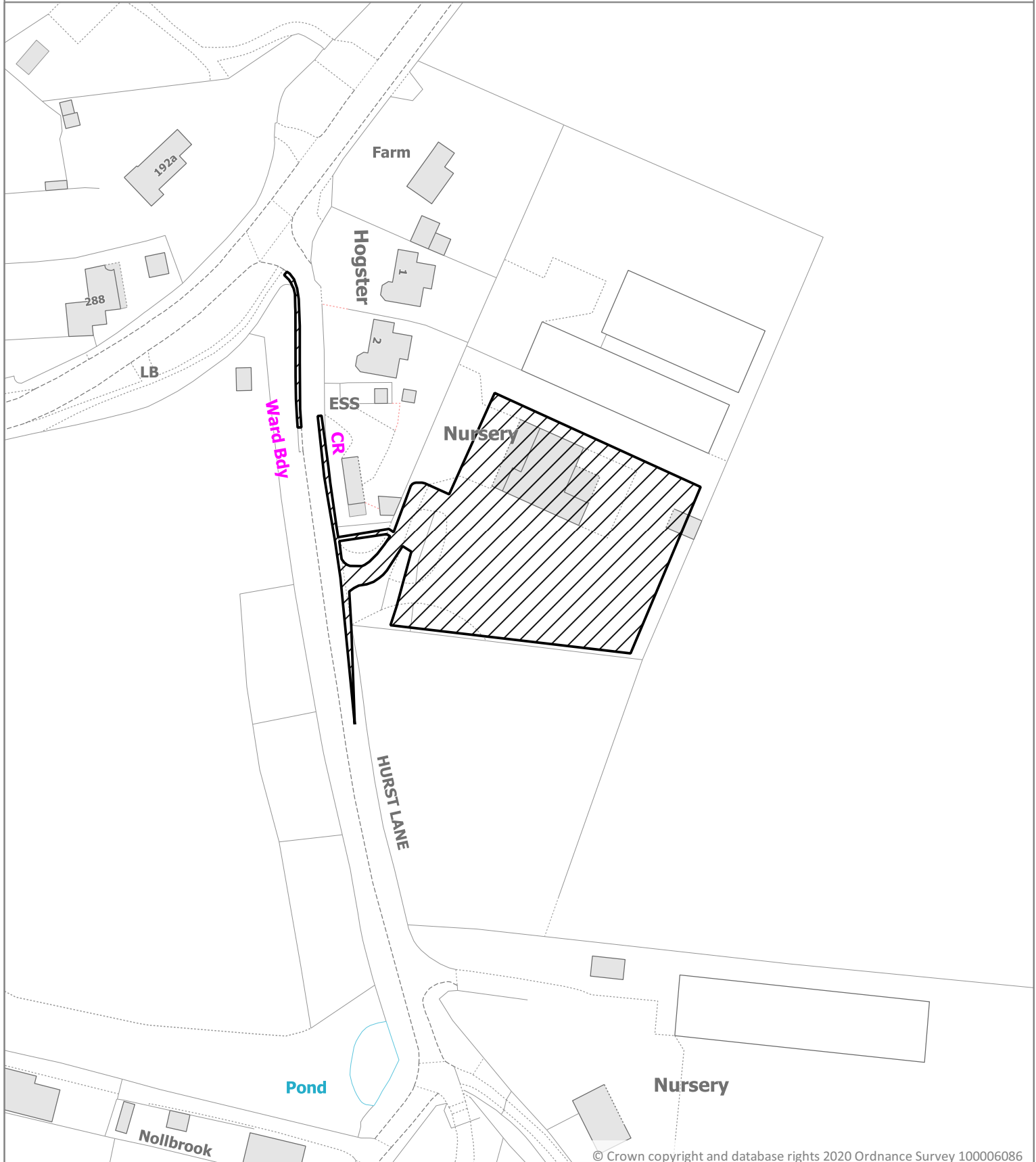
b) Confidential Information

No reports to be considered.



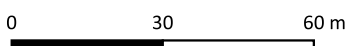
Date: 24/06/2020

Bellbourne Nursery, Unit1 Hurst Lane Egham TW20 8QJ



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Scale: 1:1500



RU.20/0169



RU.20/0169	Ward: Thorpe
LOCATION:	Bellbourne Nursery Unit 1 Hurst Lane Egham TW20 8QJ
PROPOSAL	Proposed demolition of the existing warehouse and the removal of all structures and bunds and the erection of 5 detached dwellings with attached single garages, associated parking and reconfiguration of the existing access to Hurst Lane (amended description 27.05.2020)
TYPE:	Outline Application
EXP DATE	Extended date 26.06.20

SUMMARY OF RECOMMENDATION: Grant with conditions and subject to a Unilateral Undertaking

Without prejudice to their final decision, this application was deferred by the Members of the Planning Committee on the 13th of May to request that the scheme be amended to a 5 unit scheme.

1. Site

- 1.1 Bellbourne Nurseries is located to the east of Hurst Lane and comprises two parcels of land accessed via a single vehicular access onto Hurst Lane. The northern part of the site has a lawful agricultural use and comprises existing horticultural greenhouses and surrounding land. The southern part of the site, the subject of this application which comprises 0.45ha, comprises a detached building within the centre of the site utilised for B8 (storage & distribution) use within an extensive area of hardstanding. Additionally, there are a number of outbuildings, storage containers and other structures spread across the site. Bellbourne Nurseries is surrounded by existing open fields along its boundaries to the north east, south east and south west. Existing residential dwellings are located to the north west of the nurseries fronting Hurst Lane (known as Hogsters Farm and Hogsters Cottages). There is a band of non-native trees along the southern boundary and an earth bund marks the western boundary.
- 1.2 The site is located within the Green Belt and in a Landscape Problem Area. The site also falls within 5 km of the Thames Basin Heaths SPA and within a Mineral Safeguarding Area. An area to the west (on the opposite side of the neighbouring open fields) is designated as Ancient Woodland.
- 1.3 The site has been included on the Council's Brownfield Register which identifies previously developed land, whether in urban or Green Belt areas, over 0.25ha or capable of supporting at least 5 dwellings.

2. Planning history

- 2.1 The application site forms the southern part of a larger holding, Bellbourne Nurseries, all of which has an extensive planning history. The following are considered to be most relevant to the current proposal. Applications that relate to the southern part of the site which is subject to this application are in bold.
- 2.2 RU.20/0600 - Outline planning application for the proposed partial demolition and conversion of glasshouse 1 (including external alterations to the building) to provide 7 dwellings. No decision to date.
- 2.3 RU.20/0601-Outline planning application for the proposed partial demolition and conversion of glasshouse 1 (including external alterations to the building) to provide 5 dwellings. No decision to date.
- 2.4 RU.20/0237 Prior Approval for Conversion of Glasshouse 1 to 4 terraced dwellings and 1 no detached dwelling – Prior Approval Granted. (This proposal is on land immediately adjoining the application site to the north.)
- 2.5 **RU.19/1534** - Certificate of Proposed Lawfulness for the erection of a detached building under Class H- B8 storage and distribution use – Certificate granted October 2019.

- 2.6 RU.19/1198 - Glasshouse 2 - Conversion of Glasshouse 1 to 4 no 2 bed single storey dwellings and 1 no 4 bed single storey dwelling. Prior Approval refused August 2019.
- 2.7 **RU.19/0861** - Application to confirm the lawful B8 use and retention of 10 structures on the site, consisting of storage containers & office cabins for a period in excess of 4 years. Split decision – Lawfulness of seven structures confirmed – Appeal withdrawn.
- 2.8 RU.19/0575: Prior approval for a proposed change of use of an agricultural building (glasshouse 1) to a flexible use within shops, financial and professional services, restaurants and cafes, business, storage and distribution, hotels or assembly and leisure. Granted with conditions.
- 2.9 **RU.18/1371** - Outline application for the demolition of existing warehouse building and the erection of up to 5 detached dwellings with maximum ridge heights of 5.5m with associated residential curtilages, car parking spaces and amendments to the existing access onto Hurst Lane and associated highway works along Hurst Lane and revisions to the design of the existing internal access road. Refused – March 2019. Subsequent appeal dismissed on the single grounds that the Inspector considered the applicant had not demonstrated that there would be no adverse effect on the integrity of the TBHSPA, but the Inspector found no other reason to dismiss the appeal.
- 2.10 **RU.18/0108** - Outline application for the proposed erection of up to 14 dwellings with associated residential curtilages, parking and turning areas and amendments to the existing access onto Hurst Lane and associated highway works along Hurst Lane and revisions to the design of the existing internal access road. Refused. Subsequent appeal dismissed in February 2019.
- 2.11 RU.13/0156 – Certificate of Existing Lawful Use for the northern part of the site for Use Class B8 - Refused.
- 2.12 **RU.11/0275** – Certificate of Existing Lawfulness for the use of the building and land to the south of the site for B8 purposes independent of the main site. Granted March 2011.

3. Application

- 3.1 Following the deferral of the application from the 13th of May Planning Committee, the applicant has amended the application to comprise the proposed demolition of the existing warehouse and the removal of all structures and bunds and the erection of 5 detached dwellings with attached single garages, associated parking and reconfiguration of the existing access to Hurst Lane. The application as originally submitted comprised the erection of 6 detached dwellings.
- 3.2 The application is made in outline with access, layout, scale and appearance to be determined at this time. Only landscape details are reserved for later approval. Access would be from the existing access to Bellbourne Nurseries from Hurst Lane, sharing with the access to the northern parcel for a distance of approximately 40m. There would be a spur off this access marked by a 'rumble strip' leading to a short cul-de-sac of three and two dwellings either side parallel to the access. Each dwelling would have a maximum ridge height of 5.5m. Two design types of dwelling are proposed; there would be 3 Type A dwellings, rectangular in shape and each with a footprint of some 173.5 m² with an attached garage. There would be 2 no. Type B dwellings which would be L shaped with a footprint of some 169 m² each with an attached garage to the side. The supporting statement explains that the dwellings will resemble 'barn conversions' and the use of timber cladding will 'also help to give a rural feel to the development' according to the applicant. Each dwelling would have a private rear garden of average depth between 10m and 17m extending the full width of each property
- 3.3 The existing wide drop kerbed site access onto Hurst Lane would be reconfigured to provide a more formal bellmouth arrangement. The residential road would continue with 1.5m footways on either side. Each dwelling would be provided with two off street parking spaces. The application also proposes a new footway from the access to the site along Hurst Lane up to the existing footway on Stroude Road which would provide a pedestrian link to the nearest bus stops.
- 3.4 The application is accompanied by a Supporting Statement, Surface Water Drainage Strategy, Archaeological Desk-based Assessment, Arboricultural Implications Assessment and Method Statement, Transport Statement, Ecological Statement and Unilateral Undertaking in respect of the

TBHSPA. In support of this proposal, the Applicant has also submitted a number of appeal decisions and court judgments.

3.5 In the Supporting Statement the Applicant advises that the proposed scheme would result in a number of significant benefits:

The proposed scheme will improve the openness of the Green Belt when considered against the combination of the existing and allowed (Fall Back) B8 development in the following ways:

- a. The removal of outside storage, HGV & trailer parking, much of which extends to the boundaries – which is considered to cause ‘significant harm’ to the openness of the Green Belt by two Planning Inspectors.
- b. A reduction in the amount of hardstanding by in excess of 60%.
- c. The removal of 2m+ bunds currently at the entrance and along the eastern boundary.
- d. The removal of HGV and B8 associated traffic movements & a significant reduction in traffic in general. Confirmed by the Inspector to have “a positive effect on the openness of the Green Belt”.
- e. The removal of built development currently, or potentially, at the boundaries of the site and visual from certain aspects.
- f. There will be no increase in footprint or volume & therefore will not spatially have a greater impact on the openness of the Green Belt.
- g. In addition to the above improvements to the openness of the Green Belt, the character & appearance of the site will also be improved, as confirmed by 2 Inspectors.
- h. The living conditions and amenities of the immediate neighbours will be improved by the proposed scheme, as confirmed by the Inspector (Para 42 Appeal Ref 323048 Appendix 1), but also by the single reason for refusal of a Class Q (GPDO) application on the adjacent site Ref RU.19/1198 regarding impacts on the living conditions of its potential residential neighbours.

3.6 In addition to the above benefits, the applicant advises that the following material considerations demonstrate that planning permission should be granted for the proposals:

- the Council is unable to demonstrate a 5-year housing land supply (HLS) and Para 68 of the NPPF states:
Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:
 - a. *a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved*
- Para 118 (c) of the NPPF states: *Planning policies and decisions should: give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.*
- Para 145 of the NPPF states:
A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this includes, at bullet point g:
 - limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development;
 - The two parts of Bellbourne Nurseries are owned by the applicant. The viability of the entire Bellbourne site is dependent on both parts being mutually conducive to their respective planning uses. A continuing B8 use on the application site will effectively require a B8 use on the northern part under the Class R approval. This situation is an objective commercial fact that should be given consideration.
- Residential approval on the application site, removes the reason for refusal for the Class Q use on the northern part. It also follows that a use appropriate in a residential area, would be implemented under Class R for the smaller glasshouse.
- New Government Guidance updated on 22/07/2019 confirms that: *‘openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume’*
- Case Law confirms that any ‘fall back’ position will be a material consideration where there is any “real prospect” of the position being implemented. The new warehouse will be erected if residential development does not progress, in order to enhance the commercial viability of the site. Therefore, the proposed warehouse must be considered with regards to its impact on the Green Belt - alongside the existing warehouse and structures - in comparison to this new residential application.

4. Consultations

4.1 116 Neighbouring properties were consulted and the application was publicised on the website and a site notice displayed. Seven letters of objection from four properties were received in relation to the original proposal for 6 dwellings. Some points do not specifically address the proposed development but comments on the history of the site. A 7 page letter of representation has been received with several appendices which has been published on the website and the main points raised in summary are

- -this is a single site
- -the site is designated horticultural and 5 years worth of business accounts have to be shown for diversification
- -the site has never had 10 years of occupational usage
- -the Council was misled into the usage of the site
- -if this was to be allowed, it would be stolen Green Belt
- -failure of notification to residents
- -impacts of the current operation on the lane and on residents

A summary of the other points raised is as follows:

- the removal of the whole transport yard would be better than the current situation from a safety stand point. However, the writer objects to the proposal because they and other residents in Hurst Lane have been refused planning permission for development because of the area's Green Belt designation and "either the whole of Hurst Lane should be developed for housing or the parts of the Lane which have been industrialised should be returned to their original situation".
- all the recent applications for the wider site should be considered together as they relate to a single site and the current proposal seeks to replace a known troubled site with residential dwellings to 'solve' the present site which sets a dangerous precedent within planning and one which will set off a domino reaction across Hurst Lane.
- Objections raised to this piecemeal residential development. Hurst lane should be considered as a whole to aid the country's shortage of housing
- The removal of the transport yard is welcomed but there was never any initial planning for such an operation. If this application is allowed, planning permission would have been granted by playing the planning system.
- Residents should be thinking long term and consider the long term residents of Hurst Lane who have witnessed planning abuse over 30 years.

(Summary of points made by applicant in response: each half of the site has separate land registry, different matters of planning unit and land registry; site has changed from agriculture to B8; 10 year usage was demonstrated and accepted by LPA; planning history confirms uses)

4.2 A letter of support was received in respect of the 6 dwellings raising the following comments:

- The site as a logistics yard is not fit for purpose.
- A proposed change to residential use will vastly improve the area and health and lives of those living close to the site.
- The proposal will open up the area and give a far better view of fields and trees around the site.
- The proposal will prevent dust, pollution and noise which is associated with the existing use.

4.3 Following the deferral of the application by the Planning Committee and the submission of amended plans to provide 5 dwellings an additional letter of objection has been received outlining the following comments:

- The site has a troubled history and any decision cannot be under delegated powers and must be heard by the planning committee.

- Site should not be developed because it is in use as a HGV centre. This will set an undesirable precedent.
- The original use of the site for B8 purposes was issued illegally. There was not a continuous 10 year period.
- The main entrance does not need to be redeveloped.
- There has only ever been a single site and it was in horticultural use. The council were misled as the site has not always imported, stored, imported and exported goods.
- The widening of the road cannot be achieved.
- Detrimental impacts upon the Green Belt and residents.
- Previous applications have been refused on Green Belt grounds and Enforcement Notices issued. This application is stealing Green Belt land.
- The site is developed needs to be considered holistically with the rest of the land.

4.4 The following were also consulted:

Affinity Water: no response received
 RBC Arboricultural Officer: No objection subject to condition
 RBC Contaminated Land Officer: No objection subject to conditions.
 RBC Drainage Engineer: has previously raised no objection.
 RBC Environmental Health Manager: No response received.
 RBC Safer Runnymede; No response received
 SCC Archaeology: Further work required and a condition is recommended.
 SCC County Highway Authority: No objection subject to conditions.
 SCC Drainage : No comments
 SCC Minerals and Waste: No further comments
 Stroude Residents Group: No response received.
 Surrey Wildlife Trust: No objection but recommends conditions and Informatives
 Thames Water Utilities – No objection if the sequential approach to the disposal of surface water is followed.

5. Relevant Local Planning Policies

- 5.1 Saved Policies in the Runnymede Borough Local Plan Second Alteration 2001: GB1, H09, BE17, NE10, NE15, NE16, NE20, MV4, MV5 & MV9.
- 5.2 The Draft Runnymede 2030 Local Plan has completed its statutory Examination in Public stage and the Planning Inspector's report has been published which concludes that, subject to adoption by the Council of specified modifications therein, the Plan is regarded as sound. As such, it can now be given significant weight in planning decisions having regard to relative out-of-date status of the adopted Runnymede Local Plan Second Alteration 2001 and advice contained in the NPPF. The following draft policies are considered material to the determination of this application: SD4, SD7, SD8, IE3, EE1, EE2, EE7, EE9, EE10, EE13, EE17, EE18 & EE19.

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 any other material considerations.

