

Planning Committee

Wednesday 14 October 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 Monday 12 October

2020. 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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RU.20/0609	22 Selsdon Road, Addlestone	82
RU.20/0862	Tamesis 2, The Glanty, Egham	89

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

TERM	EXPLANATION
	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 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

TERM	EXPLANATION
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 23 September 2020 as a correct record. (Appendix 'A')

(To resolve)

Background Papers

None

Runnymede Borough Council

PLANNING COMMITTEE

23 September 2020 at 6.30pm via MS Teams

Members of
Committee present

Councillors M Willingale (Chairman), I Chaudhri,
M Cressey, M Harnden, C Howorth, R King, M
Kusneraitis, I Mullens, M Nuti, P Snow, J Sohi
S Whyte and J Wilson

Members of the
Committee absent:

Councillors Anderson-Bassey and J Broadhead

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>
Runnymede Independent Residents'	Cllr Gill	Cllr Harnden

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 2 September 2020 were confirmed and signed as a correct record.

APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor Anderson-Bassey.

DECLARATIONS OF INTEREST

No declarations were received.

PLANNING APPLICATION

The planning application listed below was considered by the Committee. All representations received on the application 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 Members. There were no public speakers.

RESOLVED that –

the following application be determined as indicated: -

APP NO**LOCATION, PROPOSAL AND DEISION**

RU 20/0952

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

Retrospective application for planning permission for the retention of external spiral staircases to units 19 and 22 to access the roof terraces.

Some Members commented on the impact of the balconies and staircases on the visual and residential amenities of the occupiers of adjacent neighbouring properties including occupiers within and outside the site, particularly Temple Gardens by overlooking. Some comment was also made on the potential for future proliferation of staircases on other units on the site.

The CHDMBC confirmed that as there was already permission in place for the caravans it was only the merits of the staircases leading to the balconies which were for consideration under this application

Officers advised that plots 19 and 22 were located a sufficient distance from the boundary with the nearest residential properties in Temple Gardens. Whilst there might be views of the staircases and balconies from the rear garden of the properties in Temple Gardens it was considered that there would be no harm to the outlook or visual amenities of these neighbours or harmful impact on privacy. As regards other occupiers on the site, Officers considered that although there might be some overlooking to other caravans it was considered that given the limited nature of the staircase and balconies and the general nature of caravan sites that the amenities of existing and future residents of the caravan park would still be to an acceptable standard. As the development was modest, there was no harm which justified refusal of the application

Control over any future proposals for staircases on other units would be exercised through the planning process and require submission of a planning application which would be considered on its merits.

RESOLVED that:

The Corporate Head of Development Management and Building Control be authorised to GRANT permission subject to the conditions, reasons and informative listed on the agenda.

INFRASTRUCTURE DELIVERY & PRIORITISATION SUPPLEMENTARY PLANNING DOCUMENT (SPD) ADOPTION

This item was withdrawn by officers with the agreement of the Chairman under Standing Order 27.7 and would be reported to a future meeting of the Committee

(The meeting ended at 7.12 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 12 October 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. **DRAFT RESPONSE TO GOVERNMENT WHITE PAPER “PLANNING FOR THE FUTURE” (PLANNING POLICY-ASHLEY SMITH/RACHEL RAYNAUD)**

Synopsis of report:

The Government published two significant consultations on planning matters on Thursday 6th August. Potentially the most far-reaching is the Planning White Paper ‘Planning for the Future’ which sets out plans to potentially undertake a fundamental reform of the planning system.

As responses are required by Thursday 29th October, an initial draft response is to be considered by Planning Committee on the 14th October 2020.

Recommendation(s): The Planning Committee is recommended to RESOLVE to:

- i) **Agree that the Committee wishes for the Council to respond to the MHCLG consultation “Planning for the Future”; and**
- ii) **Authorise the CHDMBC & CHPPED to respond to the consultation after agreeing the final content with the Chairman of the Planning Committee.**

1. Context of report

1.1 The Government published two significant consultations on planning matters on Thursday 6th August. Potentially the most far-reaching is the Planning White Paper ‘Planning for the Future’ which sets out plans to possibly undertake a fundamental reform of the planning system. As responses are required by Thursday 29th October, a draft response is to be considered by Planning Committee on the 14th October 2020.

1.2 A copy of the consultation document (Appendix C) is only available in electronic form on the website with this agenda.

2. Report and options considered

2.1 It is considered necessary for the Council to respond to the consultation since it contains proposals that could have implications for future planning policy and the Council’s role in planning decision making. It could have an impact on the consideration of planning applications and how development is applied for in the Borough.

2.2 The alternative option is for the Council not to respond to the consultation. However, this would mean that the Council would lose the opportunity to influence possible changes in national legislation, planning policy and guidance.

2.3 The “White Paper: Planning for the Future” consultation document (Appendix C) contains 26 questions that the government is seeking views on. These questions follow explanatory text providing the rationale for the Government’s proposals. For some questions alternative options are presented.

2.4 Appendix B sets out these questions in a tabular format. A proposed draft Council response is included in the table, a supporting statement for each proposed response is set out in the ‘Draft Runnymede BC response’ column. The answers have been prepared by Officers in the Council’s Development Management, Planning Policy and Housing sections.

2.5 Feedback on any particular consultation questions that the Committee collectively express strong views on would be considered by the Chairman of the Planning Committee and Corporate Heads following the meeting. A final response would then be prepared and submitted on behalf of the Council ahead of the 29th October deadline.

3. **Policy framework implications**

3.1 This is not applicable as the report is concerned with formulating a response to a consultation from the Government.

3.2 The proposed reforms have the potential to significantly change the policy framework that the national planning system operates within.

4. **Financial and resource implications**

4.1 There are no financial implications arising from the recommendation in this report at this stage since it relates to a consultation from the Government.

5. **Legal implications**

5.1 There is no legal requirement for the Council to respond to the consultation. It is however recommended that the Council does so.

6. **Equality implications**

6.1 The Council has a Public Sector Duty under the Equalities Act 2020 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 characteristic and persons who do not share those characteristics;

in relation to the 9 'Protected Characteristics' stated within the Act.

6.2 This is not applicable as the report is concerned with formulating a response to a consultation from the Government.

7. **Environmental/Sustainability/Biodiversity Implications**

7.1 This is not applicable as the report is concerned with formulating a response to a consultation from the Government.

8. **Other Implications**

8.1 None.

9. **Conclusion**

9.1 Planning Committee is asked to RESOLVE to:

- i) Agree that the Committee wishes for the Council to respond to the MHCLG consultation "Planning for the Future"; and

- ii) Authorise the CHDMBC & CHPPED to respond to the consultation after agreeing the final content with the Chairman of the Planning Committee.