The key planning matters are considered to be:

- Whether the proposal would be inappropriate development in the Green Belt,
- the impact of the proposals upon the openness of the Green Belt,
- the impact upon the Thames Basin Heaths SPA.
- the effect of the development on the character of the area and neighbouring residential amenities,
- the impact upon highway safety,
- the loss of the existing B8 warehouse use,
- Impacts on archaeology, flooding and ecology,
- Land contamination,
- Impact on existing trees,
- Impacts on the Mineral Safeguarding Area,

- Whether the previous reasons for refusal and dismissal of appeals are overcome.
- 6.2 The application site has a Lawful Development Certificate under reference RU.11/0275 which establishes the use of the application site for Storage & Distribution (B8). The NPPF defines 'previously developed land' as land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.
 - 6.3 On the basis of the above definition, it is considered that the application site would fall within the definition of 'previously developed land' (PDL) for the purposes of the Green Belt assessment under paragraph 145 section (g) of the NPPF. Previously developed land, as defined within the glossary of the NPPF, includes any associated fixed surface infrastructure. In addition to the lawful buildings and structures on the site, the majority of the remainder of the site consists of hardstanding and is used for the parking of HGVs and other commercial vehicles. There is no restriction on the use of the site in this manner and therefore it is considered that, in this instance, it is reasonable to conclude that this amounts to fixed surface infrastructure and all of the land within the curtilage is developed.
 - 6.4 Paragraph 145 (g) goes on to state that the redevelopment of PDL would not be inappropriate if it would "not have a greater impact on the openness of the Green Belt than the existing development". Policy EE17 of the Runnymede Local Plan 2030 considers infilling or redevelopment on previously developed land in the Green Belt repeating the guidance within the NPPF. This policy states that consideration will be given to the lawful status of existing buildings and any hardstanding, the height and storeys of existing and proposed buildings and their disposition around and within the site, existing and proposed floorspace, footprint and built envelope and the amount of undeveloped areas.
 - 6.5 In order to determine whether the proposal would amount to inappropriate development careful consideration needs to be given as to whether the development proposals for five detached dwellings as amended would have a greater impact upon the openness of the Green Belt than the existing development on the application site. In the most recent appeal decision RU.18/1371, the Inspector concluded that a proposed development for five detached dwellings would not result in greater impacts on the Green Belt than the site in its present form and concluded that the appeal proposal for five dwellings would not amount to inappropriate development in the Green Belt. In assessing the appeal proposals, the Inspector considered that the bulk of the containers, parked HGV's and outside storage within the site have a significant effect on the openness of the Green Belt. The Inspector also acknowledged that there are no restrictions preventing an increase in the level or location of outside storage and parking.
 - 6.6 At present, the south eastern corner is occupied by three lawful shipping container structures with a maximum height of 2.6m and some HGV/trailer parking. Officers in their assessment of the 6 dwelling scheme (as originally submitted under this application) acknowledged that the appeal decision under RU.18/1371 was a material consideration and considered that the sixth dwelling at a height of 5.5 metres positioned in the south eastern corner of the site (on land previously shown to be undeveloped on the appeal scheme) would have a greater impact on the openness of the Green Belt across the site and therefore the proposal, as a whole, amounted to inappropriate development in the Green Belt which is harmful in principle and also there would be some harm to openness.
 - 6.7 Taking into account the Inspectors decision under RU.18/1371, this application was deferred by the Members of the Planning Committee on the 13th of May to request that the scheme be amended to a 5 dwelling scheme. The amended proposal now reflects the number of dwellings which the Inspector on appeal under RU.18/1371 considered to represent an appropriate development in the Green belt. It is considered that the removal of the existing building and structures, along with the extensive areas of hardstanding and external storage and parking would result in significant visual improvements to the Green Belt when compared to the existing development.
 - 6.8 Policy EE17 of the Runnymede Local Plan 2030 considers infilling or redevelopment on previously developed land in the Green Belt advising that consideration will be given to the lawful status of existing buildings and any hardstanding, the height and storeys of existing and proposed buildings and their disposition around and within the site, existing and proposed floorspace, footprint and built envelope and the amount of undeveloped areas.

Both of the previous appeal inspectors (RU.18/1371 for 5 dwellings and RU.18/0108 for 14 dwellings) concluded that the existing development, including the outside storage and parking of HGVs, “*resulted in an unattractive appearance to the site that harmed the intrinsic character and beauty of the landscape*”. The most recent Inspector RU.18/1371 concluded that “*the introduction of dwellings, gardens and a sizeable landscaped area would improve the visual appearance of the area*’.

- 6.9 In coming to his decision, the Inspector under RU.18/1371 took into account the structures which were granted a Certificate of Existing Lawful Development under RU.19/0861. Since that appeal decision a further Certificate has been granted, this time a Certificate of Proposed Lawful Development (CLOPUD) under RU.19/1531. This building, allowed under Class H of the GPDO, would have a footprint of 189m² and a ridge height of 5m and would be located 5.4m from the eastern boundary of the site, spreading the built development to the east towards the open countryside, however there could have been storage on this part of the site in any case.
- 6.10 The site has been identified in the Council’s Brownfield Register as having the potential for 4-5 dwellings. Paragraph 118 of the NPPF states that decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.
- 6.11 This proposal, like the appeal scheme is for 5 dwellings. This scheme does however have a greater footprint, volume and spread of development when compared with the appeal scheme. The scheme will provide dwellings with sizeable open gardens which will introduce new ‘open’ landscaped garden areas both across the site and towards the boundaries of the site. It is not considered that the amended scheme would be so materially greater in impact to the Green Belt than the appeal scheme that it would re-balance the conclusion made by the inspector that the development would be appropriate development in the green belt. On this basis the development is considered to represent an appropriate development within the Green Belt and will comply with saved policy GB1 of the Local Plan Second Alteration 2001, Policy EE17 of the Runnymede Local Plan 2030 and Green Belt policy within the NPPF.
- 6.12 In the recent appeal decision (RU.18/1371) the Inspector concluded that, “having regard to the Habitats Regulations, permission should not be granted”. He came to this conclusion because he could not “be certain that the contribution (*as proposed in the Unilateral Undertaking accompanying the application*) would ensure that there was alternative green space of appropriate quality and as conveniently located to the appeal site as the SPA”. He went on to say that he had no clear and up to date details regarding the condition or capacity of the SANGS within the borough.
- 6.13 Since that appeal decision, the Council has engaged with Natural England (NE) about its mitigation strategy for the TBHSPA. The proposal provides new dwellings and in such circumstances, the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) require that an Appropriate Assessment is carried out. The Habitats Regulations also indicate that permission may only be granted after having ascertained that a scheme will not affect the integrity of the European site. The Council as a competent authority has undertaken an Appropriate Assessment with regards the potential impact of the development upon the habitats site. NE agrees with the position that the Council has taken in relation to the provision of strategic SANGS and securing SAMM payments.
- 6.14 In addition, the TBH Delivery Framework states:
- Developments of less than 10 dwellings do not need to be within a specified distance of SANG provided that a sufficient quantity and quality of SANG land to cater for the consequent increase in population is identified and available in that district or agreed in an adjoining district, and functional in advance of completion¹⁵. However, all net new dwellings (including on sites of less than 10 dwellings) will be required to contribute to the provision of avoidance measures. Monitoring of the available capacity of SANG must take account of this requirement.*
- 6.15 The background to the decision to include all residential development is that
- “The Assessor [South East Plan Technical Assessor] recommended that only new residential development of 10 dwellings or more would have an impact on the SPA. The Board considers that this approach fails to recognise the longer term cumulative effect of small-scale developments,*

however accepts his conclusion that individually developments of less than 10 dwellings will not have a significant impact on the SPA. Thus this Delivery Framework recommends a more flexible approach to the provision of SANG in relation to smaller developments. The threshold of 10 is identified on the basis of the definition of major development in the GDPO 1995.

- 6.16 The application site lies within the catchment area of both St Ann's Hill and Homewood Park SANGS and just beyond that of Chertsey Meads. The Council has knowledge of the suitability, quality and spare capacity available at these sites and considers them to provide suitable mitigation to help avoid the potential for recreational disturbance to the SPA through additional activity potentially generated by the proposed development, which would otherwise have had the potential to affect the integrity of the SPA.
- 6.17 Following assessment by the Council as a competent authority and confirmation from NE who are the statutory body, the council is satisfied that subject to the completion of a legal agreement towards mitigation at these areas the risk of adverse effects on the integrity of the habitats site will be avoided. It is therefore concluded that the Unliteral Undertaking submitted with the application, which provides for a financial contribution for SANGS and SAMM, is acceptable mitigation of the impact of the proposed development on the TBHSPA, and has overcome the previous appeal Inspector's single reason for dismissal of the appeal for 5 dwellings RU.18/1371.
- 6.18 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. Policy EE1 of the Runnymede Local Plan 2030 (Townscape and Landscape Quality) confirms that all development proposals will be expected to achieve high quality and inclusive design which responds to the local context including the built, natural and historic character of the area. The development would result in improvements to the character of the area as there would be some benefit to the extinguishing of the existing commercial use and the removal of the buildings, structures, vehicle storage and hardstanding associated with it. The replacement residential properties would have the benefit of improving the visual appearance of the site as well as providing a less intensive use for the site which would benefit the character of the wider area. The proposed dwellings would be set back from the highway allowing for landscaping to the road frontage which would benefit the visual appearance of the street scene and the wider area.
- 6.19 The proposed dwellings would be of a simple design, with low roof form and resultant reduced mass and bulk. Single storey in height, with a pitched roof finished in a slate type material, the elevations would be finished with a brick base with timber cladding above which would be a traditional rural approach consistent with the setting of the site. Each dwelling would measure 5.5m to the ridge which is higher than the existing storage building. The dwellings proposed in the two recent appeal proposals also showed dwellings of 5.5m height. Neither Inspector found those proposals would be detrimental to the character or quality of the area and it is therefore also considered that the same conclusion can be made in respect of the current proposed development. There would be a good level of separation between the dwellings and to boundaries which will maintain the open character and appearance of the area and provide buffers to neighbouring land uses. There will be good standards of privacy and outlook for future occupiers with generous rear garden amenity and space for parking. The proposal therefore complies with saved Policy HO9 of the Local Plan Second Alteration 2001 and policy EE1 of the Runnymede Local Plan 2030.
- 6.20 In terms of impacts on neighbouring dwellings, the layout has been designed to ensure that the development seeks to protect the amenities of existing dwellings surrounding the application site. The nearest existing dwelling is No.2 Hogsters Cottage which is 26m from the boundary of the application site at its nearest point. The layout of the proposed development, in combination with the positioning of existing dwellings surrounding the application site, is not considered to result in any detrimental impacts, including overlooking or loss of privacy. There are other residential properties in the wider vicinity of the site including in Hurst Lane to the south of the site, but it is considered that none would be adversely affected by the proposed residential development. The proposal therefore complies with Policy HO9 in this respect as well.
- 6.21 At the current time the adjoining site to the north is vacant but was last used for horticulture. Previous proposals for residential use of the current application site did not raise concerns about the impact on amenities of this adjacent use. There has been an application for Prior Approval

(RU.20/0237) for the change of use of the nearest existing glasshouses to dwellings which has recently been approved. Although the existing glasshouses measure up to 6m at their highest point, the restrictions on the maximum floorspace of the proposed dwellings under the GPDO would mean that residential accommodation will be at ground floor level only. Therefore, no concerns regarding mutual overlooking are anticipated between the dwellings proposed in the current planning application and those which has been granted under the Prior Approval application.

- 6.22 The site is located in a Landscape Problem Area. Saved Policy NE10 supports the improvement of landscape in such areas. The Appeal Inspectors concluded that the existing development, “including the outside storage and parking of HGVs, resulted in an unattractive appearance to the site that harmed the intrinsic character and beauty of the landscape”. The proposed dwellings would each have reasonably large areas of garden. Although landscaping is a reserved matter for later consideration, there is scope for landscape improvements. The proposal therefore complies with saved Policy NE10.
- 6.23 In respect of highways, the County Highway Authority agrees with the Applicant’s submission that the expected impact of the proposal is a decrease in numbers of vehicle movements and also a reduction in the size of vehicles using the site, with a consequent reduced impact on the local Highway network and raises no objections to the proposal on either highway safety or capacity grounds subject to the inclusion of conditions. There would be ample parking within the curtilages of the new dwellings in compliance with the Council’s adopted maximum parking standards. It is considered that the proposal complies with Saved Policies MV4 (Access and circulation arrangements), MV5 (Access to public transport) and MV9 (Parking standards). The County Highway Authority has recommended electric charging points are provided for each dwelling, and that a construction management plan is secured. The application also proposes highway improvements by way of the provision of a footpath link from the site access on Hurst Lane to Stroude Road. This would be a benefit to the wider community and complies with policy SD4 of the Runnymede Local Plan 2030.
- 6.24 Policy IE3 of the Runnymede 2030 Local Plan seeks to cater for modern business needs within the borough by supporting the retention, creation and development of local businesses including the retention of small warehousing units within the borough. It is noted however that on appeal (under application RU.18/1371) the Inspector concluded that the loss of the existing warehouse use would only attract modest weight against the scheme. The Inspector concluded this based upon the status of the emerging local plan coupled with the wording in emerging policy IE3 which seeks to protect smaller units of 500 square metres or below. The existing warehouse building at the application site falls above this threshold. This appeal decision was in December 2019 and it is acknowledged that the Local Plan has completed its statutory Examination in Public stage and the Planning Inspector’s report has now been published which concludes that, subject to adoption by the Council of specified modifications therein, the Plan is regarded as sound. As such, it can now be given significant weight in planning decisions. However it is considered that the comments raised by the Inspector in respect of the size of the existing warehousing unit still remains a relevant consideration. The application is therefore not considered to be contrary to Policy IE3 of the Runnymede 2030 Local Plan and the loss of the existing warehouse would therefore be acceptable.
- 6.25 The area of the application site is in excess of the 0.4 hectares threshold which is recommended for archaeological assessment under saved Policy BE17. The Applicant has provided an archaeological desk-based assessment as part of the application. The report concludes that the site would appear to have moderate archaeological potential for archaeological remains to be present. Following consultation with the County Archaeological Service they advise that further work will be required and recommend that a planning condition should be imposed on any permission to secure the implementation of a programme of archaeological work which should comprise an archaeological evaluation trial trenching exercise. 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 and policy EE7 of the Runnymede Local Plan 2030.
- 6.26 The application site falls within Flood Zone 1. On this basis, the development of the site for new residential development is considered to be acceptable in flooding terms as it is introducing new residents to an area with the lowest risk of flooding within the Borough. The proposed development is therefore considered to be acceptable in flooding and drainage terms and

complies with policy within the NPPF and NPPG and policy EE13 of the Runnymede Local Plan 2030. A condition is necessary to ensure sustainable drainage for the new dwellings is provided in accordance with saved Policy SV2 and the NPPF.

- 6.27 The application is supported by a Phase 1 Ecological Study (Updated by letter of 10 March 2020) which also identifies opportunities for biodiversity enhancements. Surrey Wildlife Trust advises that these enhancements should be secured by condition. On this basis it is considered that the development would comply with policy in the NPPF and policy EE9 of the Runnymede Local Plan 2030. The site would also be suitable for renewable energy measures to be provided for each dwelling and a condition is recommended to secure this, also in compliance with policies for sustainable design and renewable energy within the Runnymede Local Plan 2030 and the NPPF.
- 6.28 In respect of contaminated land the application is accompanied by a Stage 1 Contamination Report which considers the historical data and information from a site walk over. The Phase 1 report concludes that there is a requirement for a second phase of investigation i.e. they need to carry out an intrusive investigation and also there needs to be a discovery (i.e. in the event of discovering further unforeseen contamination) strategy in place. There is an historic landfill site within 250m and hence consideration of gassing is required. The potential gassing issue has been identified in the Phase 1 report and therefore there will be a requirement either to risk assess it or simply put in a gas protective membrane. The Contaminated Land Officer raises no objections and recommends conditions.
- 6.29 The Applicant has submitted an Arboricultural Impact Assessment and Method Statement (updated 18 March 2020) which proposes the removal of an existing 'leyland cypress' planted tree screen along the southern boundary of the application site. The Council's Tree Officer does not object to this removal given its poor quality. However, it is acknowledged that this existing row of Leyland Cypress does currently provide a dense planted screen along the southern boundary, so its removal needs to be carefully considered. The Applicant has stated that it is the intention to mitigate against the loss of this screen planting with new native tree and hedge planting which would comprise part of the intended comprehensive landscaping of the application site. It is considered that on the basis of the above assessment, the loss of this planted screen would be mitigated and enhanced subject to new native tree and hedge planting. Landscaping is a matter reserved for later consideration and a condition to that effect is recommended. On this basis the application is considered to comply with saved policies NE12, NE14 and NE15, the Runnymede Local Plan 2030 and policies within the NPPF.
- 6.30 In response to previous applications on the site, Surrey County Council, as Minerals Planning Authority (MPA), advised that the application site is located within a 'Minerals Safeguarding Area' for concreting aggregate which the MPA seek to safeguard from development which would sterilise this underlying mineral resource. In the absence of a Full Mineral Assessment the MPA recommended refusal of a previous application on the basis that the proposed development was located within a mineral safeguarding area and the applicant has failed to demonstrate how the residential development proposed would not sterilise a significant quantity of important and potentially economic mineral resource, contrary to Policy MC6 of the Surrey Minerals Plan 2011 Core Strategy. In both previous appeal applications, the objection from the MPA was carefully considered and concluded that the current lawful B8 use of the application site has already had an impact upon the potential future use of the site for mineral extraction. It was considered that very limited weight, if any, be given to this consideration and there would be no reason to withhold planning permission purely on this basis. As circumstances at the site have not changed nor has there been any change in policy circumstances, it is considered that the same balancing can be made under this current application.
- 6.31 Taking in to account the appeal inspector's conclusions and the amendments to the scheme, it is considered that the development as amended (for a reduced number of 5 dwellings) would represent an appropriate development within the Green Belt. However, it is considered necessary to remove permitted development rights for extensions under Class A and outbuildings under Class E of Schedule 2 Part 1 of the General Permitted Development Order 2015 (as amended), and also to limit the height of the dwellings to 5.5 metres, all to ensure the future protection of the openness and visual amenities of the Green Belt and new and existing residential occupiers. The Inspectors reason for refusal under RU.18/1371 in respect of the impact of the proposals upon the Thames Basin Heaths SPA has also now been overcome.

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 development is considered to be an appropriate development in the Green Belt, which will protect and enhance the character of the area and neighbouring residential amenities. The proposal will have no detrimental impacts regarding highway safety, archaeology, flooding or land contamination. The proposal will protect and enhance biodiversity within the site. The development has been assessed against the following Development Plan policies – saved Policies GB1, H09, BE17, NE10, NE15, NE16, NE20, MV4, MV5 & MV9 of the Runnymede Borough Local Plan Second Alteration April 2001, draft policies SD4, SD7, SD8, EE1, EE2, EE7, EE9, EE10, EE13, EE17, EE18 & EE19 of the Runnymede Local Plan 2030, 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 Outline application (standard time limit)

Approval of the details of the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.