(To resolve)

Background papers

Appendix B: Draft response to questions contained in the consultation document “White Paper: Planning for the Future”

Appendix C -website only: MHCLG Consultation document “White Paper: Planning for the Future”

Draft 'Planning for the Future' White Paper Question Responses

Question	Draft Runnymede Response
1 What three words do you associate most with the planning system in England?	No Comment. Not aimed at Local Authorities
2a Do you get involved with planning decisions in your local area? [Yes / No]	No Comment. Not aimed at Local Authorities
2b If no, why not? [Don't know how to / It takes too long / It's too complicated / I don't care / Other – please specify]	No Comment. Not aimed at Local Authorities
3 Our proposals will make it much easier to access plans and contribute your views to planning decisions. How would you like to find out about plans and planning proposals in the future? [Social media / Online news / Newspaper / By post / Other – please specify]	No Comment. Not aimed at Local Authorities
4 What are your top three priorities for planning in your local area? [Building homes for young people / building homes for the homeless / Protection of green spaces / The environment, biodiversity and action on climate change / Increasing the affordability of housing / The design of new homes and places / Supporting the high street / Supporting the local economy / More or better local infrastructure / Protection of existing heritage buildings or areas / Other – please specify]	<ul style="list-style-type: none"> - Creating high quality infrastructure rich development for existing and new residents and to support economic growth. - Provision of an appropriate number of homes in the right places - Protecting the environment, biodiversity, green belt and having action on climate change
5 Do you agree that Local Plans should be simplified in line with our proposals? [Yes / No]	Yes, in principle. The Council potentially supports the high-level proposals set out to streamline Local Plans as set out on pages 28 and 29 of the White Paper specifically.

<p>/ Not sure. Please provide supporting statement.</p>	<p>It is considered that the definition of growth, renewal and protected areas has the ability to create more certainty for developers, land owners and local communities on what types of development will be acceptable where. If information is presented digitally, it provides opportunities to simplify the Local Plan system for all stakeholders, and the visual nature of the new plans which are proposed to be mainly map based may prove more accessible for a broader range of people.</p> <p>The Council supports the proposal to allow sub areas in growth areas (and in renewal if this was advanced in this way) as the Council believes that this will be important to set out an extra layer of detail to reflect local circumstances. The use of sub categories would also make space for the additional layer of detail which is contained in Neighbourhood Plans (and which are part of the wider development plan).</p> <p>The Council does believe that one issue that needs careful consideration is in relation to the boundaries between protected areas and growth or renewal areas. For example, if there was a Conservation Area immediately adjacent to a growth area, would the proposals allow for the local planning authority to properly take into account the impact on the Conservation Area of development in the growth area as part of the sub area proposals? Confirmation on this point is required.</p> <p>The Council would not agree with the alternative listed in paragraph 2.11. Combining growth areas and renewal areas would fail to recognise the differences between these two types of areas. The Council considers it is right to promote designated growth areas and provide them with additional status. Areas designated for renewal are likely to be more sensitive and should be given more traditional scrutiny through the process.</p> <p>The Council would be supportive of the option set out at paragraph 2.12 which it considers would be beneficial to significantly supporting growth areas.</p>
<p>6 Do you agree with our proposals for streamlining the development management content of Local Plans, and setting out general development management policies nationally? [Yes / No / Not sure. Please provide supporting statement.]</p>	<p>Partially. The Council agrees that the standardisation of a number of development management policies would be a good thing. The Council agrees that policies should not repeat national policy.</p> <p>If such an approach was taken national policies may require some fleshing out to provide appropriate guidance on issues such as conservation, ecology etc.</p>

	<p>The Council does not agree that that design codes or rules can provide a full suitable alternative for local development management policies which reflect the circumstances and requirements of a local authority as well as provide flexibility for developers and the Council. The Council does however recognise that these will be helpful in larger “growth” areas.</p> <p>The Council supports the Alternative option set out at para 2.16 which limits the scope of such policies to specific matters and local issues. Policies that lead to duplication should not be allowed. LP examiners should provide significant scrutiny to such proposed policies.</p>
<p>7a Do you agree with our proposals to replace existing legal and policy tests for Local Plans with a consolidated test of “sustainable development”, which would include consideration of environmental impact? [Yes / No / Not sure. Please provide supporting statement.]</p>	<p>Yes, in principle, this would appear a positive step forward and help simplify the Plan making process and reduce financial costs and preparation time associated with the preparation of a Local Plan. However further detail on the single sustainability test is required before further comment can be made.</p> <p>There is one concern however relating to the slimmed down assessment of deliverability that is proposed. If the deliverability of sites is not properly and rigorously assessed as part of the preparation of a Local Plan, ultimately it could undermine the success of the Local Plan in terms of delivering new homes and other residential and non-residential development. This would then require more frequent reviews of Plans and complicate the process unnecessarily.</p>
<p>7b How could strategic, cross-boundary issues be best planned for in the absence of a formal Duty to Cooperate?</p>	<p>The Council welcomes the proposals to abolish the Duty to Cooperate which in the Council’s view was an unhelpful and ineffective addition to the Local Plans regime.</p> <p>It is argued that prior to the introduction of the Duty to Cooperate, Local Authorities and other public bodies were working well on addressing and unblocking strategic cross boundary matters.</p> <p>It is suggested that additional policy wording on the requirement for partnership working on strategic cross boundary issues is included in any revised NPPF under the Local Plans section, alongside additional guidance in the Planning Practice Guidance. It needs to be confirmed that plans could be potentially concluded to be not capable of adoption should the necessary cross boundary matters remain unresolved when considered by the Examiner.</p> <p>It should be confirmed which other parties, other than Local Planning Authorities may need to work together collaboratively to unblock strategic cross boundary issues. It is suggested that the Government needs to consider whether there will be any measures put in place to intervene if a</p>

	<p>local authority or other public body is able to clearly document that it is not getting the cooperation required from another body to address/unblock strategic cross boundary matters vital to the proper planning of an area. Without some mechanism in place, the aspiration to get robust Local Plans in place in 30 months could be put at serious risk.</p>
<p>8a Do you agree that a standard method for establishing housing requirements (that takes into account constraints) should be introduced? [Yes / No / Not sure. Please provide supporting statement.]</p>	<p>Not sure- In principle, the Council supports the proposal for Local Authorities to be set their housing requirement as this would reduce costs of producing evidence in this area and reduce challenge from third parties on this matter through the Local Plan preparation and examination process. However, the White Paper only provides the headline details of the proposal and without details of how this proposal would work in practice, it is difficult to provide unequivocal support. For example, it appears that the housing requirement would be derived from the standard methodology but then adjusted either upwards or downwards following an analysis of constraints? The consideration of constraints before setting the binding requirement is essential but it is not clear how the Government would ensure that the constraints to development faced by a particular authority would be properly and robustly taken into account before setting a Council's housing requirements. Other questions are set out as follows:</p> <ul style="list-style-type: none"> -Would constraints be considered as absolute constraints? -What will be the evidential basis for balancing need vs the constraint in each area? -Is the balance of need vs constraint and other issues to be an algorithmic exercise or one that involves an exercise of planning judgment and wider spatial strategy? -However formulated, how transparent would the Government be in explaining how it derives the specific numbers in each area? -What land use datasets would be used in setting the housing requirements, how would they be gathered, and would it be ensured that they are interpreted correctly and without double handling issues via overlapping datasets? -How often would the exercise be carried out to generate up-to-date requirement figures? Would it or its results be consulted upon each time? <p>In relation to Green Belt matters specifically, there are a number of comments in the White Paper about how this Government has protected the Green Belt and also how Green Belt would be factored into calculating a Borough's housing requirement. However, page 32 of the White Paper states that the binding housing requirement figures set for Local Authorities would 'drive greater land release'. There is a concern about this statement in particular in relation to Local Authorities which contain Green belt land.</p>