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

2 Outline application (reserved matters standard time limit)

a. Application for approval of the reserved matters referred to in Condition 1 shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

b. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the reserved matters to be approved, whichever is the later.

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

3 List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans A.001; Site Survey 01 6567- March 2017; A.002 Rev G; A.101 Rev H; A.102.Rev H. Supporting Statement, Surface Water Drainage Strategy, Archaeological Desk-based Assessment, Arboricultural Implications Assessment and Method Statement, Transport Statement, Ecological Statement and updated report; A.200, Phase 1 Desk Study.

Reason: To ensure an acceptable scheme and to comply with saved Policies GB1 and GB6, H09, MV4, NE15 of the Runnymede Borough Local Plan Second Alteration 2001.

4 External materials

Before the above ground construction of the development hereby permitted is commenced, full details 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 HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF.

5 Demolition (Green Belt)

The construction of the new dwellings hereby approved shall not commence until all the existing buildings shown on drawing 'Site Survey Existing 01 6567- March 2017' have been demolished.

Reason: To protect the openness of the Green Belt and to comply with saved Policies GB1 and GB6 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF.

6 Height of development

The highest part of the development hereby permitted shall not exceed 5.5 metres in height measured from the immediate adjoining finished ground level.

Reason: In order to obtain a satisfactory form and scale of development to protect the openness and visual amenities of the Green Belt and residential amenities within and adjoining the site, and to comply with saved Policies GB6 and HO9 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

7 Restricted Permitted Development Rights

Notwithstanding the provisions of Classes A and E of Schedule 2, Part 1 and of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any orders amending or re-enacting that Order with or without modification, no development falling within the descriptions of Classes A and E shall be constructed or carried out, without the prior written permission of the Local Planning Authority.

Reason: To ensure that a satisfactory form of development takes place and to protect the openness and visual amenities of the Green Belt, and in the interests of the amenities of existing and future residential occupiers and to comply with saved Policies GB1, GB6 and HO9 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

8 Ecology and Biodiversity

The development shall be implemented in accordance with the requirements and recommendations (section 6) of the submitted Phase 1 Ecological Assessment prepared by Pro Vision. The above ground construction of the development hereby approved shall not commence until details of the measures to improve and enhance biodiversity at the site have been submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented prior to the first use or occupation of the development.

Reason: To protect the ecology of the site and to enhance the biodiversity of the site and to comply with guidance with Phase 1 Ecological Assessment prepared by Pro Vision and to comply with the policies and guidance in the NPPF.

9 Archaeology

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: To allow archaeological information to be recorded and to comply with saved Policy BE17 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

10 Landscaping

a. No above ground development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority (LPA) and these works shall be carried out as approved prior to the first occupation of the development. This scheme shall include indications of all changes to levels, hard surfaces, walls, fences, all screen and boundary walls, fences, hedges and any other means of enclosure, access features, minor structures, the existing trees and hedges to be retained, together with the new planting to be carried out and details of the measures to be taken to protect existing features during the construction of the development.

b. All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of any part of the development or in accordance to the timetable agreed with the LPA. Any trees or plants, which within a period of five years of the commencement of any works in pursuance of the development die, are removed, or become seriously damaged or defective, shall be replaced as soon as practicable with others of similar size and species, following consultation with the LPA, unless the LPA gives written consent to any variation.

Reason: To preserve and enhance the character and appearance of the surrounding area and to comply with saved Policies NE14, NE15, HO9 and GB1 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

11 Tree planting

Details and plans of new trees to be planted to replace the existing leylandii hedge in accordance with the plans hereby approved 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.

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 and hedge 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.

12 SuDS (scheme for approval - pre-development)

The development hereby permitted shall not commence (excluding any site clearance, demolition or ground investigation works) until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the Local 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. detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.);

b. 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;

c. details of drainage management responsibilities and maintenance regimes for the drainage system;

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.

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

13 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.

14 Renewable energy

Prior to the first occupation of the development 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).

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 the 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 Local Plan and guidance within the NPPF.

15 Electric vehicle charging points (per dwelling)

An electric vehicle charging point shall be provided for each dwelling. 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 with guidance within the NPPF.

16 Contamination Land Affected by Potential Contamination

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until Conditions (i) to (iv) or otherwise agreed remedial measures have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until Condition (iv) has been complied with in relation to that contamination.

(i) Site Characterisation

No development must take place until an assessment of the nature and extent of contamination on the site has been submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and shall assess any

contamination on the site whether or not it originates on the site. The report of the findings must include:

- (a) a survey of the extent, scale and nature of contamination;
 - (b) an assessment of the potential risks to:
 - " human health
 - " property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
 - " adjoining land
 - " ground waters and surface waters
 - " ecological systems
 - " archaeological sites and ancient monuments
- (ii) Submission of Remediation Scheme

If found to be required no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal and remedial options, proposal of the preferred option(s), a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(iii) Implementation of Approved Remediation Scheme

If found to be required, the remediation scheme shall be implemented in accordance with the approved timetable of works.

Upon completion of measures identified in the approved remediation scheme, a verification report (validation report) that demonstrates the effectiveness of the remediation carried out must be submitted to the local planning authority.

(iv) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the local planning authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of Condition (i) or otherwise agreed and where remediation is necessary, a remediation scheme, together with a timetable for its implementation must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of Condition (ii) in the form of a Remediation Strategy which follows DEFRA CLR11 approaches. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme, a validation (verification) plan and report must be submitted to and approved in writing by the Local Planning Authority in accordance with Condition (iii)

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.

17 Modified access

The development hereby approved shall not be first occupied unless and until the proposed modified access to Hurst Lane and the new section of footway on Hurst Lane as shown on 5844.001A of Appendix 2 of the Transport Statement (Stuart Michael Associates January 2020) have both been constructed and provided and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

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.

18 Parking and turning space

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

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.

19 Construction Management Plan

No development shall commence until a Construction Transport Management Plan, to include details of

- a. parking for vehicles of site personnel, operatives and visitors;
 - b. loading and unloading of plant and materials;
 - c. storage of plant and materials;
 - d. programme of works (including measures for traffic management);
 - e. provision of boundary hoarding behind any visibility zones;
 - f. measures to prevent the deposit of materials on the highway;
 - g. before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused;
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

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.

20 New footway

The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for:

- (a) Provision of a footway link from the site access along Hurst Lane to Stroude Road.
- (b) Provision of an informal pedestrian crossing point to allow for continuous footway access between Stroude Road and the site access.

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 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 Hours of Construction Works

The applicant is advised that the council has established the following guideline hours for noisy works:

8am to 6pm Monday to Friday; and
8am to 1pm on Saturday.

There should be no noisy work on Sundays or Public Holidays.

Further information is available from the Council's Environmental Health Department.

3 Highway works

The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice.

4 Mud/debris on the 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).

5 Accommodation work

The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

6 Damage to Highway

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.

7 Electric vehicle charging

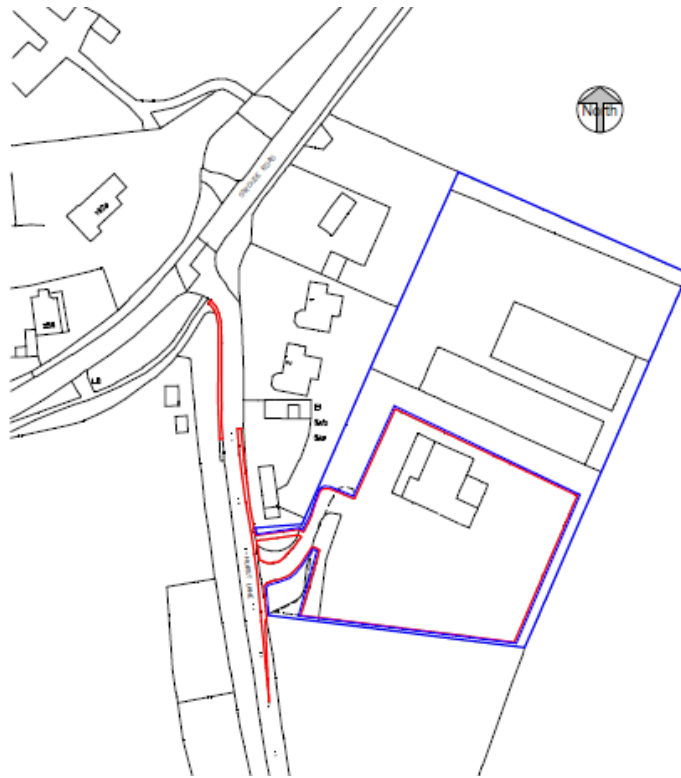
It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.

8 The developer should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the bird nest season of early March to August inclusive.

9 The applicant is advised of the comments received by the Surrey Wildlife Trust in their letter dated 02.03.20 requiring the development to only proceed in a precautionary manner that will avoid the killing or injuring of any individual reptiles that may be identified during development.

RU.20/0169

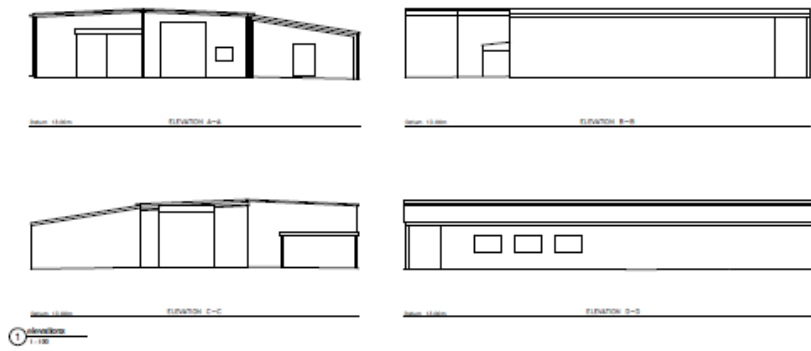
Existing site plan



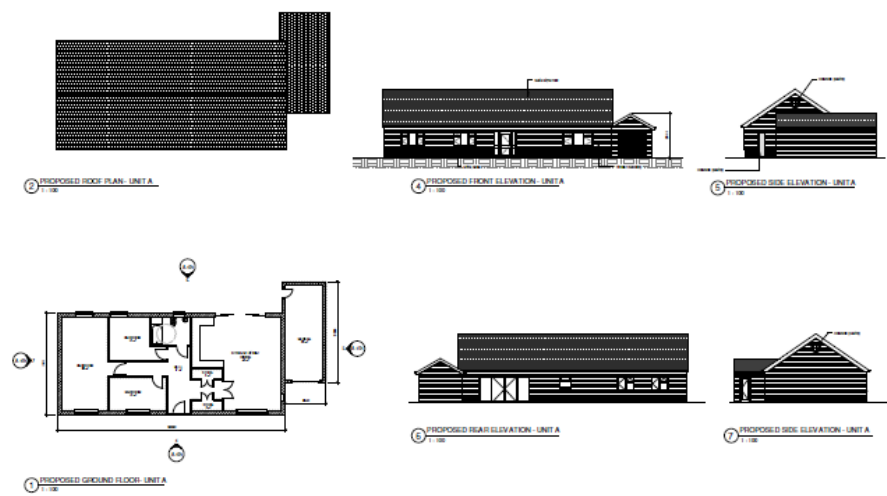
Proposed revised site plan – 5 dwellings



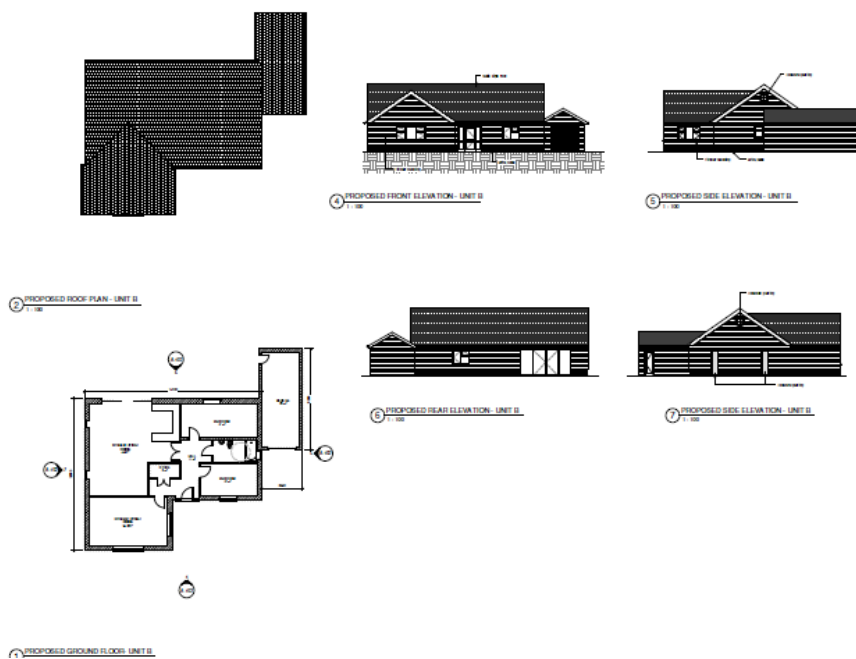
Existing elevations



Proposed house type A



Proposed house type B





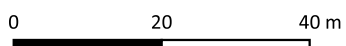
Date: 24/06/2020

Unit A Gogmore Lane Chertsey KT16 9AP



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SCALE 1:1021



RU.20/0250



RU.20/0250	Ward: Chertsey St Anns
LOCATION:	Unit A Gogmore Lane Chertsey KT16 9AP
PROPOSAL	Application seeking outline planning permission for the demolition of the existing building and the erection of 2 no. 2 storey buildings (including accommodation in the roof of the front block) containing 9 no. flats with associated parking and cycles stores.
TYPE:	Outline Application
EXP DATE	09 April 2020

SUMMARY OF RECOMMENDATION: Grant with conditions

1. Site
 - 1.1 The application relates to an irregular shaped site at the northern end Gogmore Lane in the centre of Chertsey Town Centre, with accesses from two different parts of the Lane. The main part of the site is on the eastern side of Gogmore Lane where there is an existing single storey commercial garage (MOT and servicing) with parking within the site frontage accessed from this part of Gogmore Lane. The application site extends at some depth on this side, and then links with another residential development, Mead Court (formerly known as Interpilot House) which fronts the northern spur of Gogmore Lane and there is an access to parking behind Mead Court. The application site for this current application incorporates the access and part of the parking area for Mead Court. The application site is surrounded by existing commercial and residential premises, including a public house to the south east fronting Guildford Street, The Kings Head, and a commercial printing company 'Alexander Press' to the north east within the Carlyle Business Centre. Nearby residential developments exist in the locality, Hamilton Court and Coronation House.
 - 1.2 The application site falls within the urban area of Chertsey within the Town Centre and abuts the Chertsey Conservation Area to the south east. Part of the application site also falls within an 'Area of High Archaeological Potential's and a Landscape Problem Area. The site is located within a 'dry island' within the flood zone of Chertsey. The Kings Head Public House is a Grade II Listed Building.
2. Planning history
 - 2.1 RU.17/1911 Application seeking outline planning permission for the proposed demolition of the existing building and the erection of 2 no. 2 storey buildings (including accommodation in the roof) containing 7 no. flats with associated parking and cycles stores (amended plans received 06.09.2018 revising the design, scale and layout of the development proposals). This application was approved with conditions at committee (25 October 2018).
 - 2.2 Other relevant applications relate to the following decisions: new residential development at Interpilot House (now known as Mead Court) was granted under applications RU.15/0830 (Prior approval of the proposed change of use to C3 to provide 4 no. 2 bed flats) and RU.15/2044 (Conversion of the existing offices to create 6 flats and a three storey rear extension containing 6 no. 1 bedroom flats).
3. Application
 - 3.1 The applicant seeks 'outline' planning permission for the proposed demolition of the existing single storey garage/mot building and in approximately the same position in the site, the erection of 2 detached two storey buildings in a tandem arrangement to provide a total of 9 no. flats with associated parking and cycle stores. Access to the front building would be from the eastern side of Gogmore Lane, and access to the rear building would be from the northern spur utilising the Mead Court access. At this outline stage, the applicant has requested that details of access, appearance, layout and scale are determined, with details for the 'landscaping' of the site to be determined later at the 'reserved matters' stage. The applicant has submitted a Design & Access Statement, Heritage Statement, Energy Statement and Safe Escape Statement in support of their proposals.
 - 3.2 The first two storey building (with accommodation within the roof) would be positioned towards the front (north west) of the application site fronting Gogmore Lane. This building would comprise 5 no 1 bedroom flats and be designed with an undercroft to provide vehicular access beneath the building to a parking and turning area behind the building and 3 car parking spaces would be provided in this area along with the bin store serving both blocks and the cycle store located

internally. The second two storey residential block would be positioned 20 metres behind the front building and the pedestrian access and parking would be accessed from Mead Court, there would be one parking space to serve this building, the cycle store being to the front of this building. This block would comprise 4 no 1 bedroom flats.

3.3 The front building would be designed with a maximum ridge height of 9.32 metres with an eaves height of 6.79 metres. A third floor of residential accommodation would be provided within the roof of this building including the provision of dormer windows. The rear building would be designed with a ridge height of 8.22 metres and an eaves height of 5.6 metres. There would be no habitable accommodation within the roof area of the rear building. Both buildings would have an element of 'flat roof' upon the upper sections of their roof, as have neighbouring buildings. This approach has been adopted in order to reduce the overall height and massing of the buildings. The buildings would have external materials using natural slate roofing and brickwork/rendered elevations.

3.4 The application is largely similar to that granted planning permission on 24 October 2018 under RU.17/1911. There are no external changes proposed to the 'front' block of flats facing Gogmore Lane. The differences focus on the rear block of flats and include the alteration of a two bedroom flat to 2 no. one bedroom flats, minor alteration to the depth of this block increasing it by 1.5m and width increased by 0.4m, reduction in landscaping to the front of the rear block by 1m. Minor alterations to windows and openings are also proposed. The bin store has been relocated to the 'court yard' parking area in between the two blocks and the cycle store for the front block is now located internally. (During the course of the application the applicant has relocated the bin and cycle store and improved the landscaping buffer to the rear of the rear block. The applicant has ensured the parking at Mead Court remains the same and has clarified that bin stores will not be shared with Mead Court at the case officers request).

4. Consultations

4.1 44 Neighbouring properties were consulted in addition to being advertised in the local paper. 9 letters of representation have been received. Further consultations were undertaken as a result of the amended plans and three further letters have been received. The representations made are summarised as follows:

- Residents of Mead Court not made aware of previous application when purchasing their properties;
- Noise from additional traffic accessing through Mead Court causing noise and disturbance for neighbours;
- Relocation of parking spaces for residents of Mead Court;
- During construction, concern that parking at Mead Court will be used by construction workers;
- Noise during construction
- Concern that construction workers will use Mead Court car park as access to the site during the construction phase;
- Limited parking on site will exacerbate existing parking problems for residents of Mead Court;
- Limited parking on site will exacerbate on street parking in the Chertsey area;
- Combining the use of the bins for Mead Court and the new development introduces insufficient bins for both sites (Officer comment- this has now been amended by applicant);
- Visual impacts on local area and trees
- Concern about removal of tree on site.
- Concerns about joining of Mead Court to this site, boundary concerns, concerns about driving through Mead Court to access site, loss of security
- Concerns about Environment Agency response regarding contamination and ground water,risk to Mead Court from septic tank; concern about remediation and impact on Mead Court
- Parking less than the number of flats proposed
- Very close to Mead Court – blocking of light and concerns about privacy

4.2 Surrey County Archaeology raise no concerns.

4.3 The County Highway Authority raise no objections subject to conditions.

4.4 The Environment Agency raise no objections subject to conditions.

- 4.5 The Councils Listed Building and Conservation Advisor raises no objections to the proposals.
- 4.6 The Councils Land Contamination Officer raises no objections subject to conditions.
- 4.7 Direct Services require additional bin space to be provided which can be secured by condition.
- 4.8 No comments received from the Environmental Health Officer or the Drainage Engineer
5. Relevant Local Planning Policies
- 5.1 Saved Policies in the Runnymede Borough Local Plan Second Alteration 2001. H01, H09, TC1, MV4, MV9, NE10, NE15, BE2, BE5, BE10, BE15 and SV2.
- 5.2 The Draft Runnymede 2030 Local Plan has completed its statutory Examination in Public stage and the Planning Inspector's report has been published which concludes that, subject to adoption by the Council of specified modifications therein, the Plan is regarded as sound. As such, it can now be given significant weight in planning decisions having regard to relative out-of-date status of the adopted Runnymede Local Plan Second Alteration 2001 and advice contained in the NPPF. The following draft policies are considered material to the determination of this application: SL21, EE1, EE2, IE6, SD4, SD7, SD8, SL19, EE3, EE4, EE5, EE7, EE9, EE13
- 5.3 SPG Parking Standards 2001; Renewable Energy 2010
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 urban area where the principle of such development is considered to be acceptable 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 considered to be the scale, positioning and design of the proposals and the impact upon the character of the area (including the neighbouring Conservation Area), the impact upon the setting of the neighbouring Listed Building (The Kings Head Public House), impact upon neighbouring residential amenities, the impact upon highway safety and parking, impact on flooding and sustainable drainage and the impact upon the 'Area of High Archaeological Potential'. Consideration also needs to be given to the impact of the loss of the existing local business comprising the MOT and Service Centre. In addition the impact of the existing surrounding commercial development upon the proposed new residential units needs to be carefully considered given the proximity of the development to the neighbouring Public House on Guildford Street (The Kings Head) and the neighbouring commercial printing business along Gogmore Lane. Of material consideration is the approval of RU.17/1911 which remains extant.
- 6.2 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 NPPF also focuses upon not discouraging change such as increased densities and the need to make the effective use of land. Saved Policies BE2 and HO9, and new Policy EE1 are consistent with the NPPF.
- 6.3 The overall design of the buildings are largely similar to those approved under RU.17/1911, with no external changes to the front block (fronting Gogmore Lane east) and marginal changes to the width (by 0.4m) and depth (by 1.5m) to the rear block. It is considered that the design of both front and rear blocks sit well within the context of the site. The scale and mass of both blocks do not appear dominant within the street scene, the style of the proposal harmonises well with neighbouring sites. The front block (fronting Gogmore Lane east) sits lower than the neighbouring residential development at Coronation House and its staggered front building line is representative of both neighbouring building lines whilst allowing for an area for landscaping to the front to soften this buildings appearance in the street scene. Whilst it is noted that the amendments to the rear block marginally increase its flat roofed area, overall the height remains the same as does the separation to the rear boundary ensuring that these changes would not detract from the character of the Conservation Area or the setting of the Listed Building to the rear. The footprints of the two blocks do not appear cramped on the site with spacing to boundaries, albeit narrow spacing to the sides and rear. The rear building has also been designed to link with the existing residential development (Mead Court) to the north east which is under the ownership of the applicant and access to the rear block is through Mead Court. Hardstanding is kept to a minimum to allow for

parking, sufficient turning space and walkways and allows for areas of landscaping. It is considered the proposal maintains the existing character of the area.

- 6.4 It is noted that there remains sufficient space within the site between the two buildings to provide an acceptable level of amenity for the occupiers of both buildings, some landscaped areas and parking. The amendments to the plans have repositioned the bin store to within the central area between the two blocks and the cycle store for the front block is now located inside the building which improves its security. The proposal has buffers of planting surrounding the sides, front and rear of both blocks, the requested amendments from the case officer has increased the planting buffer to the rear of the rear block, improving the amenity of both ground floor flats.
- 6.5 With regards to internal floor space standards in respect of draft policy SL19, as the rear block has been enlarged, the internal floor space complies (with a minor shortfall of 0.5sqm for storage). The front block however has not been changed internally since the previous approval (other than the relocation of the cycle store internally replacing the bin store), and the floor area now does not comply with the minimum standard in SL19. Officers have considered the internal layout of this block and consider that although just short of space there is sufficient internal amenity such that on balance it is considered that the internal amenities for the future occupiers would be sufficient, although it is appreciated that this aspect weighs against the scheme. However, given that this proposal has been submitted under the existing 2001 Local Plan and the new Local Plan has not yet reached adoption, it is considered that only limited weight can be given to this harm.
- 6.6 Paragraph 182 of the NPPF advises that planning decisions should ensure that new development can be integrated effectively with existing businesses and existing businesses should not have unreasonable restrictions placed on them. there is an authorised printing business and public house (and beer garden) close to the proposed new residential buildings. Given this positioning and the town centre location of the site, it is considered that any future residents of the proposed development would be aware of these existing commercial neighbouring uses and the potential for noise and disturbance. The proposed front building has been designed with a solid flank elevation facing the neighbouring commercial printing business to the north east, which is considered to protect the proposed frontage building from any associated noise from this neighbouring commercial use. In respect of the rear building, windows on both the ground floor and first floor serving the living room/kitchen in each flat are proposed on the south eastern elevation facing the neighbouring public house and its beer garden. On this basis it is considered necessary to impose a planning condition to ensure that these windows (both ground and first floor) on the south eastern elevation be designed to be fixed shut to protect the future occupiers from noise and disturbance from customers and operations at the public house. The condition also requires details of how these flats will be ventilated. Subject to this, it is considered that there would be satisfactory levels of amenity for the occupiers of the in respect of surrounding uses and that therefore, it is considered that a change of use from commercial use to residential use is appropriate for this site. Draft policy EE2 has been adhered to.
- 6.7 The applicant has considered a range of sustainability principles in terms of layout, natural resources and minimising environmental impacts. The applicant confirms that the development will be designed to include renewable energy and proposes solar thermal panels/photovoltaic panels which is in line with draft policy SD8. No details of the final design and positioning of these panels have been submitted at this stage of the application. It is considered necessary that a planning condition be imposed seeking further details of the final design, including the number, size and positioning of the panels upon the building (including the projection from the roof) in order to protect the character of the area, including the neighbouring Conservation Area and the setting of the Grade II Listed Public House. The NPPF advises that development should always seek to both conserve and enhance the historic environment. Special regard has to be given to the existing heritage assets. It is considered that the proposal results in a form and scale of development which would both conserve and enhance the character of the neighbouring Conservation Area. In addition, the proposal given its design and positioning is also considered to protect the setting of the neighbouring Grade II Public House. The Council's Listed Building & Conservation Advisor supports the proposals advising that there are no adverse comments on either Listed Building or Conservation grounds. It is therefore considered that the proposal would both conserve and enhance the existing historic environment and would comply with saved policies BE5 and BE10 in the Local Plan and draft policies EE3, EE4 and EE5 and heritage guidance within the NPPF.
- 6.8 In respect of residential amenity, the nearest residential properties include flatted developments to the north east Mead Court, to the south west (Coronation House) and to the north west (Hamilton Court). A residential unit also exists within the Kings Head. Officers have carefully considered the

impacts on these existing residential homes and conclude that the siting of the building and positioning of windows would maintain outlook and privacy of these neighbours. The letters of representation received primarily raise concerns about impacts on the occupiers of Mead Court mostly in respect of privacy and loss of light. The proposed rear building would be closest to the Mead Court and under this current application would be positioned closer (0.4m) to Mead Court than that approved under the previous scheme. The side flank of Mead Court at its closest point to the rear block has no windows within it. There will be one side window within the rear block at ground and first floor serving the living rooms of these two flats, but this would look towards the parking area of Mead Court with oblique views towards the windows of Mead Court and would not cause loss of privacy to these neighbours. It is noted that the roof of the rear block would hip away from Mead Court which aids to reduce overbearing, additionally the separation distance between the two buildings will be at its widest point. These matters combine to ensure that no overbearing would result and outlook from the windows of the nearest flats would be maintained. The buildings would be angled away from each other and this results in the new block not infringing the 45 degree splayline from the windows of Mead Court. There could be some overshadowing to the parking area and some of the nearer windows of Mead Court, but the block would be further back in the site than the existing building which has a degree of existing impact on Mead Court, and therefore it is considered that overall the amenities of the occupiers of Mead Court would be maintained.

- 6.9 With regards to the rear windows of the front block, the separation distance of approx 17m is considered adequate to negate any loss of privacy as a result of the proposal. Directly opposite is a residence known as Lantern House along with offices and further to the south-west are the flats of Hamilton Court. There is a separation distance of 12m to these flats opposite which is considered a reasonable distance to again negate any loss of privacy or to result in overbearing.
- 6.10 The proposed rear building will be positioned to the south east of Coronation House with a separation distance of approx. 4.7 metres to this building at its closest point. The proposal will replace an existing single storey commercial garage which currently extends the whole depth of the application site and is highly visible from the side and rear elevations of Coronation House. It is considered that the development proposals will improve the outlook of the occupiers of Coronation House from the removal of the existing commercial garage operation and providing more open space and planted amenity areas adjacent to this residential building. Given the orientation and distances retained to this neighbouring residential building, the proposal is not considered to result in any material overbearing impact or material increase in overshadowing to Coronation House. It is acknowledged that given the positioning of existing first floor balconies on the north east side of Coronation House, the proposed first floor rear bedroom room window within the front block (closest to Coronation House) and the first floor rear bedroom window in the rear block (closest to Coronation House), has the potential to provide some oblique views towards this balcony area. On this basis it is considered necessary to impose a planning condition seeking further details of a small screen to be erected to the side of this proposed first floor window so as to restrict these oblique views and protect the external balcony area of this neighbouring development.
- 6.11 On the basis of the above assessments (and subject to the above recommended planning condition) it is not considered that the development proposals will have material detrimental impacts upon the amenities of the existing residential dwellings surrounding the application site. In addition it is considered that there would be acceptable levels of amenity for future occupiers. Therefore it is considered that the details of the siting, scale and appearance are considered to comply with saved policies BE2, H09, draft policy EE1 and the NPPF.
- 6.12 In respect of highway safety, access and parking, the County Highway Authority raise no objections to the proposals subject to conditions, which includes the submission and prior approval of a Construction Transport Management Plan prior to the commencement of any development on the site. The applicant has agreed to the imposition of this pre-commencement planning condition. The County Highway Authority confirm that the proposed development will be likely to lead to a reduction in trip generation when compared with the authorised use of the site as an MOT testing and service station. On this basis no concerns have been raised in relation to access and highway safety. It is therefore considered that the details submitted of the access are acceptable. Paragraph 103 of the NPPF advises that development should be focused on locations which are sustainable so as to offer a genuine choice of transport modes to help reduce congestion and emissions, and improve air quality and public health. The application site is located within a highly sustainable Town Centre location in close proximity to bus routes, cycling and pedestrian routes. The Chertsey Railway Station is also located within walking distance of the application site. Local services are also a very short walk away given the Town Centre location of the application site. The applicant has proposed

4 parking spaces for 9 flats. Whilst this is below a ratio of 1 parking space for 1 flat, the highly sustainable location of the site is considered to justify this level of parking and complies with the Council's maximum adopted parking standards for town centre development. The County Highway Authority also request the provision of an electrical charging socket for a car. The County Highway Authority advise that Gogmore Lane has double yellow lines throughout which would prevent any overflow parking and associated highway safety issues. It is noted that letters of representation received raised concerns over the changes to the existing parking area within Mead Court. The original plans proposed using some parking spaces within Mead Court for bins/cycles and parking for the new occupiers. The applicant has since amended the plans which now show no changes to the existing parking area at Mead Court. Furthermore letters raise concerns over security for residents of Mead Court from use of the access through Mead Court for the occupiers of the rear building. Mead Court has security gates and is accessed via a key pad, and it is considered that the site will remain secure. It is considered that subject to the imposition of conditions as requested by the County Highway Authority, the proposed development will comply with the councils adopted parking standards, saved policies MV4, MV9 and draft policies SD4 and SD7 and the sustainable transport policy within the NPPF. The proposed access details are therefore considered to be acceptable.

- 6.13 The application site lies in the centre of Chertsey in an area surrounded by land where there is more risk of flooding. The site itself is not identified as being at risk from flooding. From the submitted flood risk assessment, it is noted that whilst the site lies within the Chertsey 'dry island' it is possible to escape along Guildford Street and over Stephen's Bridge which is an accepted safe escape route from this area. The Environment Agency raise no objections subject to the imposition of a planning condition with respect to land contamination and this is echoed by the comments of the Council's Contaminated Land Officer. A condition is necessary requiring a Flood Risk Management Plan to be submitted for approval which will provide further details of the agreed safe escape route. The applicant has not submitted any details of surface water drainage, and a condition is necessary in order to secure this. Subject to these conditions, it is considered that the future occupiers would be safe in the event of a flood and would comply with saved Policy SV2 of the Local Plan and draft policy EE13 along with guidance within the NPPF.
- 6.14 The application site falls within the designed 'Area of High Archaeological Potential'. County Archaeology have considered the application advising that given the nature of the proposals they raise no archaeological concerns. On this basis it is not recommended that any planning conditions be imposed in relation to archaeology and the proposal complies with saved Policy BE15 and draft policy EE7. Renewable energy and biodiversity enhancements can be secured by condition to comply with SD8 and EE9, and as landscaping details have been reserved for future consideration, this will contribute to the quality of the scheme and the biodiversity value of the site, in accordance with saved Policy NE15 and new policy EE1.
- 6.15 The Councils Direct Services officer confirms the acceptability of the location of the bins proposed following the discussions between the applicant and the case officer to relocate them from Mead Court. The bin location has been moved centrally within the site, between the two proposed blocks for use of both blocks. Previously letters of representation raised concern over the use of the existing bin store at Mead Court for use of the occupants of the rear block, believing this exceeded the capacity of these bins. The relocation of the bin store has resolved this matter. It is considered that further details of refuse storage are necessary to ensure that future collection requirements can be facilitated and a condition is proposed in this respect.
- 6.16 It is acknowledged that the proposal will result in the loss of a commercial site suitable for small businesses within Chertsey Town Centre. The applicant has considered the impact of the loss of the existing local business Speedtest (MOT and Service Centre) within the Design & Access Statement advising that there are a number of alternative light commercial premises available within the local Chertsey area as an alternative location for the current business operating on the application site. The applicant concludes that the loss of the commercial use will not have any significant impact upon the vitality or viability of the Chertsey Town Centre. The applicant advises that the application complies with saved policies TC1 and H01 of the Local Plan which seeks to maximise housing potential within the borough and encourage new residential development within existing town centres. The Draft Runnymede 2030 submission plan seeks to protect this type of commercial employment land. However, the plan also requires an increase in housing supply across the borough but also in town centres in order to support local services and facilities by increasing footfall and pedestrian movements in town centres. It is considered that this strategy will improve and maintain the vitality and viability of the borough's town centres. Gogmore Lane has experienced a great deal of change in recent years with gradual replacement of former

commercial uses with residential use and retail use. In this particular case, there is an argument that the removal of the existing MOT and Service Centre would enhance the residential environment and amenities of Gogmore Lane and the new residential use will be compatible with the existing neighbouring residential developments and provide the additional important footfall which will support the existing Town Centre and its retail and commercial uses. This is a balanced judgement but officers consider that the benefits of increasing residential use within the town centre outweigh the harm to the supply of commercial land and the proposal complies with saved policies H01 and TC1, draft policies SL21 and IE5 and the NPPF. This was the balancing position considered under the previous approved scheme.

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 development is considered to be acceptable. The development has been assessed against the Development Plan policies outlined in this report, and weighed against the policies of the NPPF the policies of the draft Runnymede Local Plan 2030, guidance in the 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 Approval of the details of the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Planning Authority in writing before any development is commenced, and shall be carried out as approved.

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

2 (a) Application for approval of the reserved matters referred to in Condition 1 shall be made to the Planning Authority before the expiration of three years from the date of this permission.

(b) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the reserved matters to be approved, whichever is the later.

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

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

1233/102 Site Plan received 20.05.2020

1233 /103 Floor Plan and Elevations (front block) received 08.06.20

1233/106 Floor Plan and Elevations (rear block) received 06.05.20

1233/101 Block Plan received 3.6.20

1233/106 Existing block plan received 20.5.20

1233/105 Cycle and Bin Store 20.5.20

1233/100 Site Location Plan received 20.05.20

Safe Escape Statement received 13.02.20.
Energy Statement & Renewable Energy Table received 13.02.20
Design & Access Statement received 20.05.20
Sitecheck combined report received 13.02.20.
Heritage Statement received 13.02.20
Energy Table 13.02.20

Reason: To ensure an acceptable scheme and to comply with saved Policy BE2 of the Runnymede Borough Local Plan Second Alteration 2001.

4 Land Affected by Potential Contamination

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until Conditions (i) to (iv) or otherwise agreed remedial measures have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until Condition (iv) has been complied with in relation to that contamination.

(i) Site Characterisation

No development must take place until an assessment of the nature and extent of contamination on the site has been submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and shall assess any contamination on the site whether or not it originates on the site. The report of the findings must include:

- (a) a survey of the extent, scale and nature of contamination;
- (b) an assessment of the potential risks to:

- " human health
- " property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
- " adjoining land
- " ground waters and surface waters
- " ecological systems
- " archaeological sites and ancient monuments

(ii) Submission of Remediation Scheme

If found to be required no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal and remedial options, proposal of the preferred option(s), a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(iii) Implementation of Approved Remediation Scheme

If found to be required, the remediation scheme shall be implemented in accordance with the approved timetable of works.