	<p>This Local Authority has already reviewed its Green Belt and amended its boundaries to accommodate additional growth as part of its newly adopted Local Plan. This has seen 4.32% of Green Belt land in the Borough permanently lost. In the Council's opinion, the review of Green Belt boundaries should be a once in a generation activity but because of the lack of a strategic review of the metropolitan Green Belt, and other Green Belts in the country, there is a concern that the current proposals could result in the frequent nibbling away and slow erosion of the Green Belt over a prolonged period to meet binding housing requirements set by the Government which are wholly unrealistic unless more release of Green Belt land is approved to provide additional land suitable for housing. This surely would go against Government's stated aim to protect the Green Belt. There is a real concern about needing to amend Green Belt boundaries on a frequent basis if Government housing requirements are not realistic for Green Belt authorities. It cannot be stated strongly enough that Green Belt authorities are unlikely to keep delivering vastly increased housing targets (when compared with historic requirements) over a prolonged period of time without causing a permanent and damaging erosion to the Green Belt.</p> <p>The Council also questions if, based on robust evidence a Local Authority can demonstrate that it cannot deliver the housing requirement for its area set by the Government, how would this be dealt with through the Local Plan examination process. Would the new system allow for this?</p> <p>The White Paper states that the standard method would have regard to, 'the opportunities to better use existing brownfield land for housing, including through greater densification. The requirement figure will expect these opportunities to have been utilised fully before land constraints are taken into account'. It is questioned how the Government proposes to factor this in to a Local Authority's housing requirements. It seems like there could be a long lead in period before Local Authorities get their binding targets. It must also be remembered that brownfield land is a finite resource.</p> <p>The Council is pleased to see the end of the requirement for Local Authorities to demonstrate a 5 year housing land supply. Query as to whether Local Authorities would still have to demonstrate a 5 year rolling supply of traveller pitches as set out in the Planning Policy for Traveller Sites? The White Paper is silent on this matter and also whether it is proposed to make amendments to the PPTS in the same way that amendments are proposed to the NPPF.</p>
8b Do you agree that affordability and the extent of existing urban areas are appropriate	No-it is not clear how the Government would balance these two criteria and which would be given precedence in determining what the housing requirement for a local authority should be. There

<p>indicators of the quantity of development to be accommodated? [Yes / No / Not sure. Please provide supporting statement.]</p>	<p>are areas of the Country that experience affordability issues due to significant development constraints coupled with high demand due to proximity/linkages to major employment areas (such as London and Heathrow Airport), however unless the Government makes fundamental changes to Green Belt policy, there is only so much housing that relatively small Urban Areas can accommodate, despite affordability pressures. It is suggested that in areas of significant constraint which also benefit from limited development opportunities that more interventions to increase the proportion of affordable homes (as a percentage of the total homes delivered) are considered, rather than setting an unrealistic and binding housing requirement in an attempt to reduce affordability pressures, which will be unachievable without significantly compromising the Green Belt; contrary to Government policy, or putting homes in other, potentially unsuitable areas such as areas at risk from flooding.</p> <p>To address affordability issues in the South East, it is suggested that greater investment into high speed rail links into London and other main centres from parts of the country with greater development potential, needs continued investment to allow commuters to live in a wider catchment area of main employment areas. This would be a better alternative that cramming more homes into already saturated areas with poor connectivity, and where many people rely on the private vehicle use, leading to increased congestion, poorer air quality etc.</p>
<p>9a Do you agree that there should be automatic outline permission for areas for substantial development (Growth areas) with faster routes for detailed consent? [Yes / No / Not sure. Please provide supporting statement.]</p>	<p>Yes.</p> <p>Significant delays are caused by developers applying for outline planning in the first instance, this also causes uncertainty for residents. If the government's proposal effectively removes the needs to provide outline planning applications because the work is front loaded requiring master plans and design codes to be created ahead of the site allocation stage, then the Council supports this measure in growth areas.</p> <p>The Council's preference would be for this measure with a stream lined reserved matters process. LDO should be an option available for growth sites, but not the only or preferred route to permissions in growth areas.</p>
<p>9b Do you agree with our proposals above for the consent arrangements for Renewal and Protected areas? [Yes / No / Not sure. Please provide supporting statement.]</p>	<p>No. The Council does not consider that automatic consents should not be available in renewal areas.</p>

	<p>This proposal does not consider that no two sites or their surroundings are the same such an approach would risk significantly undesirable and unsuitable development outcomes occurring to the detriment of residents, the environment or the local area.</p> <p>The Council supports the presumption in favour of sustainable development continuing to be applied to these areas.</p> <p>The Council <u>strongly supports</u> the alternative option set out at paragraph 2.12 in the White Paper that limits automatic permission in principle to land identified for substantial development in Local Plans (Growth areas); other areas of land would, as now, be identified for different forms of development in ways determined by the local planning authority (and taking into account policy in the National Planning Policy Framework), and subject to the existing development management process.</p> <p>The Council is concerned about the erosion of democratic involvement in the planning process application particularly with regards renewal areas which generally are amongst existing communities, particularly as the types of application that might come forward are not predictable like they would be in Growth areas.</p>
<p>9c Do you think there is a case for allowing new settlements to be brought forward under the Nationally Significant Infrastructure Projects regime? [Yes / No / Not sure. Please provide supporting statement.]</p>	<p>Potentially yes, subject to further detail.</p> <p>This seems a sensible option to explore for a small number of very large new settlements.</p>
<p>10 Do you agree with our proposals to make decision-making faster and more certain? [Yes / No / Not sure. Please provide supporting statement.]</p>	<p>Yes and No.</p> <p>The Council welcomes proposed investment in planning departments, digitisation of planning maps and data as well as digital consultation platforms. Standardisation of planning conditions and developer contributions are potentially good issues to add certainty to the process.</p> <p>The Council strongly disagrees with the imposition of “firm deadlines” (para 2.38). Most Councils have some applications beyond these target dates because the alternative is to refuse permission rather than work with applicants to turn a refusal in to an approval.</p> <p>The Council strongly believes in working to improve development with developers, Refunding planning fees at 8 or 13 weeks will simply incentivise Councils to refuse planning permission</p>

	<p>rather than work with applicants. This is not what Councils or the development industry want and is likely to lead to greater delays.</p> <p>Forcing arbitrarily early decisions with the threat of fee refunds will simply lead to less negotiated outcomes and potentially more appeals (and probably less successful appeals too).</p> <p>If government wishes to speed up decisions it should consider altering its own policies or what material considerations/weight can be given to issues relating to certain types of applications.</p> <p>The Council does not necessarily disagree with the fee rebate proposal in relation to appeals (2.41) but only if this accompanied by the payment of an appeal fee (say half the original planning fee) that is payable on appeal and awarded to the Planning Authority in instances were appeals are dismissed. All Councils deal with frivolous or low chance planning appeals and these should be equally disincentives as they cause significant resource waste. These are a significantly greater problem than the problem presented in the paper.</p>
<p>11 Do you agree with our proposals for accessible, web-based Local Plans? [Yes / No / Not sure. Please provide supporting statement.]</p>	<p>Yes, the Council supports the digital first approach proposed in the White Paper in principle and agrees that accessible, web based local plans would be a positive step forward. The Council has listened to feedback from the public, many of whom found the volume and length of supporting data which underpinned its recently adopted local plan impenetrable; acting as a barrier to gaining an effective understanding of proposals presented. On this basis, the Council can see the benefits of a streamlined and more visual Local Plan system.</p> <p>However it must be remembered that not all members of society feel able to, or wish to engage in this way. There is a real danger that groups that are already hard to reach will become even harder to reach including older people if these proposals are taken forward in isolation, and without other complementary consultation techniques.</p> <p>For example, Age UK (Digital Inclusion Evidence Review 2018) has reported that whilst the trend over the last decade has been for increasing internet use among the older population, there remains a substantial group – including the majority of those age 75 and over – who are not online. Indeed over 79% of all digital exclusion is among those aged 65 and over. There is also reported to be a group of lapsed users who have used the internet in the past but no longer do. Age UK reports that 56% of people aged 75+ have not used the internet recently (within the last</p>