Upon completion of measures identified in the approved remediation scheme, a verification report (validation report) that demonstrates the effectiveness of the remediation carried out must be submitted to the local planning authority.

(iv) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the local planning authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of Condition (i) or otherwise agreed and where remediation is necessary, a remediation scheme, together with a timetable for its implementation must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of Condition (ii) in the form of a Remediation Strategy which follows the .gov.uk LCRM approach. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme, a validation (verification) plan and report must be submitted to and approved in writing by the Local Planning Authority in accordance with Condition (iii)

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.

5 No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:

- all previous uses.
- potential contaminants associated with those uses.
- a conceptual model of the site indicating sources, pathways and receptors.
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not adversely impact water quality within the underlying groundwater body. This groundwater body is particularly sensitive as it is a Principal Aquifer, within a groundwater SPZ 2 associated with a nearby abstraction from the same strata. This is in accordance with paragraph 170 of the National Planning Policy Framework.

6 Prior to any part of the permitted development being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the development does not adversely impact water quality within the underlying groundwater body. This groundwater body is particularly sensitive as it is a Principal Aquifer, within a groundwater SPZ 2 associated with a nearby abstraction from the same strata. This is in accordance with paragraph 170 of the National Planning Policy Framework.

7 No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not adversely impact water quality within the underlying groundwater body via the mobilisation of contamination within the unsaturated zone. The contaminative status of the site must be characterised prior to a surface water drainage risk assessment that includes infiltration SuDS. This is in accordance with paragraph 170 of the National Planning Policy Framework.

- 8 The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles and cycles to be parked. Thereafter the parking areas shall be retained and maintained for their designated purpose.

Reason: In order to secure appropriate cycling facilities within the application site and to comply with policy within the NPPF.

- 9 Before the above ground construction of the development hereby permitted is commenced, details of the materials to be used in the external elevations shall be submitted to and approved by the Planning Authority and no variations in such materials when approved shall be made without the prior approval, in writing, of the 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 Policies H09 and BE2 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF.

- 10 Prior to the occupation of the development hereby approved further details of the proposed number, positioning and design of the proposed solar thermal panels/photovoltaic panels (including projection from the roof) shall be submitted to and approved in writing by the local planning authority. When approved, the development shall be carried out in accordance with the approved details unless a variation is agreed in writing by the local planning authority.

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 the area and occupiers of nearby properties and to comply with Policy SD9 of the Runnymede 2030 Draft Local Plan and guidance within the NPPF.

- 11 Before the first occupation of the dwellings hereby permitted, the proposed ground and first floor windows serving the living rooms/kitchens in the south eastern elevation within the proposed rear block shall be non-opening and permanently fixed shut. The windows shall be permanently retained in that condition thereafter. In addition, prior to the first occupation of the flats, details of how the flats will be ventilated shall be submitted to and approved in writing by the Local Planning Authority and such details as shall be approved shall be fully implemented and retained and maintained for the lifetime of the development.

Reason: In order to protect the occupiers from associated noise in relation to the neighbouring public house and beer garden, and to ensure the amenities within the flats are acceptable and to comply with saved Policy HO9 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance in the NPPF.

- 12 No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) measures to prevent the deposit of materials on the highway
- (g) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users

- 13 Prior to the commencement of construction of the development hereby approved, details of surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided the submitted details shall:
- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii) include a timetable for its implementation; and
 - iii) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Prior to the occupation of the buildings hereby approved the surface water drainage works shall be carried out and the sustainable urban drainage system shall thereafter be managed and maintained in accordance with the agreed management and maintenance plan.

Reason: To ensure that surface water does not discharge into the surface water sewer and to provide a sustainable development.

- 14 No above ground development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first occupation of the development. This scheme shall include indications of all changes to levels, hard surfaces, walls, fences, access features, minor structure, any existing trees and hedges to be retained, together with the new planting to be carried out, and details of the measures to be taken to protect existing features during the construction of the development.

(b) All hard and soft landscaping works shall be carried out in accordance with the approved details and new planting shall be carried out prior to the occupation of any part of the development or in accordance to the timetable agreed with the Local Planning Authority. Any trees or plants, which within a period of five years of the commencement of any works in pursuance of the development die, are removed, or become seriously damaged or defective, shall be replaced as soon as practicable with others of similar size and species, following consultation with the Local Planning Authority, unless the Local Planning Authority gives written consent to any variation.

Reason: To preserve and enhance the character and appearance of the surrounding area and to comply with saved Policies NE14, NE15 and BE2 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance in the NPPF.

- 15 Prior to the first occupation of the development hereby permitted, a Flood Risk Management Plan (FRMP) shall be submitted to and approved in writing by the Local Planning Authority. The FRMP shall include details of a safe escape route, householder pack, and an agreed monitoring programme. Thereafter the FRMP shall be implemented.

Reason: To maintain control in the interests of public safety and to comply with saved policy SV2 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance in the NPPF.

- 16 Before the first occupation of the dwellings hereby permitted, details of proposed screens to the proposed first floor rear bedroom windows of the front block (closest to Coronation House) and rear bedroom windows at first floor of the rear block (closest to Coronation House) shall be submitted to and approved in writing by the local planning authority. When approved the proposed screen shall be undertaken in complete accordance with the approved details and the screen shall thereafter be retained.

Reason: In order to protect the amenities of the neighbouring residential development at Coronation House and to comply with saved policy H09 of the Local Plan and guidance in the NPPF

17 A minimum of one electric vehicle charging point shall be provided for both the main replacement dwelling (Wentworth Grange) and the new secondary residence building 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 with guidance within the NPPF.

18 Biodiversity

The above ground construction of the development hereby approved shall not commence until details of the measures to improve and enhance biodiversity at the site have been submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented prior to the first use or occupation of the development.

Reason: To enhance biodiversity and to comply with new Policy EE9 of the emerging Runnymede 2030 Local Plan and guidance within the NPPF.

19 Notwithstanding the details shown on the approved plans, further details of the proposed refuse store shall be submitted and approved in writing by the Local Planning Authority to demonstrate how the store will be enlarged to ensure that future refuse collection requirements are accommodated.

Reason: In the interests of a high quality scheme and to comply with saved Policy BE2 of the Runnymede Borough Local Plan Second Alteration 2001, new Policy SD8 of the emerging Runnymede 2030 Local Plan and guidance in 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.

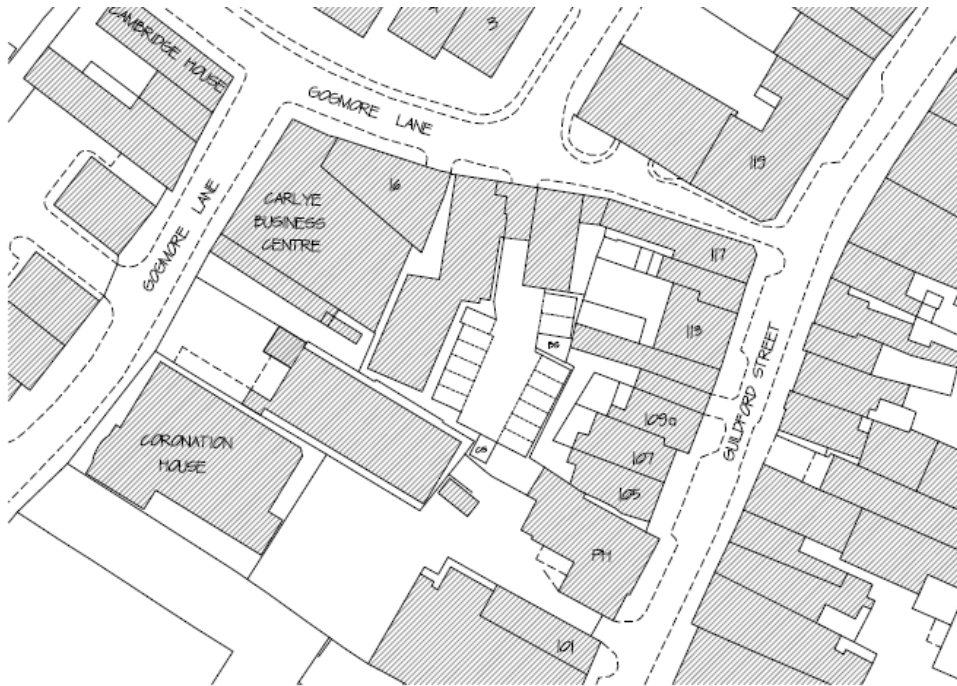
2 SCC Informative - Dirt or Damage on Highway

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).

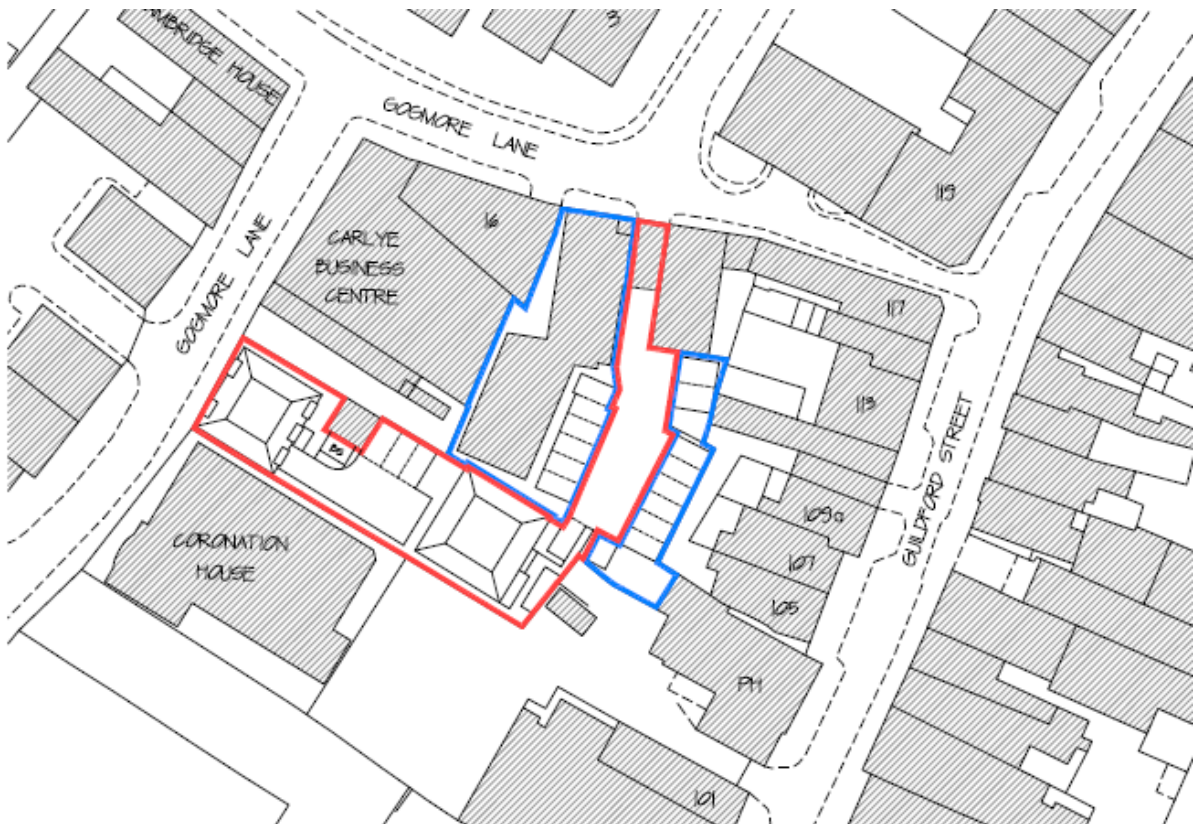
3 The applicant is advised of the advice contained within the Environment Agency's letter 1 April 2020.

RU.20/0250

Existing context plan



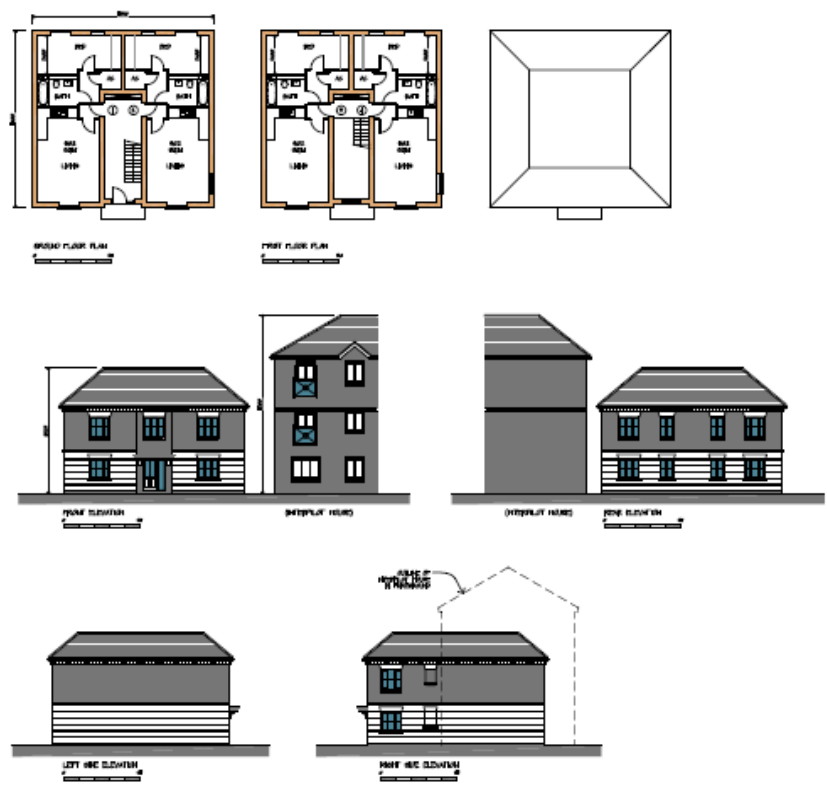
Proposed context plan



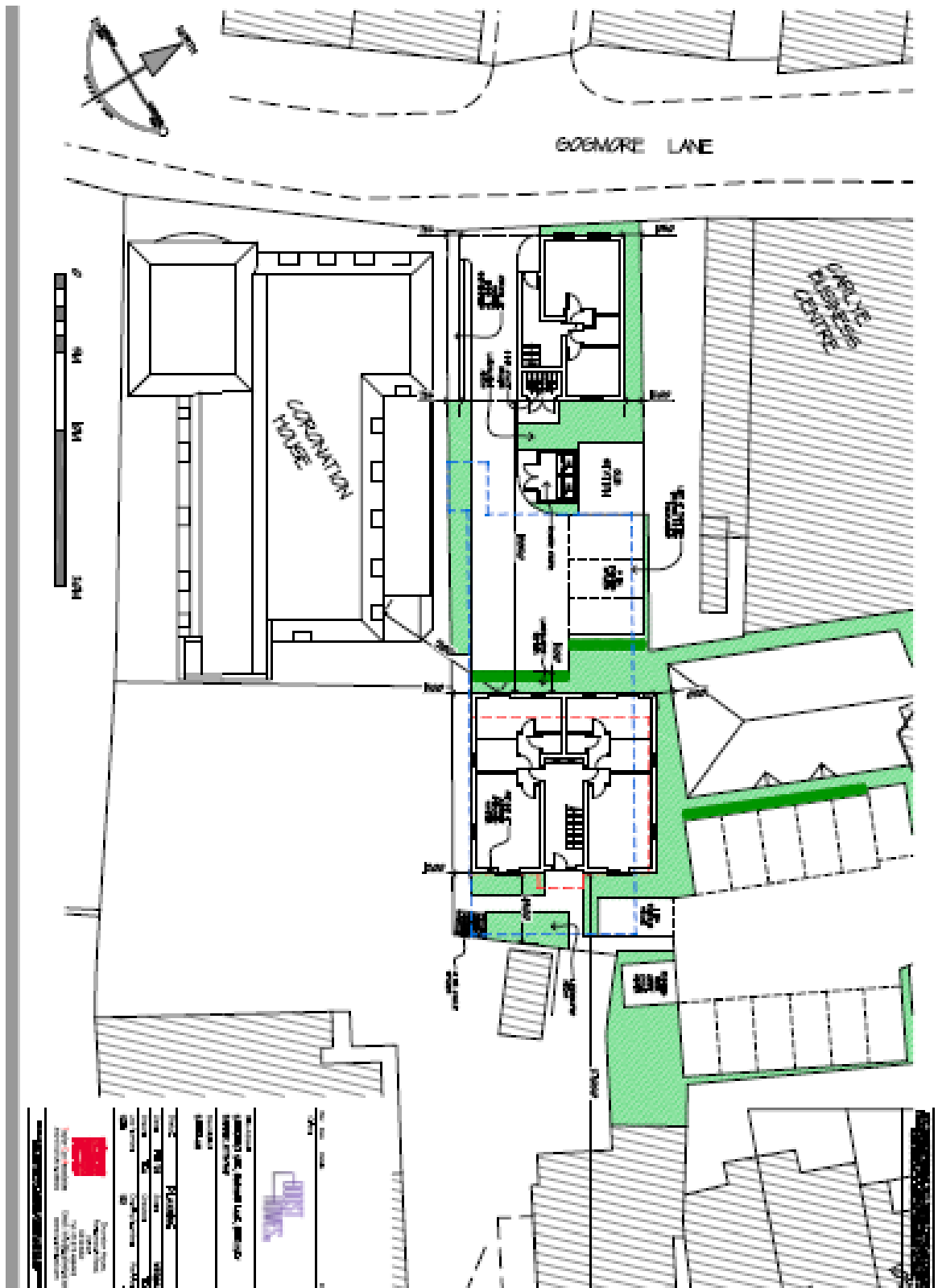
Proposed floorplans and elevations front block



Proposed floorplans and elevations rear block



Proposed site plan





FOR LOCATION PURPOSES ONLY

**American Community School London Road
Englefield Green Egham TW20 0HS**

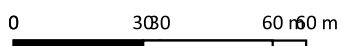
Date: 24/06/2020

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



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SCALE 1:1,750



RU.20/0470



RU.20/0470	Ward:
LOCATION:	American Community School London Road Englefield Green Egham TW20 0HS
PROPOSAL	Demolition of the existing single storey Cedars Building and construction of a two storey academic building and associated landscaping works
TYPE:	Full Planning Permission
EXP DATE	19 June 2020

SUMMARY OF RECOMMENDATION: Grant with conditions

1. Site

1.1 The American Community School is located on the eastern side of London Road, to the south of Englefield Green and north of Virginia Water. Access to the site is off the A30. The school site is surrounded by woodland with Windsor Great Park to the east on the opposite side of the A30 and to the south of the site. To the north are the school playing fields. The School is set back from the A30 and covers a total area of approximately 9.7 ha. The American Community School acquired the site in 1994, formerly the estate of a mansion house built in 1876. The mansion house is now a locally listed building and is sited to the east of the proposed building.

1.2 The school campus comprises a number of single and two storey buildings. The particular part of the site where to which this application refers is located towards the south of the school site adjacent the existing two storey sports centre building. Land levels slope gently upwards from north to south. The buildings on the site are not generally visible from outside the site and are well screened by trees which surround the site particularly to the south. The site lies within a Biodiversity Opportunity Area and areas of land surround parts of the site to the south, east and west are designated priority habitat. The site lies within the Green Belt.

2. Planning history

2.1 The site has an extensive planning history. In the 1970's and 1980's the site was used by the Department of Employment as a residential training centre. The majority of the buildings were erected during their occupation. The most relevant planning history is listed below:

RU.94/0886 – Change of use from training centre to a school with a proportion of student accommodation and ancillary staff accommodation – Granted.

RU.98/0646 & RU.01/0703 – Erection of 2 storey and single storey extensions to Magnolia House – Granted

Five and ten year plans for the development of the school, incorporating extension to existing buildings were approved in 2001 under refs RU.00/1063 and RU.00/1062 respectively. The ten year plan was subsequently renewed under ref RU.03/1406

RU.01/1144 – Extensions to create a new courtyard building to house visual arts department following demolition of the existing mews – Granted

RU.08/1183 – Erection of two storey replacement sports complex with car parking and landscaping following the demolition of the existing building – Granted

RU.09/0437 – Single storey extension to existing High School block to provide 2 science laboratories, one general teaching room and science prep room – Granted

RU.11/0589 & RU.15/1142 – Formation of new pedestrian access following reconfiguration of existing access off London Road and, Installation of traffic signals within the public highway, reconfiguration of internal access roads to create a separate 'in' and 'out' route for vehicles, improvements to pedestrian and cycle access – Granted

RU.17/1197 - Installation of a temporary two storey Portakabin building to be used as additional teaching accommodation for a period of 104 weeks - Granted to 01/09/2019

RU.19/0872 - Retention of two storey Portakabin building for use as additional teaching accommodation for 5 years. Granted

3. Application

- 3.1 Full planning permission is sought for the demolition of the existing single storey Cedars Building and construction of a two storey academic building and associated landscaping works. The proposed building would be sited in very close proximity to and partly linked to the adjacent sports centre building and would be partly positioned on the footprint of the existing Cedar building. The building would have a width of 17.1m and length of 49.3m reducing to 45m. The building has been designed in the form of two interlocking blocks. The first floor would extend beyond the ground floor creating a covered area and walkway. The building would have a height of 7.86m to parapet and includes 4 angled rooflights which would sit just below the height of the adjacent sports building. The southern part of the building would extend into the embankment to the south to utilise existing site levels so that the first floor is just partly elevated above the ground level of the adjacent Diploma centre building to the south which is on higher ground. New steps and ramp will provide access between the first floor of the proposed building and adjacent ground level to the south.
- 3.2 The proposed building would have a rectangular footprint of some 623 sq.m and total floor area of approximately 1432 square metres. The existing building to be demolished is roughly 'L' shaped and has a footprint of 586 sq.m with an additional 254 square metres of covered areas and walkways around the building which would also be removed. The existing building has a total height of 6.23m. The first floor of the proposed building would be clad in natural timber to reflect the surrounding woodland environment. At ground floor concrete and glazing would be used and the angled rooflights would be clad in aluminium to reflect the roof of the adjacent sports centre building.
- 3.3 The application also proposes changes to the hard and soft landscaping surrounding the building. The siting of the building and removal of the existing Cedars Building provides the opportunity to redefine the resulting central space. New tree planting and soft landscaping, surface treatment, seating including amphitheatre seating within the embankment is proposed.
- 3.4 The following supporting information has been submitted with the application: Heritage Statement, Preliminary Ecological Appraisal, Bat Potential Roost Assessment, further Bat surveys and Bat Mitigation Strategy, Energy Statement, Ground Investigation Report, Arboricultural Report and Drainage Strategy. The supporting statement advises that the proposed building will provide much needed new facilities that will enable the school to continue to offer an exceptional learning environment. The building will accommodate a new library and information hub to support all students alongside dedicated classrooms and science labs for diploma students and a new Special Education Needs (SEN) resource base.

4. Consultations

- 4.1 14 Neighbouring properties were consulted in addition to a site notice erected and being advertised in the press and on the Council's website and no letters of representation have been received.

SCC Drainage as LLFA have raised no objections subject to condition.

RBC Drainage – no comments received

RBC Arboriculture has identified some deficiencies with the submitted tree protection details which are not sufficient as they do not take account of the wider site and access in respect of construction related traffic. There are further details required in respect of ground protection.

RBC Contaminated Land Officer – No comments to make

Surrey wildlife Trust have raised no objection but makes a number of recommendations to ensure any protected species including bats are protected. They further recommend no adverse impacts on the adjacent woodland during construction. Given the likely presence of a bat roost a licence from Natural England following planning permission will need to be obtained and actions undertaken as detailed in the Method Statement or alternately undertake the works under the brief of a Registered Consultant (LICL) for bats. Works to areas of roof void should be timed to avoid bat hibernation season (November to Feb inclusive) and further compensatory roost features provided. An updated assessment should be undertaken prior to the felling or works to trees on site. It is recommended that compensatory planting incorporates native species that would help contribute to ecological enhancements and connectivity of the site.

Surrey Bat Group – Considers the submitted surveys to be extremely comprehensive and include mitigation, compensation and enhancements. A condition is recommended to require all recommendations made in section 6 of the Thompson Report entitled "Further Bat Surveys".

5. Relevant Local Planning Policies

5.1 Saved Policies in the Runnymede Borough Local Plan Second Alteration 2001. GB1, NE12, NE14, NE20, BE13, MV4, MV9.

5.2 The Draft Runnymede 2030 Local Plan has completed its statutory Examination in Public stage and the Planning Inspector's report has been published which concludes that, subject to adoption by the Council of specified modifications therein, the Plan is regarded as sound. As such, it can now be given significant weight in planning decisions having regard to relative out-of-date status of the adopted Runnymede Local Plan Second Alteration 2001 and advice contained in the NPPF. The following draft policies are considered material to the determination of this application: EE1, EE2, EE8, EE9, EE11, EE17, EE13, SD8, SD9

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 presumption against inappropriate development and strict policies apply to protect the open character of the green belt. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are where the proposed development is appropriate within the green belt and impact on openness, visual impact, and impact on existing trees and ecology including protected species.

6.2 The proposed application site is located within the Green Belt where there is a general presumption against inappropriate development. The NPPF regards the construction of new buildings as inappropriate in the Green Belt, subject to several identified exceptions. This includes a replacement building providing it is not materially larger than the building it replaces. It also considers that limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use is not considered inappropriate subject to it not having a greater impact on the openness of the Green Belt than the existing development (paragraph 145g). This is reflected in Policy EE17 of the 2030 Local plan which also identifies considerations to be taken into account when assessing the impact of the proposed development on the openness of the Green Belt. This includes building height of the existing and proposed buildings and deposition within the site, floorspace and footprint, the development envelope and integration with surrounding. Saved Policy GB1 of the Local Plan 2001 sets out a strong presumption against development which would conflict with the purposes of the Green Belt or adversely affect its open character.

6.3 The application proposes the erection of a two storey building in very close proximity to the existing sports centre building following the demolition of an existing single storey building. Whilst the proposed building would be materially larger than the building to be demolished, the application is proposing a redevelopment located within a school campus comprising a number of buildings. The existing building is linked to existing buildings with covered walkways and the proposed building would in part be linked to the adjacent sports centre building. The nature of the site and proposed development is such that it is considered that the proposed new building would, meet with criteria g) which allows for limited infilling, partial or complete redevelopment of previously developed land. provided it, 'would not have a greater impact on the openness of the Green Belt than the existing development'.

6.4 The proposed redevelopment will comprise the reuse of land together with new landscaping following the demolition of The Cedar building. The existing single storey building comprises a large roof form that overhangs the ramped access to the building entrance and adjoining walkways with a total covered area of 840 sq.m which is significantly less than the footprint of the proposed development of 623 sq.m. The proposed 'Ideas' Building is two storeys in height compared to the existing Cedars Building. However, due to the changing levels, this height is only discernible from within the centre of the campus. The building is centrally located within the school campus and would sit alongside the larger existing Sport Centre building and would be lower in height than this adjacent building. The proposed building would not be visible to the wider area beyond the campus, and the campus is itself surrounded by woodland such that the building cannot be seen from any public view point. The building would not extend beyond the existing built envelope of the campus and would not exceed existing height of development. To the south, the existing diploma building whilst only single storey is located on higher ground levels. The ground floor of the proposed building would sit within the embankment in front of the existing Diploma Building, such that the height proposed would be similar to the height of the existing diploma building to the south.

- 6.5 The footprint of the building is located within an existing developed part of the site and is more compacted siting alongside the existing sports centre building compared with the existing building which is 'L' shaped and extends further into the centre of the site. The height of the building, whilst higher than the building it replaces, it is no greater than that of the neighbouring buildings and within the built envelope of the campus. The existing building including the roof and covered areas is bulky; the proposed building has streamlined this bulk into a lengthened building that is nestled close to the existing Sport Centre building, compacting the footprint of development and creating greater openness within the centre of the campus. The siting, height and form of the proposed building relative to the existing built form is not considered to have a greater impact on the openness of the Green Belt than the existing development for the reasons outlined above and is therefore considered fall within the exceptions of para 145g and is not inappropriate development within the Green Belt, and does not harm the open character of the Green Belt and is compliant with saved Policy GB1 and new Policy EE17 of the 2030 Local Plan, and NPPF.
- 6.6 The proposed 'Ideas Building would improve provision within an established educational facility, both in terms of replacing a dated building with a modern building which meets the needs of the users and response well to context including the changing levels, and improving the quality of amenity space within the campus. The NPPF advises (para 94) that Local Planning Authorities should take a proactive, positive and collaborative approach to development that will widen choice in education and further states that great weight should be given to the need to create, expand or alter schools through the preparation of plans and decisions on applications. Whilst the building would not be visible from outside the site, the proposed design is considered to be appropriate for its use and in the context of the wider school campus. The use of timber cladding at first floor reflects the woodland setting of the campus. The western elevation would be largely obscured by sports centre building with the ground floor eastern elevation to be glazed. The overhang of the first floor would ensure that any light spill is minimised.
The siting of the building creates an open core within the campus with enhanced landscaping proposed and through the removal of the existing building helps to enhance the setting of the existing locally listed building to the west. The proposed development would be compliant with Policy EE8 of the 2030 Local Plan requiring the preservation of the setting of heritage assets including locally listed buildings.
- 6.7 The proposed extension is located within the built envelope of the existing school and is some distance from the nearest neighbouring residential property. The proposed development would therefore not result in harm to the amenities of neighbouring residential properties and in this respect would be compliant with policy EE1 of the 2030 Local Plan.
- 6.8 Saved Local Plan Policy NE20 states that a development proposal will only be permitted where it does not cause demonstrable harm to species of animal and plant or its habitat protected by legislation. Emerging Policy EE9 requires development to achieve net gains in biodiversity through the creation or expansion, restoration, enhancement and management of habitats and features. This is entirely reflective of national guidance. The application is accompanied by an Ecological Report, together with Bat Survey report and proposed mitigation. The submitted Bat Survey report suggests the presence of a bat roost within the Cedar Building which is to be demolished. The report recognises the requirements for a licence prior to demolition. Mitigation measures are proposed. Surrey Bat Group has considered the submitted information and considers the submitted surveys to be extremely comprehensive and include mitigation, compensation and enhancements. They have recommended a condition to require all recommendations made in section 6 of the Thompson Report entitled "Further Bat Surveys" to be undertaken. Ecological enhancements are encouraged through the NPPF and 2030 Local Plan policies (SD8 and EE11). The submitted Ecology report includes recommendations for construction and mitigation measures including planting species to encourage night flying insects and additional bat boxes. Having regard to policy requirements and the sensitivity of the site close to priority habitats and within a Biodiversity Opportunity Area, a condition is recommended to secure full details of the proposed enhancement measures and their implementation.
- 6.9 Saved Local Plan policies NE12 and NE14 seek to protect significant trees and make provision for new planting. Emerging Policy EE11 seeks to enhance green infrastructure and habitat connectivity particularly in Biodiversity Opportunity Areas which is consistent with the provisions of the NPPF. An arboricultural report has been submitted with the application which identifies that a total of seven trees and one group of trees will be removed as part of the development. Six of these trees are classified as 'C' category which are considered to be either of poor quality or low amenity value, and 1 group of 'B' category birch trees. This includes a giant sequoia which is recommended for removal due to its current condition. Four new trees are to be planted that will help to offset these losses. There are a

significant number of trees within the school grounds and to the south, east and west the site is surrounded by woodland. Therefore those trees to be removed would have very limited impact on overall tree coverage on the site and in context with the wider area, in addition and new planting is proposed to offset the loss. Existing trees to be retained are to be protected during demolition and construction however the Councils Tree Officer has identified some deficiencies in respect of the information provided which require further details in respect of ground protection as well as the need to have wider regard to tree protection and traffic movements. Whilst some details have been provided at this stage, a condition is recommended to secure details of tree protection measures including Construction management plan having regard to the extent of tree cover within and surrounding the site not just within the immediate surrounds of the proposed development, including access to the site.

- 6.10 An Energy Statement has been submitted with the application indicating a fabric first approach and energy efficiency design, suggesting that the proposed building is expect to achieve a total 14.2% co2 reduction and 12.4% reduction from use of low carbon technologies. The use of air source heat pumps is identified as the most suitable renewable technology. This suggests the proposed development would comply with the requirements of Policy SD9 of the 2030 Local Plan in seeking to ensure energy efficiency and use of renewables and in accordance with the NPPF (para 148). As full details confirming the proposed renewable energy provision have not been provided as part of the application a condition is recommended to secure further details and provision.
- 6.11 The site is situated in Flood Zone 1 which has the lowest risk of flooding. Policy EE13 of the 2030 Local Plan requires all new development to ensure that sustainable drainage systems are used for the management of surface water unless demonstrated to be inappropriate. The application is accompanied by a Drainage strategy. In respect of surface water drainage it is proposed to utilise much of the existing infrastructure as part of the proposed drainage strategy. The development will result in an increase in impermeable area. Therefore, in order to offset the increase it is proposed to incorporate SuDS through the form of a permeable resin bound surface to the main hardstanding area in front of the building. The LLFA have raised no objections to the application subject to the inclusion of suitable conditions.

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 development is considered to be appropriate development within the green belt, and is considered to be acceptable having regard to design and appearance, heritage and subject to appropriate conditions will not result in harm to existing tree coverage and ecological impacts including protected species. The development has been assessed against the following Development Plan policies – saved Policies GB1, NE12, NE14, NE20, BE13, MV4, MV9 of the Runnymede Borough Local Plan Second Alteration April 2001, Policies EE1, EE2, EE8, EE9, EE11, EE13, EE17, SD8 and SD9 of the 2030 Local 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:

List of plans all received 06.03.2020:

PD-1001 Rev.A - Site Location Plan
PD-1001 Rev.A - Existing Context Plan
PD-1002 Rev.A - Proposed Context Plan
PD-1003 Rev.A - Existing Site Plan
PD-1004 Rev.A - Proposed Site Plan Ground Floor
PD-1005 Rev.A - Proposed Site Plan First Floor
PD-1006 Rev.A - Demolition Plan
PD-1010 Rev.A - Proposed Ground Floor Plan
PD-1011 Rev.A - Proposed First Floor Plan
PD-1012 Rev.A - Proposed Roof Plan
PD-1200 Rev.A - Existing Sections
PD-1201 Rev.A - Proposed Sections
PD-1300 Rev.A - North and East Proposed Elevations
PD-1301 Rev.A - South and West Proposed Elevations
653.03.101 - General Arrangement - area Around Building
653.03.106 - Trees Retained and Removed
653.03.111 - Site Section - Eastern facade
653.03.111 - Site Section - Southern facade
219103-C-901 Rev.P03 - Proposed Drainage GA
219103-C-910 P02 - Typical Drainage GA
PD-1350 Rev.A - Cedar Elevation Existing - received 23.03.2020

And the following supporting documents:

" Arboricultural Report, including Impact Assessment and Method Statement
" Drainage Strategy Technical Note (February 2020)
" Desk Study and Ground Investigations Report (December 2019)
" Energy Statement (January 2020)
" Heritage Statement (February 2020)
" Preliminary Ecological Appraisal (November 2018)
" Bat Potential Roost Assessment (May 2019)
" Further Bat Surveys (August 2019)
" Bat DNA Analysis (October 2019)
" Bat Mitigation Strategy (January 2020)

Reason: To ensure an acceptable scheme and to comply with saved Policies GB1, NE12, NE14, NE20, BE13, MV4, MV9 of the Runnymede Borough Local Plan Second Alteration April 2001 and Policies EE1, EE2, EE8, EE9, EE11, EE13, EE17, SD8 and SD9 of the 2030 Local Plan.

- 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 GB1 of the Runnymede Borough Local Plan Second Alteration April 2001, Policies EE1 and EE17 of the 2030 Local plan and guidance within the NPPF.

- 4a Prior to any demolition works a bat roost licence from Natural England shall be obtained or alternatively the works shall be undertaken under the brief of a Registered Consultant (LICL) for bats as set out within the submitted reports and confirmation shall be submitted to the Local Planning

Authority prior to demolition. The development hereby approved shall be undertaken in strict accordance with the recommendations made in section 6 of the Thompson Report entitled "Further Bat Surveys" and works to areas of roof void should be timed to avoid bat hibernation season (November to Feb inclusive).

Reason: In order to safeguard protected species and to comply with saved policy NE20 of the Runnymede Borough Local Plan Second Alteration April 2001, Policies EE2 and EE9 of the 2030 Local plan and guidance within the NPPF

- 4b Prior to the above ground construction, details of proposed compensatory bat roost features shall be submitted for the prior approval in writing of the Local Planning Authority and shall thereafter be implemented in accordance with the approved details prior to first occupation of the approved building.