	<p>3 months) and 36% (4.2 million) people age 65+ are offline. Only around a quarter (27%) of the 65+ age group use social networking, compared to nearly all (96%) internet users age 16 – 24.</p> <p>Overall therefore, the Council remains of the view that it is essential that alongside any digital first approach there remains a requirement for Local Authorities to continue to reach hard to reach groups in other ways. Making processes more accessible is welcome, but technology on its own does not make the planning process more democratic and great care must be taken to make sure we are not excluding those who are less technologically able. The Council is firmly of the view that while older people, and other hard to reach groups should be encouraged and supported to get online, those who do not should be able to access information about Plan making and development in their area in other ways that suit them.</p> <p>When considering other matters, there is a commitment on page 21 of the White Paper to, ‘Support local planning authorities to use digital tools to support a new civic engagement process for Local Plans and decision-making’. However it is not clear what this support will be. More detail is required on support packages being offered as there are potentially significant resource implications associated with the proposed changes.</p> <p>The nationalised approach suggested is welcomed to ensure consistency across different local authority areas but it needs to be ensured that there are sufficient resources and expertise in place nationally to support local authorities with this digital first transition.</p>
<p>12 Do you agree with our proposals for a 30 month statutory timescale for the production of Local Plans? [Yes / No / Not sure. Please provide supporting statement.]</p>	<p>Yes in principle the Council supports proposals to speed up the Local Plan preparation process in general terms. However in order for the 30 month statutory timescale to be successful (42 months for local planning authorities who have adopted a Local Plan within the previous three years or where a Local Plan has been submitted to the Secretary of State for examination), the Government needs to be confident the Planning Inspectorate and Local Authorities are sufficiently resourced (not just in terms of suitably qualified Planners but also those staff that will be required to assist with the implementation of the digital first approach) to make this a reality. The 30 month timetable set out on page 40 of the White Paper appears to allow no/very limited contingency time built in which is a concern.</p> <p>There is also a concern about how meaningful the public consultation would be at stage 3 of the process given that the consultation would be undertaken alongside the submission of the Plan for Examination. There appears to be no opportunity for the Council to consider the comments</p>

	<p>made by local people or to amend the local plan in light of the comments received. Whilst Local Authorities are told to utilise 'best in class' ways of ensuring public involvement, this involvement appears to be limited to notifying people of the consultation and encouraging them to make comments, but not then listening to what they have to say. This has the appearance of paying lip service to consultation. This is extremely concerning given that this is the only round of consultation on the contents of the Local Plan that is proposed in the new streamlined process, and given that the Government's intention is that there will be even more limited opportunities for local communities to express their views on development proposals at the Development Management stage. The Council is of the opinion that the Government's stated intention to front load consultation at the Plan Making stage as set out in the White Paper is wholly inadequate.</p> <p>There is also concern about the proposals in the alternative presented to reform the examination process in order to speed up the process. For instance, the automatic 'right to be heard' could be removed so that participants are invited to appear at hearings at the discretion of the inspector. The right to be heard at Section 20 of the 2004 Planning Act is the only clear civil right that exists in the planning process for the individual citizen. The right includes the important phrase 'in person' in order to allow an individual to appear in front of an inspector. There is concern about the potential loss of this right.</p> <p>As a general point, it is unclear as to what a 'higher risk' authority is as referred to on page 40 of the White Paper.</p>
<p>13a Do you agree that Neighbourhood Plans should be retained in the reformed planning system? [Yes / No / Not sure. Please provide supporting statement.]</p>	<p>Yes. However, it is not clear from the White Paper how neighbourhood planning will fit into the new system. The Council is concerned that there is a real risk that the current effort devoted to neighbourhood plans could be bypassed. The Council therefore believes that it is vital that the Government makes clear what the future scope and power of neighbourhood plans is going to be. The White Paper simply states that the Government will want to consider whether the content of Neighbourhood Plans should become more focused to reflect the proposals for Local Plans. It is unclear what this refocussing means and whether it would reduce the remit of what Neighbourhood Plans could include.</p>
<p>13b How can the neighbourhood planning process be developed to meet our objectives, such as in the use of digital tools and reflecting community preferences about design?</p>	<p>In terms of the use of digital tools and reflecting community preferences about design, it will be essential that the Government ensures that Neighbourhood Fora are able to access sufficient funding and support to enable them to deliver on these objectives. This could include 'buying in' consultancy support if additional grant funding was made available. In the alternative, the</p>

	<p>Government may need to add these two items to the list of technical support packages that Locality is able to offer Neighbourhood Fora.</p>
<p>14 Do you agree there should be a stronger emphasis on the build out of developments? And if so, what further measures would you support? [Yes / No / Not sure. Please provide supporting statement.</p>	<p>Yes. Councils across the country award a significant number of permissions each year well in excess of the number of houses required by Government.</p> <p>The Council is frustrated that only one paragraph in the white paper is dedicated to the obligations of developers to build out sites and the prevention of land banking or slow delivery.</p> <p>If government is seeking to significantly boost housebuilding as stated throughout the white paper then as much, if not more of, the solution should be focused on developers as it is on Local Authorities.</p> <p>Government should consider options such as “deliver it or lose it”, higher developer contributions for sites that aren’t built out quickly, taxation of land that has permission but isn’t built on, reduced market price CPO powers as outlined in the Letwin report for large sites, or forced parcelling up of medium to large sites.</p>
<p>15 What do you think about the design of new development that has happened recently in your area? [Not sure or indifferent / Beautiful and/or well-designed / Ugly and/ or poorly-designed / There hasn’t been any / Other – please specify]</p>	<p>Mixed. Most is of good quality due to the checks and balances that the current system provides and the added value provided by Local Authorities.</p> <p>Nearly all major schemes have been significantly improved during the application process through negotiation with officers.</p> <p>The full loss of scrutiny of this and effectively handing decisions to developers is unlikely to lead to more beautiful outcomes than the current system which allows negotiation and improvement of schemes rather than finding loopholes in rules or design codes.</p> <p>Local Authorities are well placed to add value to development and improve design through the current application processes.</p>
<p>16 Sustainability is at the heart of our proposals. What is your priority for sustainability in your area? [Less reliance on cars / More green and open spaces / Energy</p>	<p>The Council is of the opinion that the issue of sustainability must be addressed in the round, rather than just focussing on one particular area of sustainability. As such, in its adopted Runnymede 2030 Local Plan, policies are contained which address a number of sustainability</p>

<p>efficiency of new buildings / More trees / Other – please specify</p>	<p>priorities for Runnymede Borough Council. For example the Local Plan contains policies that confirm:</p> <ul style="list-style-type: none"> - that the Council will support schemes and development proposals which enhance the accessibility and connectivity between people and places by active and sustainable forms of transport (with the policy setting out specifically how this will be achieved over the plan period); -that the council will require applicants to reduce and mitigate flood risk on relevant sites; -require sustainable design and construction of new buildings (including amongst other things increased water efficiency standards in new residential development, incorporation of electric charging points, incorporation of sustainable construction and demolition techniques, delivering a proportion of wheelchair accessible and adaptable dwellings in major residential schemes, and taking opportunities to achieve net gains in biodiversity as well as greening of the urban environment); -that the Council will require the use of renewable/low carbon energy in larger schemes; and, -that the Council will require new open space provision in new developments over a certain threshold.
<p>17 Do you agree with our proposals for improving the production and use of design guides and codes? [Yes / No / Not sure. Please provide supporting statement.</p>	<p>Yes. The Council believes that design guides and codes are a potentially important tool to assist with raising design quality in areas. They also potentially have a useful role to play in decision making in larger growth areas.</p> <p>The Council considers that they are a useful tool in determining applications but should not be used as the only decision making too to award automatic permissions.</p>
<p>18 Do you agree that we should establish a new body to support design coding and building better places, and that each authority should have a chief officer for design and place-making? [Yes / No / Not sure. Please provide supporting statement.]</p>	<p>Yes. If design codes are to be increasingly important of the planning system the Council sees merit in the establishment of a body to lead on this matter.</p> <p>Yes, the Council supports the promotion of the planning profession in Local Authorities.</p>
<p>19 Do you agree with our proposal to consider how design might be given greater emphasis in the strategic objectives for Homes England? [Yes / No / Not sure. Please provide supporting statement.]</p>	<p>Yes, subject to further detail. Proposals that seek to increase design quality are generally supported by the Council.</p>

<p>20 Do you agree with our proposals for implementing a fast-track for beauty? [Yes / No / Not sure. Please provide supporting statement.]</p>	<p>No and Yes.</p> <p>Yes: The Council very much agrees with the proposals for growth areas that a master plan and design code should be provide prior to Local Plan site allocation. This is a significant improvement, which will speed up development and give greater surety to local residents that what has been allocated is what will come forward. It will deliver quicker. This element of fast track is a significant improvement.</p> <p>No: The Council believes that fast track for beauty should be limited to growth zones. Good design and Beauty should be standard for applications in any instance. New PD rules and increasing the prior approval regime to date have not generally led to high quality outcomes (eg small flats in office conversions, no windows, contrived designs).</p> <p>The improvements suggested to growth zones should significantly boost housing supply, applying it elsewhere would be less effective at too great a cost to quality development outcomes and democratic involvement. It would not be possible to design a one size fits all solution, The Council believes that for the limited benefit this would achieve these matters are better left to traditional planning application.</p>
<p>21 When new development happens in your area, what is your priority for what comes with it? [More affordable housing / More or better infrastructure (such as transport, schools, health provision) / Design of new buildings / More shops and/or employment space / Green space / Don't know / Other – please specify]</p>	<p>The Council's adopted Local Plan contains policies which address a number of the Council's priorities for what is delivered alongside new development in the Borough. This includes ensuring the delivery of a proportion of affordable homes on qualifying sites (with on-site provision being the preference), the delivery of new and/or improved open space provision (for developments over a certain threshold), the delivery of buildings which are sustainably designed and of high quality, and the contribution towards and/or delivery of the necessary infrastructure in a timely manner to support new development.</p>
<p>22a Should the Government replace the Community Infrastructure Levy and Section 106 planning obligations with a new consolidated Infrastructure Levy, which is charged as a fixed proportion of development value above a set threshold? [Yes / No / Not sure. Please provide supporting statement.]</p>	<p>No. Replacing S106 and CIL with a nationally set levy is not generally supported, however it is appreciated that this would bring a more simplistic and transparent approach to developer contributions towards infrastructure and affordable housing.</p> <p>However, different local authorities have different Local Plan policies covering affordable housing and infrastructure delivery and these can be very locally specific. Affordable housing policies can differ in the percentage of affordable housing requested as well as development thresholds before</p>

the affordable housing requirement 'kicks in'. Setting a single national levy rate or even an area rate could therefore jeopardise the delivery of affordable housing targets, rendering existing Local Plan policies out of date.

For example two neighbouring local authorities could exhibit different development viability and therefore affordable housing policies or targets. As evidence of viability, including evidence of the cost of affordable housing policy is taken into account when setting local CIL rates. This ensures that development can continue to deliver policy compliant affordable housing requirements and set a CIL rate which remains viable, taking account of development viability across different areas. If a set threshold for development value were used to set the levy as suggested in the White Paper nationally or by area, there is no guarantee that Local Plan policies with higher affordable targets or lower development values could be met and development would not be policy compliant. This would also be the case within single local authority areas where residential values can vary widely even within a few miles of each other. In this case a lower value area would not yield as great a levy as a higher value area and may not meet a Local Plan policy requirement, placing affordable housing delivery at risk. The only remedy for this would be to review affordable housing policies to set location specific targets and thresholds so that higher value areas can deliver more affordable housing. However, such areas may not be best suited to affordable housing or be the most sustainable locations and paragraph 001 of the PPG note on viability states that affordable housing requirements should be a single figure not a range.

Further, if a national or area threshold is set too high there may not be sufficient contributions coming forward to deliver the infrastructure required to fully mitigate the impact of development whether this be through physical provision on site or a contribution in lieu of provision. In this respect, local authorities will face the prospect of deciding whether to meet affordable housing requirements at the expense of infrastructure to mitigate the impact of development or they will have to accept less affordable housing in order to ensure development mitigates its impact and therefore risk affordable housing delivery.

For example, in Runnymede Borough the average price of a dwelling is £426,317 and in the neighbouring boroughs of Spelthorne and Woking this is £370,616 and £404,013 respectively. The Runnymede affordable housing target is 35%, Spelthorne 50% and Woking 40%. Extrapolating average dwelling prices up to a 100 unit scheme would give a value of £42.6m in Runnymede, £37m in Spelthorne and £40.4m in Woking. If a national or area threshold were applied where say 30% of development value is available for developer contributions this would

give contributions for each area at £12.78m, £11.1m and £12.12m respectively. Applying the affordable housing targets for each area and assuming a registered provider is prepared to pay a developer 50% of the value of the property, this would give a potential contribution of £7.46m in Runnymede, £9.26m in Spelthorne and £8.08m in Woking toward affordable housing. This would leave £5.32m, £1.84m, £4.04m for other infrastructure. As can be seen the variation in affordable housing targets in neighbouring authority areas will therefore lead to variations in an authority's ability to fund other infrastructure. In fact if the threshold were 25%, Spelthorne would only just meet its affordable requirement with no value left for other infrastructure.

Whilst the above example is simplistic in its approach, it does serve to highlight that a 'one size fits all' approach is unlikely to be appropriate and that levy rates are best set at the local level. This is likely to cause even greater disparities in other areas of England with lower or far lower values than evidenced in Surrey.