Reason: In order to safeguard protected species and to comply with saved policy NE20 of the Runnymede Borough Local Plan Second Alteration April 2001, Policies EE2 and EE9 of the 2030 Local plan and guidance within the NPPF

5 Suds

The development hereby approved shall be undertaken in accordance with the submitted surface water drainage scheme. Prior to the construction of development (excluding demolition), 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 shall be submitted to the Local Planning Authority for approval in writing and shall thereafter be implemented in accordance with the approved details

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 site.

- 6 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 the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS.

7 Renewable energy

Prior to the first occupation of the development 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).

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 External lighting and floodlighting

Before any external lighting, including floodlighting, is installed at the site, details shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include proposed hours of use and measures to ensure that no direct light is projected into the atmosphere above the lighting

installation Development shall be carried out in accordance with the approved details and be retained as such thereafter.

Reason: To minimise light spill given the sites green belt location to protect wildlife including bat habitats, and to comply with saved Policies GB1 and NE20 of the Runnymede Borough Local Plan Second Alteration 2001, and policies guidance within the NPPF, and Policy EE1, EE2, EE9 and EE17 of the Runnymede 2030 Draft Local Plan.

9 Tree protection

Notwithstanding the details submitted, prior to the commencement of any works hereby approved, including demolition, and before any equipment, machinery or materials are brought on to the site, an updated Tree Protection Plan and method statement and include a Construction Transport Management Plan, shall be submitted to the Local Planning Authority for approval in writing. This shall include details to how construction traffic and site operations will be managed with regards to the protection of trees to be retained. Tree protective measures shall be installed in accordance with the approved details. Once in place, photographic evidence of the protective measures shall be submitted to the Local Planning Authority (LPA) for approval.

The works shall be carried out in accordance with the approved details, 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, Policies EE2 and EE9 of the 2030 Local Plan and guidance within the NPPF.

10 Landscaping

a. Notwithstanding the details submitted with the application, the building hereby approved shall not be occupied until full details the soft landscaping works have been submitted to and approved in writing by the Local Planning Authority (LPA) which take account the advice of Surrey Wildlife Trust, and these works shall be carried out as approved prior to the first occupation of the development. This scheme shall include the existing trees and hedges to be retained, together with the new planting to be carried out.

b. All soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of any part of the development or in accordance to the timetable agreed with the LPA. Any trees or plants, which within a period of five years of the commencement of any works in pursuance of the development die, are removed, or become seriously damaged or defective, shall be replaced as soon as practicable with others of similar size and species, following consultation with the LPA, unless the LPA gives written consent to any variation.

Reason: To preserve and enhance the character and appearance of the surrounding area and to comply with saved Policies NE14, NE15 and GB1 of the Runnymede Borough Local Plan Second Alteration 2001, Policies EE1, EE9, EE11 of the 2030 Local Plan and guidance within the NPPF.

11 Biodiversity

The above ground construction of the development hereby approved shall not commence until details of the measures to improve and enhance biodiversity at the site have been submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented prior to the first use or occupation of the development.

Reason: To enhance biodiversity and to comply with guidance within the NPPF and Policies EE9 and EE11 of the 2030 Local Plan

- 12 Construction transport management plan
In association with condition 8 above, no development shall commence until a Construction Transport Management Plan, to include details of:

- a. parking for vehicles of site personnel, operatives and visitors;
- b. loading and unloading of plant and materials;
- c. storage of plant and materials;
- d. programme of works (including measures for traffic management);
- g. vehicle routing;
- k. on-site turning for construction vehicles;

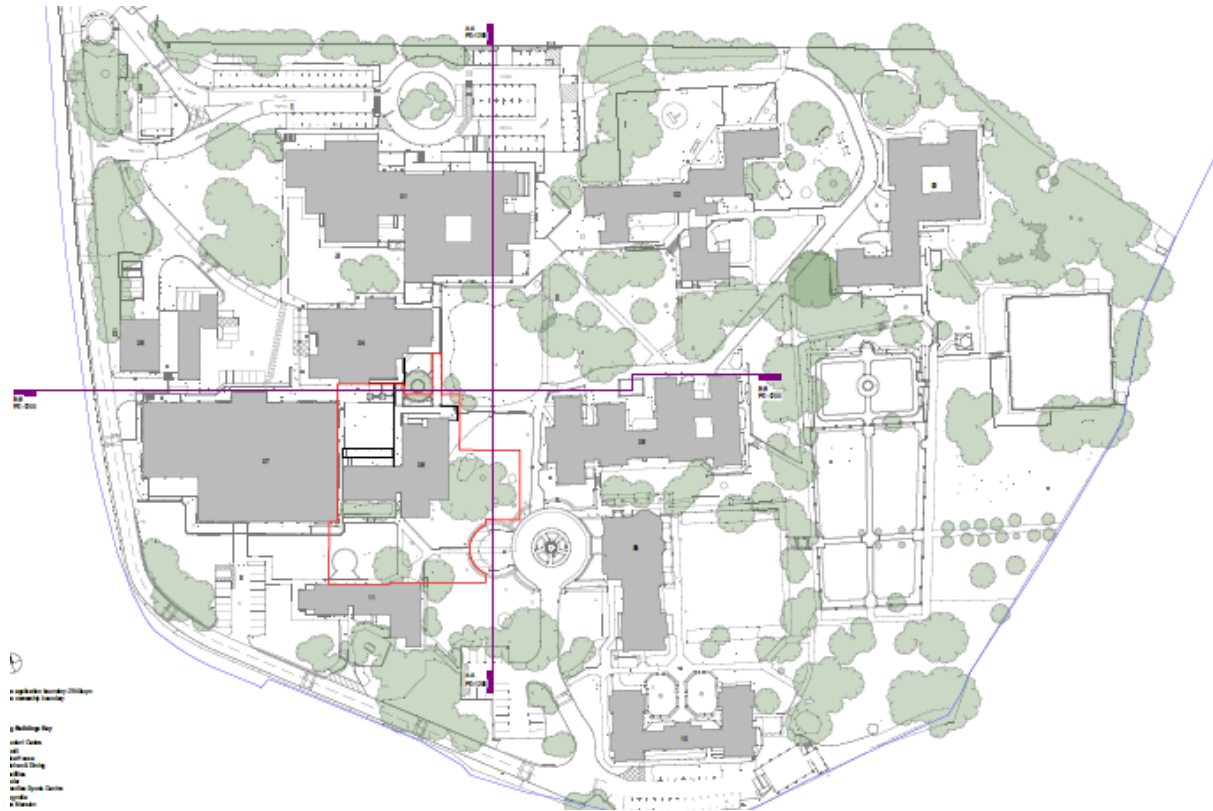
has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and ensure existing trees to be retained are suitably protected from construction traffic and works, and to comply with saved Policy MV4, NE12 and NE14 of the Runnymede Borough Local Plan Second Alteration 2001, Policies EE2 and EE11 of the 2030 Local Plan and guidance within the NPPF.

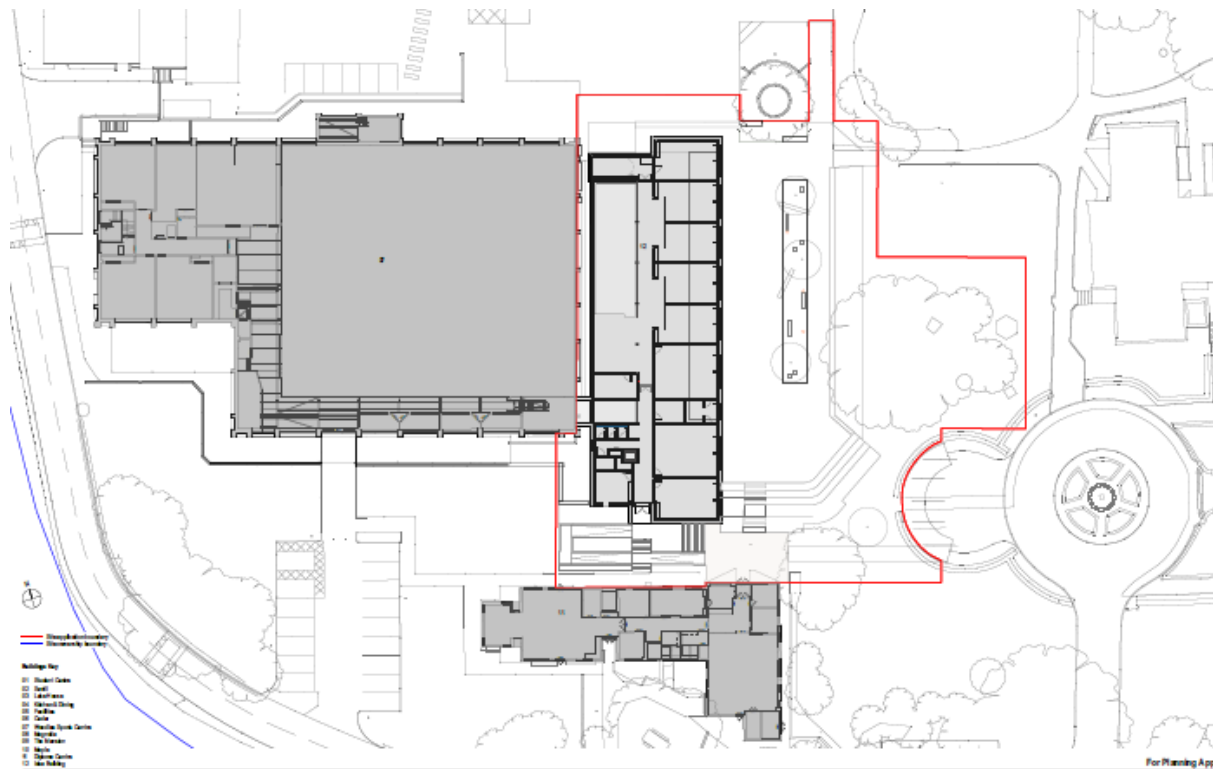
Informatives:

- 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 Habitat Trees
Many trees contain wildlife such as bats and nesting birds that are protected by law. The approval given by this notice does not override the protection afforded to these species and their habitats. You must take any necessary steps to ensure that the work you are carrying out will not harm or disturb any protected species or their habitat. If it may do so you must also obtain permission from Natural England prior to carrying out the work. For more information on protected species please go to www.naturalengland.gov.uk
- 3 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.
- 4 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.

Existing context plan



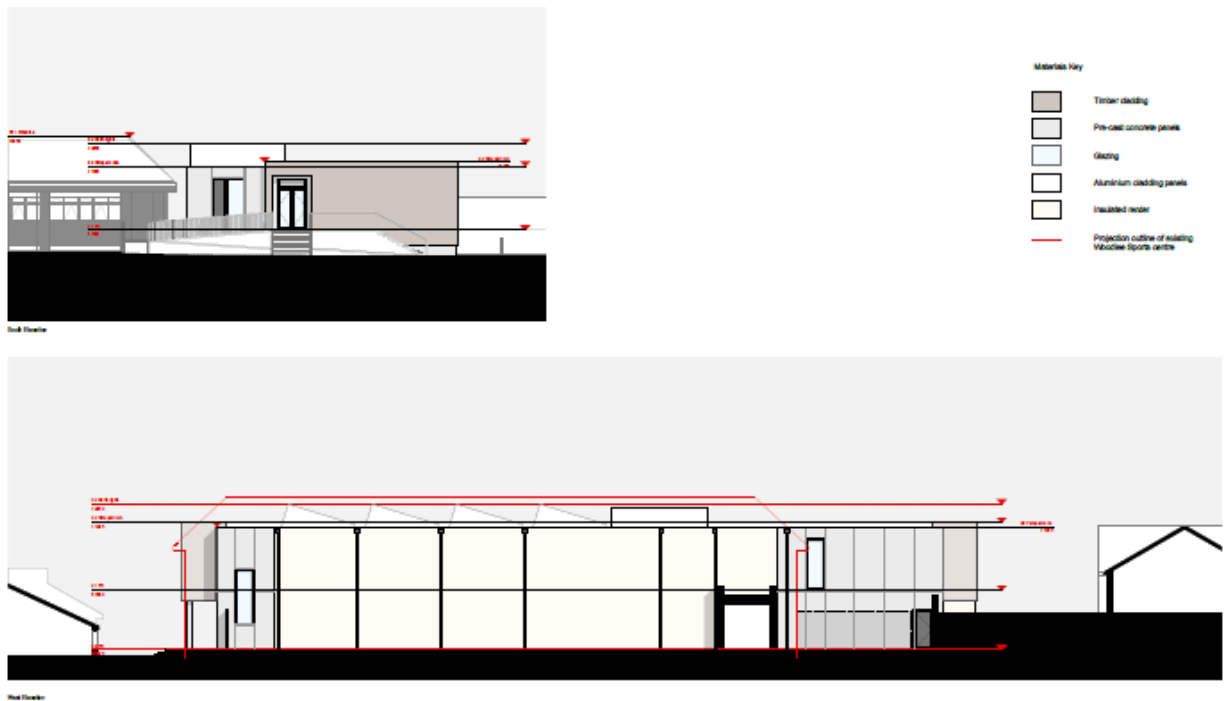
Proposed new building location



Proposed elevations



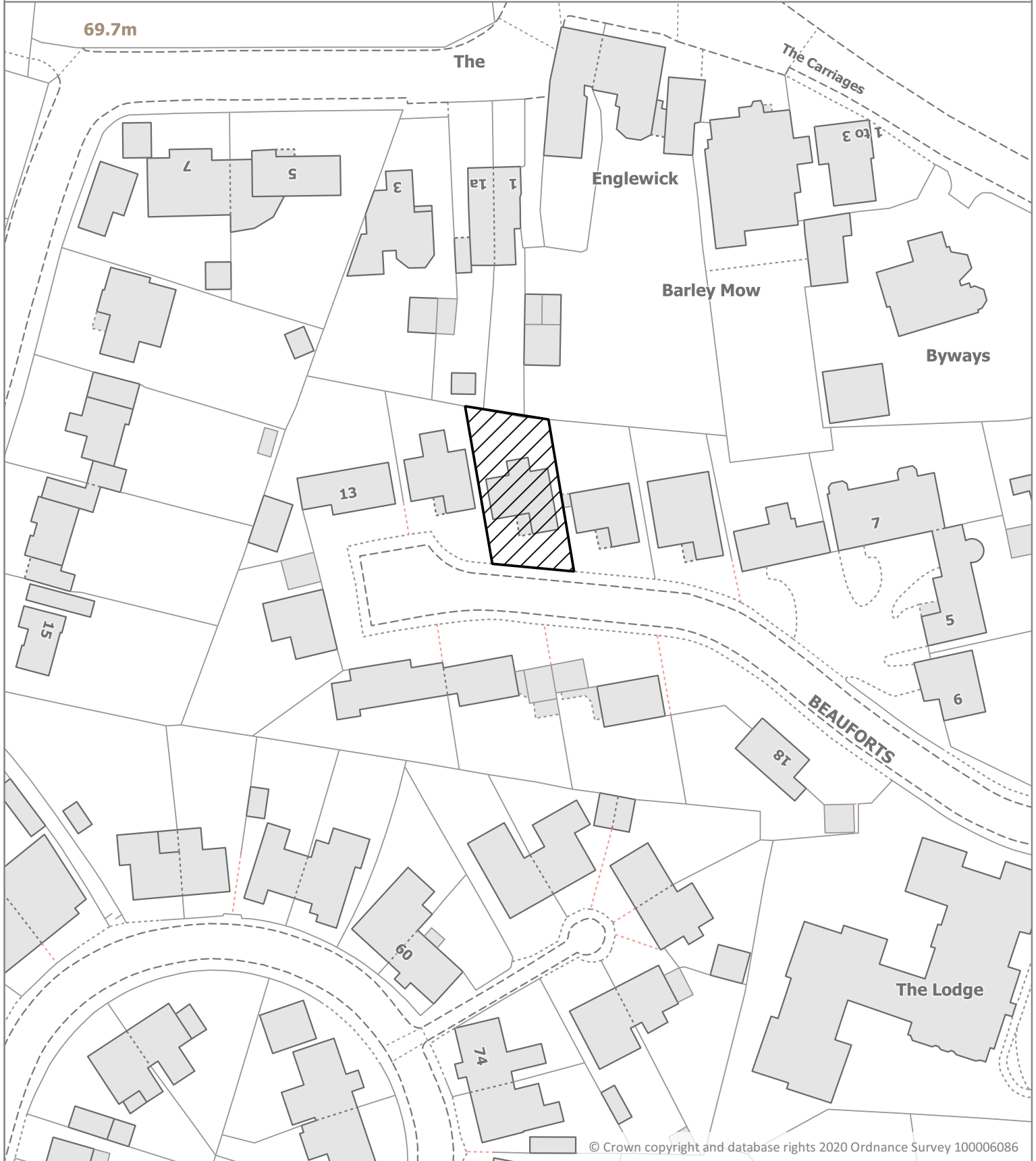
Proposed elevations





Date: 24/06/2020

11 Beauforts Englefield Green TW20 0DW



SCALE 1:850

0 10 20 m

RU.19/0489



RU.20/0489	Ward:
LOCATION:	11 Beauforts Englefield Green TW20 0DW
PROPOSAL	Part single, part two storey front and rear extensions. (amended plans received 08/06/2020)
TYPE:	Full Planning Permission
EXP DATE	27 May 2020

SUMMARY OF RECOMMENDATION: Grant with conditions

1. Site

1.1 The application site is a two storey detached dwelling on the northern side of Beauforts. Beauforts is characterised by two storey detached dwellings of a similar age and style. The application site is set back from the road with an area of off street parking to the front and an integral garage which projects forwards with a front porch area. The application site has a single storey rear extension and the rear of the site is bounded by a standard height wall and vegetation. Neighbouring property No. 12 Beauforts is a two storey detached dwelling which is set further back than the application site and has an integral garage which projects forwards with a front porch and has a single storey rear extension. No. 10 Beauforts is also a two storey detached dwelling which is set further forwards than the application site and has an integral garage which projects forwards with a front porch. There are residential properties to the rear, Nos. 1, 1a and 3 Northcroft Road, and The Coach House and Englewick, the latter two being Grade II Listed buildings. The application site is within the Urban Area and abuts the Englefield Conservation Area to the rear.