Further, each local authority area will have a specific set of infrastructure requirements as identified in their Infrastructure Delivery Plans (IDP) and each will have its own funding gap to a greater or lesser degree. For example in Runnymede (and other parts of Surrey, Berkshire and Hampshire) mitigation in the form of Suitable Accessible Natural Greenspace (SANG) and Strategic Access Management & Monitoring (SAMM) is required to ensure no likely significant effect to sites of nature conservation importance (the Thames Basin Heaths Special Protection Area). Each local authority affected by the TBH SPA has its own or a shared suite of SANG, with each SANG attracting different costs and therefore different developer contributions. A national or area based rate would not be able to pick up on these local variations and would not consider a local authority's infrastructure funding gap.

Further, SAMM is not technically considered to be infrastructure and therefore is currently delivered through S106. If the ability to enter into S106 for contributions is removed and a definition of infrastructure does not cover SAMM, there is potential for this important element of SPA mitigation (required to ensure no likely significant effect) to have no mechanism for collection.

Also, to ensure that development passes Habitats Regulations Assessment it must be able to demonstrate that it can mitigate its impact to the SPA. In order to do this, sufficient contributions must be raised from development to cover the cost of SANG and SAMM. If this cannot be achieved development would likely have to be refused as a determination of 'no likely significant

	<p>effect' could not be reached. As such, any national or area rate would need to ensure it is set at a level where the delivery of mitigation is not placed at risk whilst enabling local authorities to meet their affordable housing requirements. A local levy rate would be best placed to achieve this.</p> <p>It is noted that the White Paper aims to have a single national or area based rate for all use types of development. The viability of commercial development is vastly different from residential development and the different types of uses are wide ranging in the rents, yields and build costs associated with these and dependent on location i.e. an office park as opposed to a town centre location. How will a single national or area rate capture these differences, especially if it applies to Sui Generis use which covers a vast array of development types?</p> <p>The Council questions how a national or area rate will take account of the difference between the revenue generated from a development and total build costs? It is the difference between these two (excluding land value) which determines the surplus available for contributions, not a percentage of development value. For example, viability evidence for the Runnymede CIL shows office developments on 1ha sites attracting a total revenue of £20m but residual value (revenue minus costs excluding land value) is £4.67m. Again, if a national or area rate was set at say 30% of development value for all types of development, this would be greater than the residual value and development would be unviable. It is assumed therefore that unlike CIL, the Government would allow developers to submit viability assessments with planning applications to demonstrate that they cannot meet the national/area rate. In which case it is assumed that a national/area rate would have to be negotiable, which is currently how S106 operates. The only other way to determine this would be to undertake viability at the Local Plan stage in line with the PPG note on viability, however, this is likely to be a complex and overburdensome exercise if every type of development requires assessing to see if it is viable against a national/area rate.</p> <p>In conclusion therefore, it is considered that given the difference in development values even within a single local authority area, as well as the differences in viability for different use classes, that rates would more appropriately set at the local level.</p>
<p>22b Should the Infrastructure Levy rates be set nationally at a single rate, set nationally at an area-specific rate, or set locally? [Nationally</p>	<p>Rates should be set locally – see response to Q22a above. If a rate were set nationally a 'one size fits all' approach is unlikely to be appropriate especially in areas exhibiting low or very low development value. If set by area, the White Paper is silent on what would constitute an area.</p>

at a single rate / Nationally at an area-specific rate / Locally]	Would this be based on regions, counties or groupings of local authorities or some other geography?
22c Should the Infrastructure Levy aim to capture the same amount of value overall, or more value, to support greater investment in infrastructure, affordable housing and local communities? [Same amount overall / More value / Less value / Not sure. Please provide supporting statement.]	The infrastructure levy should aim to achieve more value to support infrastructure. Many local authorities are facing large infrastructure funding gaps when assessing the infrastructure requirements associated with delivering Local Plan requirements and there is insufficient funding available from Local Enterprise Partnerships or Central Government to plug this gap. Further, developers have for some time overpaid landowners for sites to the detriment of affordable housing and/or infrastructure delivery. Aiming to achieve the same or less value would only exacerbate this problem and continue to give rise to unsustainable land values.
22d Should we allow local authorities to borrow against the Infrastructure Levy, to support infrastructure delivery in their area? [Yes / No / Not sure. Please provide supporting statement.]	Yes – Allowing local authorities to borrow would allow greater flexibility, especially in relation to the timing of infrastructure where delivery of infrastructure may be required before development commences.
23 Do you agree that the scope of the reformed Infrastructure Levy should capture changes of use through permitted development rights? [Yes / No / Not sure. Please provide supporting statement.]	Yes-Agree that the levy should capture the value of change of use from permitted development rights. The PD rights which allow the conversion of offices and other buildings to residential, whilst contributing to overall housing supply, have not made any contribution towards affordable housing or infrastructure delivery. As such, PD development has not been mitigating its impact.
24a Do you agree that we should aim to secure at least the same amount of affordable housing under the Infrastructure Levy, and as much on-site affordable provision, as at present? [Yes / No / Not sure. Please provide supporting statement.]	<p>Yes-Agree that the levy should aim to secure at least the same amount of affordable housing on site as present. However, please see the issues raised in Q22a with respect to how this will work with different Local Plan affordable housing targets and thresholds.</p> <p>The alternative proposal that Government would set the proportion of affordable housing that a local authority or provider could purchase is unlikely to reflect local housing need which is one of the drivers for affordable housing targets set through Local Plans</p>
24b Should affordable housing be secured as in-kind payment towards the Infrastructure Levy, or as a 'right to purchase' at discounted rates for local authorities? [Yes / No / Not sure. Please provide supporting statement.]	The Council's preference would be affordable housing to be an in-kind payment towards the infrastructure levy rather than a right to purchase, however the Government could consider making both available at the discretion of the local authority.

<p>24c If an in-kind delivery approach is taken, should we mitigate against local authority overpayment risk? [Yes / No / Not sure. Please provide supporting statement.]</p>	<p>Yes</p>
<p>24d If an in-kind delivery approach is taken, are there additional steps that would need to be taken to support affordable housing quality? [Yes / No / Not sure. Please provide supporting statement.]</p>	<p>Yes-The Government has mooted the use of national design codes for development. These or local design codes could be used to ensure the quality of affordable homes. The Council would not wish to see developers providing poor quality affordable housing as a route to avoid providing on-site in-kind affordable housing. The idea set out in the White Paper that local authorities could revert back to a cash contribution if poor quality affordable housing is provided is likely to incentivise this and should only be considered in exceptional circumstances.</p> <p>To incentivise developers to build high quality affordable homes, it should be made clear that if no in-kind delivery is forthcoming due to build quality, the amount of levy raised should reflect the revenue generated as if that scheme was 100% market housing. Surcharges could be added to avoid a developer simply providing 100% market development as they do not wish to provide affordable housing on site.</p>
<p>25 Should local authorities have fewer restrictions over how they spend the Infrastructure Levy? [Yes / No / Not sure. Please provide supporting statement.]</p>	<p>Yes- Agreed that local authorities should have fewer restrictions on how they spend the infrastructure levy provided that core infrastructure obligations are met. This should include mitigation for protected sites such as SAMM, which is not technically considered to be infrastructure.</p>
<p>25a If yes, should an affordable housing 'ring-fence' be developed? [Yes / No / Not sure. Please provide supporting statement.]</p>	<p>Yes-Agree that an affordable housing ring fence should be developed. This should also be the case for infrastructure such as SANG required to mitigate impact to protected sites.</p>
<p>26 Do you have any views on the potential impact of the proposals raised in this consultation on people with protected characteristics as defined in section 149 of the Equality Act 2010?</p>	<p>Please see the Council's response to question 1 above. The Council has some concerns around the proposals to digitalise the planning system as this has the potential to exclude those who either cannot afford the necessary technology or experience other barriers to usage/do not want to use. This could make hard to reach groups such as older people or low income households even harder to reach.</p>

7. **DESIGNATION OF OTTERSHAW NEIGHBOURHOOD FORUM AND OTTERSHAW NEIGHBOURHOOD AREA (PLANNING POLICY-GEORGINA PACEY)**

Synopsis of report: The Localism Act 2011 introduced the concept of neighbourhood planning enabling local communities to prepare their own neighbourhood plans.

A neighbourhood plan is prepared by a neighbourhood forum and its geographic extent is designated through a neighbourhood area. A neighbourhood plan, once adopted, will form part of the development plan for Runnymede and will be a material consideration in decision making for individual planning applications within that neighbourhood area.

Applications for neighbourhood forums and neighbourhood areas must be made to and determined by the Borough Council. Applications for the designation of an Ottershaw Neighbourhood Forum and Neighbourhood Area have been received by the Borough Council and have been subject to public consultation. Twelve letters of representation have been received. Six of these letters are from local residents and generally raise objections to the extent of the neighbourhood area proposed.

The Neighbourhood Forum application is considered to fully meet the conditions set out within the relevant regulations. The geographical extent of the proposed Neighbourhood Area is also considered appropriate with one small modification, and compliant with relevant regulations. As such, it is considered that an Ottershaw Neighbourhood Area can be designated as shown on the plan attached to this report at Appendix D and an Ottershaw Neighbourhood Forum can be designated for the area shown.

Recommendation(s): The Planning Committee is recommended to RESOLVE to:

- i) Designate the Ottershaw Neighbourhood Area as identified on the plan attached to this report at Appendix D; and,**
- ii) Designate the Ottershaw Neighbourhood Forum to cover the area as shown on the plan attached to this report at Appendix D.**

1. Context of report

- 1.1 The Localism Act 2011, through amendments to the Planning Act 1990 introduced the concept of neighbourhood planning enabling a Parish Council or a body designated as a neighbourhood forum to prepare neighbourhood plans or neighbourhood development orders for their area. Once adopted, a neighbourhood plan forms part of the development plan for an area and its policies would be a material consideration in decision making for that area along with the policies in the adopted Local Plan. Similar to Local Plans, neighbourhood plans can contain a suite of planning policies which are specific to that neighbourhood area, but which have regard to national planning policy and are in general conformity with the adopted Local Plan.
- 1.2 The first step towards preparing a neighbourhood plan is the designation of a neighbourhood forum. The forum oversees the preparation and content of the plan for the designated neighbourhood area. Section 61F of the 1990 Planning Act sets out the requirements for a body to be considered a neighbourhood forum and Section 61G the requirements for the designation of a neighbourhood area.

- 1.3 Once prepared, a neighbourhood plan is subject to consultation and examination in a similar manner to the Local Plan, but if recommended for approval by an Inspector, the plan can only be made with agreement of the local planning authority, following the outcome of a local referendum.

2. Report and options considered

- 2.1 The Borough Council has received applications for the designation of an Ottershaw Neighbourhood Forum and an Ottershaw neighbourhood area. The geographic extent of the proposed neighbourhood area as submitted by the prospective Forum is shown at Appendix D. The area proposed is bound by Stonehill Road to the north west, the St Peter's Hospital site and A320 to the north, a range of features including the River Bourne, M25, a number of roads, the edges of established residential development and parts of recognised footpaths to the east/south east, and the Borough boundary to the west. The proposed area is contained entirely within the Ottershaw ward although excludes the area bounded by Spinney Hill, Ongar Hill, Hare Hill and the Ridings, the Scout Hut and Creepers Nursery, which the prospective forum considers to be part of the separate Rowtown community, and the area to the east of the M25, which the prospective forum considers to be part of the Addlestone community.

The Neighbourhood Area Application

- 2.2 Any new neighbourhood area must be designated by the Borough Council. In considering an application for area designation, the Council must have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas and the appropriateness of the proposed neighbourhood area. A neighbourhood area cannot overlap with an existing designated neighbourhood area nor can a neighbourhood area overlap with a parished area if proposed by a neighbourhood forum, or body capable of being designated a neighbourhood forum.
- 2.3 The application for the area must also be subject to public consultation for at least six weeks. This was undertaken between 27th July 2020 and 7th September 2020. The information submitted with the area application is available to view at <https://www.runnymede.gov.uk/article/15577/Neighbourhood-Planning>. Twelve letters of representation were received in response to the forum and area applications (six from organisations; namely Highways England, Natural England, National Grid, Sport England, Surrey County Council (Waste and Minerals) and Transport for London. The remaining six are from local residents (six letters received from four addresses). All of these local residents object to the extent of the neighbourhood area. Two of the letters also express concerns about the powers of the Forum. The letters received are summarised below:
- Natural England, Sport England, Surrey County Council (Waste and Minerals Planning Authority) and Transport for London did not wish to make any specific comments on the applications. However, Natural England and Sport England did provide general advice and guidance on neighbourhood planning. Surrey County Council advised of the existence of minerals and waste designations in the proposed neighbourhood area which should be considered by the Forum in the development of their Neighbourhood Plan.
 - Highways England requested that in the Table on Page 14 of the *Ottershaw Neighbourhood Plan: Area and Forum application* document 'Highway Authorities' should be listed as a Stakeholder in the row for Landowners. In addition, it was requested that Highways England continue to be consulted as this Neighbourhood Plan progresses. This consultee has requested early engagement on discussions/ issues/schemes on the A320/M25 Junction 11 corridor.

- Avison Young on behalf of National Grid has carried out an assessment with respect to National Grid's electricity and gas transmission assets and National Grid has identified no record of such apparatus within the submitted neighbourhood plan area.
- Concern that the Forum and Area were created and reached this stage following a single door drop of leaflets, which seemingly did not extend to those living on the edge of Rowtown. Given the aims and geographic reach sought by the Forum, information should be sent to those in the margin beyond the proposed boundary as well as other interested parties including the Event Directors of the local parkrun, voluntary wardens of the SANGS in the proposed areas etc. before the applications are considered.
- There is no reason in seeking to cover the Ottershaw electoral ward; a boundary which carries no weight at all in this context. There can be no justification in seeking jurisdiction over the land extending between the McLaren works north to St Peters Way, and from Gracious Pond Road eastwards to Rowtown. This is an attempted annexation which entirely ignores the neighbours and their legitimate interests and keeps them ignorant.
- The residents and businesses of the more far-flung parts of the proposed area need to be alerted.
- The Forum has cherry picked in deciding the extent of the Neighbourhood Area; excluding those parts of the ward that they may find inconvenient while including Great Grove Farm, long a target of developers.
- The prospective Forum's description of the area doesn't specifically mention the green space included within the boundary, describing the area as "mostly residential, along with schools, shops, commercial premises, and other community and social facilities". If the "community and social facilities" they outline is how they view the green space, then concern that they cannot possibly value it as part of the green corridor that is absolutely vital to wildlife and environment in this area.
- The Forum claims its proposed boundary follows a natural division, which is between the KT15 and KT16 postal areas; this has no weight or merit in defining an Area and is scarcely natural.
- It is claimed that there is no conflict with other nearby villages. The Forum must be required to demonstrate that proposition with hard evidence, given that Rowtown was apparently not told, and much of the proposed boundary crosses enormous tracts of green space to the north, east and south before abutting directly on to the property fences in the neighbouring villages.
- The Hare Hill Open Space is included in the proposed Area. This is a SANGS which is part of a regional strategy. This open space is also bordered to the north, east and south by Rowtown. Yet this space is claimed by the Forum as part of Ottershaw. Many green spaces in Surrey extend over multiple formal and informal districts, and it is ludicrous to pass any degree of control to a single village committee whilst excluding the rest.
- A number of Rowtown residents are extremely upset that this plan proposes to include Hare Hill Open Space. This area is equally (if not more) important to Rowtown residents as to those of Ottershaw. Hare Hill Open Space is bound to the north, east and south by the Rowtown community. For this reason alone, suggests that this plan should not be considered until all relevant Rowtown residents have also been consulted.