2. Planning history

2.1 Relevant planning history is detailed below.

EGH.67/10084/5 Rear extension to dining room on plots 7, 8, 9, 10, 13 and 14 T.P.3 no. 9541 K/as 11, 10, 9, 8, 5 and 6 Beauforts. Grant Consent- subject to conditions July 1967

EGH.65/10084/3 Revised estate layout T.P.3 no. 8961 K/as Beauforts. Grant Consent- subject to conditions January 1966

EGH.65/10084 Demolition of existing house, construction of estate road and erection of 18 detached houses with garages T.P.3 no. 8646 K/as Beauforts. Grant Consent- subject to conditions May 1965

EGH.64/9594 Demolition of existing house and development of land as site for 18 detached houses and garages T.P.3 no. 8358 K/as Beauforts. Outline Application. Grant Consent- subject to conditions November 1964

3. Application

3.1 This application seeks permission for a part two storey part first floor front extension and part single part two storey rear extension. The plans have been amended during the course of the application to retain a flat roof over the front garage projection, and to reduce the depth of the rear extension from 3.3 metres to 3 metres. The front extension includes a part single, part two storey and part first floor front extension over the existing garage which projects to the front. The ground floor element, which will serve a porch, will have a depth of 3.2 metres, a width of 1.8 metres and height to flat roof of 2.5 metres. The first floor element will have a depth of 2.2 metres, width of 6.3 metres and height to ridge of roof of 6.3 metres with a crown roof. The eaves height will be 5.1 metres. The front additions include two windows to be reinserted at first floor level, the front door (with a window to the side) to be repositioned to the front of the porch at ground floor level and a window on the western side elevation of the front extension at ground floor level.

3.2 The rear extension includes a part single storey part two storey rear extension. The extension will extend across the full width of the house at ground floor level and the first floor will have a narrower width, being set in from the eastern side elevation. The width of the rear extension will be 10.4 metres (6.8 metres at first floor), with a depth of 3 metres (as amended) and height to ridge of roof of 6.3 metres with a double pitched roof. The single storey element closed to the neighbour will have height of 3 metres with a flat roof. The rear extension will have bi-fold doors and patio doors at ground floor level and two windows at first floor level on the rear elevation. Additionally, a window on the eastern side elevation at first floor level is proposed to be

repositioned and a door on the side elevation is proposed to be removed. A patio is also proposed to the rear of the property.

4. Consultations

4.1 7 Neighbouring properties were consulted in addition to being advertised on the Council's website and 10 letters of representation have been received which raise the following concerns.

- Disproportionate to the site and causing loss of privacy and daylight to surrounding properties
- Proportions of the rear development would leave little space and would likely necessitate removal of tree and shrub vegetation.
- The proposed front extension changes the character drastically of the 4 smaller properties (No. 9, 10, 11 and 12) which occupy smaller plots with corresponding smaller rear gardens
- Visual change and loss of sunlight and daylight due to rear extension will be considerable for neighbouring properties
- Comparisons to developments at No. 1, 16 and 17 are not accurate as these are larger properties with larger plots
- The proposal will spoil the look of the close and will give a precedent for future development
- The proposed front extensions will significantly affect the traditional character of the Close by building over the garage, forward of what effectively represents the existing building line
- A previous neighbour enquired about extending the front of their property but was refused
- The proposal would represent a significant over development of a relatively small plot
- The proposal is not in keeping with the design of the other adjacent properties and will affect the outlook of adjacent houses
- The proposal will not be sympathetic to the street scene
- The current symmetry (particularly of Nos 9, 10, 11 and 12) is very attractive. The proposal will destroy this building symmetry.
- Might reduce the garden depth to below 10.6 metres
- Negative impact on our privacy and amenity
- The proposal will have an overbearing impact on neighbouring property
- Shadowing and loss of light that will be caused to neighbouring property as a result of the development
- Negative impact on the street scene
- Overdevelopment of the site, reducing green space and reducing flood plain in an area prone to recent flooding
- Two storey addition will impede light to garden and will overlook neighbouring garden to rear
- A single storey extension that does not take up all the garden would be more appropriate.
- Loss of privacy due to two storey rear extension which will be too close to the boundary
- Will have to carry out works on trees to make the proposal work.

Neighbours have been re-notified of the amended plans which have been submitted. Any additional comments received will be included in the written addendum.

Englefield Green Village Neighbourhood Forum- no comments received

5. Relevant Local Planning Policies

5.1 Saved Policies in the Runnymede Borough Local Plan Second Alteration 2001: HO9, BE2, BE5 and BE10

5.2 The Draft Runnymede 2030 Local Plan has completed its statutory Examination in Public stage and the Planning Inspector's report has been published which concludes that, subject to adoption by the Council of specified modifications therein, the Plan is regarded as sound. As such, it can now be given significant weight in planning decisions having regard to relative out-of-date status of the adopted Runnymede Local Plan Second Alteration 2001 and advice contained in the NPPF. The following draft policies are considered material to the determination of this application: EE1, EE4 and EE5

5.3 *Council's SPG – Householder Guide (July 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 urban area where the principle of such development is considered to be acceptable 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 the impact of the proposed extension of the visual amenities of the street scene and the residential amenities of the occupiers of the adjacent neighbouring properties. Special consideration is also given to the impact of the proposal on the conservation area and Grade II listed buildings located to the rear of the site.
- 6.2 The Council's Householder Guide advises that front extensions are generally the most visible form of extension and can have a significant impact on the character of the area. If they are too large, too close to a boundary or extend significantly beyond the general lines of the fronts of the houses in a road they are unlikely to be acceptable. The proposed front extension would be highly visible when viewed from Beauforts from the west. However, when viewed from the east, views of the proposed extension would be screened by No. 10 Beauforts which is set further forwards than the application dwelling. The proposed single storey element of the front extension does not extend beyond the existing front garage projection and the two storey element is set back from the front elevation of the garage by 1 metre. The plans have been amended since the original submission to keep the flat roof element of the garage which is in keeping with the surrounding properties and to amend the roof of the two storey front element to be a crown roof to be in keeping with the main dwelling and the other properties within Beauforts. The proposal would not extend beyond the general building line of the dwellings and would not extend beyond the front elevation of neighbouring property No. 10 Beauforts and the ridge height is set 1.4 metres below that of the main dwelling so is considered to be subservient to the host dwelling. Therefore, it is considered that due to the set back and pitched roof form the proposal would not appear over-dominant or overbearing within the street scene. Several letters of representation raised concerns over the front extension due to the impact on the street scene. The proposed two storey/ first floor front extension would be the first extension of this kind within Beauforts and therefore this will change the street scene. However, officers consider that although there would be this change, the amended design with the flat roof over the garage, and the amended front roof, would maintain the high quality of the area. In respect of the design of the rear extension, it is considered that this also has been designed sympathetically and would be subservient to the existing dwelling. It would be visible from surrounding properties, but would not feature within the street scene of Beauforts. To the rear of the site is the Englefield Green Conservation Area and several listed buildings (Englewick and The Coach House). It is considered the proposal has been sensitively designed and is not considered to have a negative impact on the conservation area or the setting of these listed buildings in accordance with saved Policies BE5 and BE10, and new policies EE4 and EE5. It is therefore considered that the proposed development at the front and rear of the dwelling, would not be harmful to the street scene of Beauforts, would maintain the high quality of the area, and would also preserve the character and appearance of the Conservation Area and setting of the listed buildings to the rear. The proposal therefore is considered to comply with Saved Policies BE2, HO9, BE5, BE10 the Householder Guide, and Draft Policies EE1, EE4 and EE5 in these respects.
- 6.3 In terms of impact on neighbouring amenities, the proposed front extension will be located on the eastern side of the property and will not extend beyond the existing side elevation therefore maintaining a good separation distance to both neighbouring properties. One window is to be repositioned on the eastern elevation at first floor level. The repositioned window will serve a bathroom and will therefore be obscurely glazed so will not have a negative impact on the residential amenity of the neighbouring property No. 10 Beauforts. The proposed extension would not extend beyond the front elevation of No. 10 Beauforts so the proposal is not considered to have an overbearing or overshadowing impact on this neighbouring property. The proposed front extension is located away from No. 12 Beauforts so will not be overbearing towards this neighbouring property. A window is proposed to be inserted on the western side elevation of the front extension at ground floor level which is proposed to be obscurely glazed in order to protect the privacy of No. 12 Beauforts. Two windows of the same size are to be reinserted into the front elevation at first floor level which is not considered to be materially different from the existing situation.
- 6.4 When considering rear extensions, the Council's SPG advises that two storey rear extensions should not extend beyond a 45 degree line taken from the centre of the nearest neighbour's window. Additionally, the Council's SPG advised that ground floor rear extensions should not extend more than 3 metres from the rear of the property and should not extend beyond a 60 degree

line taken from the centre of the nearest neighbours window. The amended plans have reduced the depth of the entire rear extension to 3 metres in accordance with the guidance, and the extension at both ground and first floor levels, would not breach either the 60 degree or 45 degree splaylines from either neighbour to the side. With respect of No.12 Beauforts, the proposal will not extend beyond the rear elevation of this property due to No. 12 being set further back than the application site. The two storey part of the extension would be on the rear closest to No. 12 Beauforts, set in from the eastern side, leaving only the single storey element located closest to No. 10 Beauforts. There would be no first floor windows in the side elevation facing No. 12 and the proposed rear bedroom window at first floor would have views towards the flank elevation of this neighbour, such that there would be no loss of privacy to No. 12. There would be no windows on the first floor side elevation facing No. 10 Beauforts and the nearer rear window would serve a bathroom and this could be obscurely glazed by condition, to maintain privacy to the rear garden of No. 10. The separation distance from the two storey element to the boundary would ensure that there would be no significant overbearing to this neighbour although it would be visible from the rear garden. The proposed single storey rear element is to have a flat roof which will have a height of 3 metres which is also not considered to have an overbearing impact on No. 10, with no windows at ground floor facing No. 10. In fact an existing side door would be blocked up. There would be a degree of additional overshadowing to the rear garden of No. 10 Beauforts, possibly in the early evening, but it is considered that the existing dwelling already results in some overshadowing and the proposed extension, with its reduction in depth to 3 metres would ensure that the amenities of the neighbour remain acceptable and high standard. Taking all these factors into account, it is considered that there would be an acceptable relationship with these neighbouring dwellings, and their amenities would be maintained.

- 6.5 With regard to the impact on the neighbouring properties to the rear of the site (Nos. 1 and 1A Northcroft Road), there are existing views from the first floor rear bedroom and Juliet balcony towards these neighbours (with a bathroom window in addition). The proposed two storey extension would be 3 metres closer to these neighbours, but there would only be one bedroom window and a bathroom window (to be obscurely glazed) as proposed. The bedroom window would be approximately 30 metres from the rear elevations of these dwellings to the north, which will maintain privacy to the rear facing rooms and avoid harm to outlook and overshadowing. There would be views from the bedroom window towards the rear gardens of these neighbours and obliquely towards Englewick and No. 3 Northcroft Road, but it is considered that existing screening and several outbuildings will maintain privacy. There is a greater separation to The Coach House and this would not be affected. There would be first floor bedroom windows on the front elevation over the garage, but it is considered the separation distances to Nos. 17 and 18 Beauforts opposite the site would ensure privacy is maintained. Therefore, it is considered that the proposed extensions would not harmfully impact on the residential amenity of neighbouring properties and the proposal is considered to comply with Saved Policy HO9 and Draft Policy EE1.

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 development is considered to be visually acceptable, would maintain residential amenities of neighbouring dwellings, and will preserve the character and appearance of the conservation area and setting of listed buildings. The development has been assessed against the following Development Plan policies – saved Policies HO9 and BE2, BE5, and BE10 of the Runnymede Borough Local Plan Second Alteration April 2001, policies EE1, EE4 and EE5 of the Runnymede 2030 Local Plan, 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:

3399-01/BK, 3399-02/BK, 3399-03/BK, rec, received 01/04/2020

3399-04/BK Rev A, 3399-05/BK Rev A, 3399-06/BK Rev B, 3399-07/BK Rev B, 3399-09/BK Rev A received 09/06/2020

Reason: To ensure an acceptable scheme and to comply with saved Policy BE2 of the Runnymede Borough Local Plan Second Alteration 2001.

3 External material (materials to match)

The development hereby permitted shall be completed with external materials of a similar appearance to those used in the construction of the exterior of the existing building to which it is attached.

Reason: To ensure that the proposed works harmonise with that existing in the interests of visual amenity and to comply with saved Policy BE2 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF.

4 Obscure glazing

Before the first occupation of the rear extension hereby permitted, the first floor bathroom window in the rear elevation shall be fitted with obscured glazing (at Pilkington Glass Level 4 or equivalent) and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.

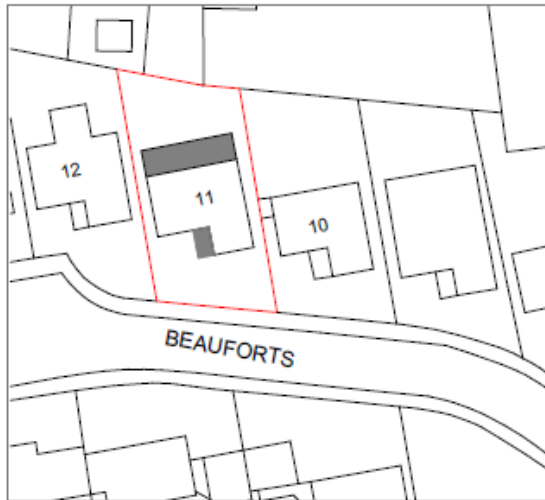
Reason: To avoid overlooking into the adjoining properties and to comply with saved Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF.

Informatives:

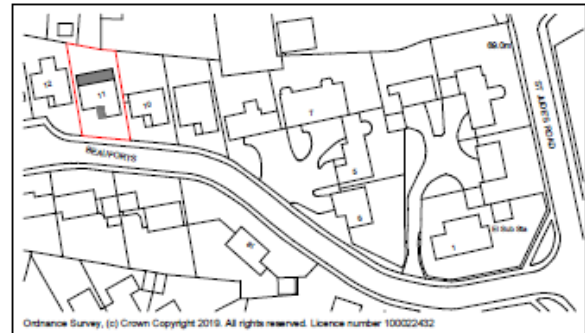
1 The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

RU.20/0489

Block plan and location plan

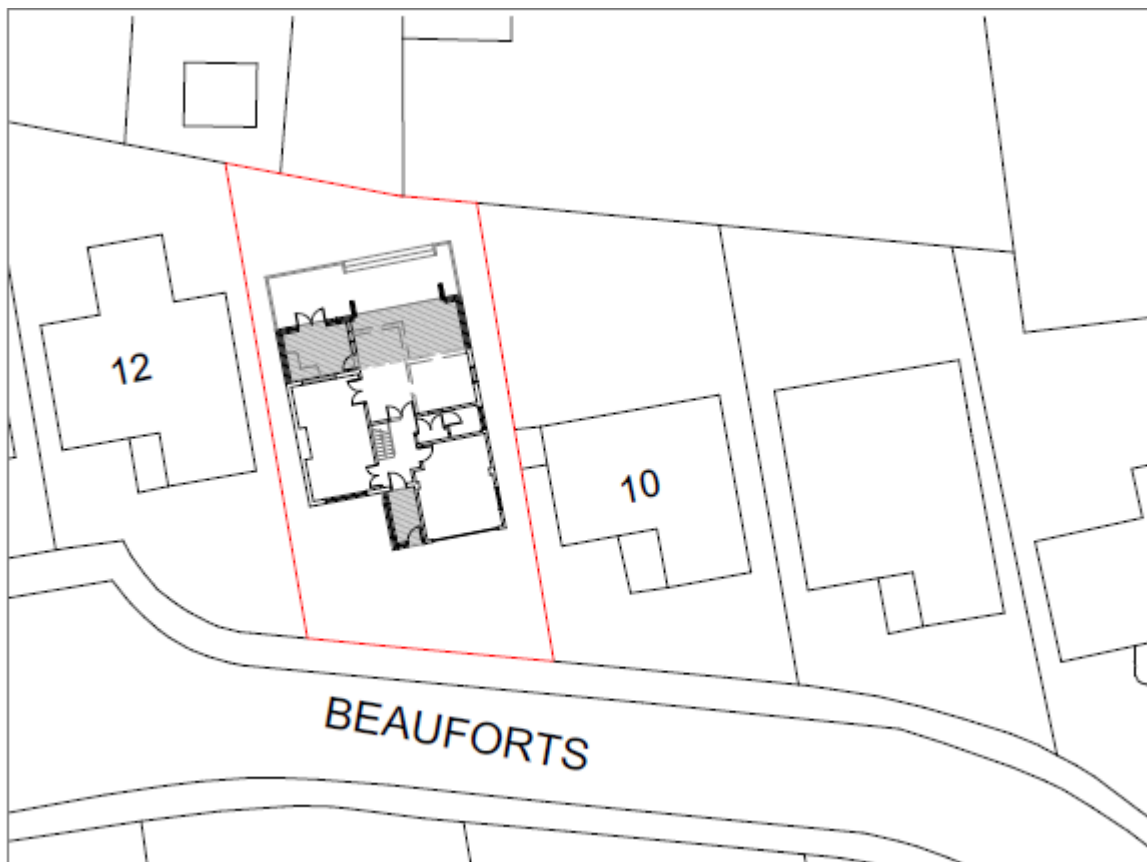


BLOCK PLAN 1:500



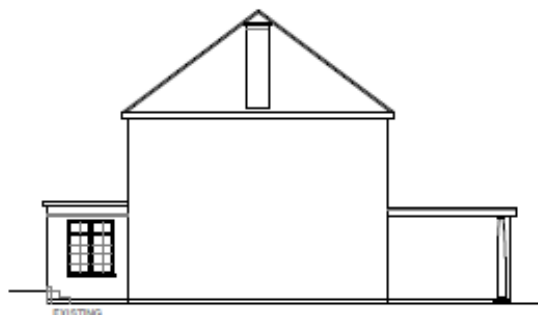
LOCATION PLAN 1:1250

Proposed site plan

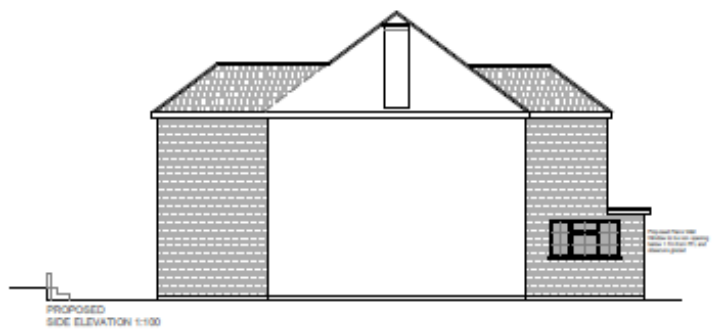


SITE PLAN

Existing elevations



Proposed elevations as amended



Proposed floorplans