- It appears that at no point has the Forum made any contact with at least two Open Space volunteer wardens or with RBC Open Spaces team, regarding their claim to Hare Hill Open Space. Concern about the prospective Forum planning the future of this open space over the next 5 years at least.
- The Forum should not suppose it can manage anything at all on a day-to-day basis, or take decisions around activities on Council land, such as Park Run. Assumes that the Forum would pass recommendations to RBC, but it is unclear whether RBC would be under an obligation to act if the Forum was unchallenged.
- The Chair of (the) Neighbourhood Area Working Group is “Chairman, Non-Executive Director or Managing Director of a number of major public and private home building companies”. Another is in the buy to let business. Surely this represents a potential conflict of interest.
- The Forum currently reportedly has 66 members (2 to 2.5% of Ottershaw’s population) with all decisions by majority vote. If this proposal is accepted, just 34 people will be empowered without election to represent anyone within the Area. There wouldn’t appear to be any right of appeal against any decisions made leaving a system wide open to abuse of power and the quashing of individual opinion.
- Concern that the Forum would be allowed to stop parkrun being held in one of the included SANGS if they felt it was undesirable, despite it being such a tremendous health initiative which also brings a fair amount of trade into the area on Saturday mornings.
- Any essential development that the Forum does *not* like will be unilaterally pushed out to the neighbouring villages.
- A stated purpose of the Forum is to promote community cohesion. It is actually igniting in-fighting between Ottershaw and those surrounding villages and communities that feel their encroachment and will only exacerbate this if it starts making recommendations to RBC.
- A declared aim is to make the area more sustainable and to protect natural environment/green space/green corridors between built-up areas. The Forum does not declare what will be kept or made sustainable, nor in what way, and provides no evidence that this statement is anything other than a green platitude.
- The first stated Vision for the village is “a sustainable, vibrant community”. “Sustainable” is not a word which excludes removing trees and laying concrete, and currently “vibrant” is code for more people, shops and commercial premises. The second vision includes “attractive, high quality development.” Representor suggests most residents of Ottershaw live there because they like it as a small, green, non-vibrating community largely free of industrial premises. Yet the Forum, unelected, will be empowered to promote infilling green spaces in and near the village with new development. Concerns about impacts of development on wildlife.
- The Forum classes stakeholders into three categories. (1) A high interest/high influence group of landowners, developers and local authorities; (2) a high interest/medium influence covering politicians, economy, health, education, heritage groups and neighbouring wards; and (3) a medium interest/medium influence group comprising the residents and their community clubs and groups. This is a brazen statement that developers will

take priority over residents in the Forum, which in itself seems to be a case for rejecting this proposal.

- There is a sunset clause in the Plan, limiting it to five years. It appears that if RBC accepts the Forum as the legitimate representative of the Area, then for five years they cannot be challenged externally, only by their own members. There must be a constitutional way for their decisions to be challenged from the outside, to watch for and prevent any abuse of power.
- The proposal shuts out everyone except a tiny core group, who state a wish to build Ottershaw into what sounds like a town.
- The Forum presents no evidence that this is the will of residents and has an officer with a vested interest in promoting such development. A single in-area door-drop leaflet was never a sufficient mandate to seek such powers and then to proceed with the Plan to RBC.
- Can understand the exclusion of the land within Ottershaw ward to the east of the M25 but not the other proposed exclusions. The Electoral Maps have already defined the Ottershaw Ward to include the area bordering on Spinney Hill, Hare Hill and Ongar Hill.
- Representor from Spinney Hill considers himself to be part of the Ottershaw community supporting the local Doctors Surgery, Post Office, Grocer, Hairdressers and Food Outlets in Ottershaw Village.
- Suggestion that either all the area within the defined Ottershaw Ward boundary west of the M25 be included in the Proposed Ottershaw Neighbourhood Area or the line is redrawn to exclude the areas covered by the Great Grove and Old Oak Farms and the Hare Hill Open Space as these border on Spinney and Hare Hill.
- The whole community of the Ottershaw Ward should be able to benefit from a complete Ottershaw Neighbourhood Area and have a voice.
- The defined boundary seems to have little justification nor follow any logical or natural boundaries.
- The proposed area for the Ottershaw Neighbourhood Plan suggests that those parts of the Ottershaw ward which the prospective Forum do not wish to include are actually parts of other communities which are covered by other wards. In order to meet the desires of the Ottershaw group, would it not be most appropriate to reduce the size (and council representation) of the Ottershaw ward and to re-assign the 'spare' council seat(s) thus generated either to a new ward or by extending the existing wards which cover the areas not wanted by Ottershaw.
- It appears that the Plan is wanting to include most of the land in the Ottershaw Ward but is specifically excluding 44% of the Ward's dwellings (i.e. people living in the more densely populated area of the remaining 8% of the Ottershaw Ward) from having the option of joining the Forum. This seems at odds with one of the Forums objectives which is stated as 'Promoting community cohesion'.
- Object to the inclusion of SANG in the Neighbourhood Area. All SANGS should all be excluded from any local Plan area and retained within the influence of the Runnymede Borough Plan where elected councillors can make decisions for the whole borough's benefit following representations from local residents.

- If it is not considered appropriate to remove SANGs from Neighbourhood Areas, then the Hare Hill Open Space SANGS should not be included in the Ottershaw area but await inclusion in the Rowtown Plan which it is understood is being developed in the near future. The name Hare Hill SANG suggests it is appropriate to be included within the Hare Hill / Rowtown neighbourhood, whom the Ottershaw Plan wish to exclude. As evidence, it should be noted that the Runnymede SANG Survey completed in 2012 shows that majority of visits to the Hare Hill Open Space originate from the Rowtown / Addlestone area.
- Representor from Howards Lane has strong links with the Ottershaw area and is generally supportive of the development of a Neighbourhood Plan. However, objection to the Area Designation in the Ottershaw Neighbourhood Plan Document as it includes the Hare Hill Open Space which is bounded on three sides by houses in Row Town, is used, in the main, by people from the Row Town Area, is a very important natural environment for the Row Town Area, is cared for by volunteer wardens, 2 of whom live in Row Town, provides a green route for Row Town residents to access Ottershaw Schools and the Doctors' Surgery.
- Row Town residents are in the process of putting together a Forum to develop their own Neighbourhood Plan and the Hare Hill Open Space should be included in the Row Town Designated Area.

2.4 The Neighbourhood Planning Regulations 2012 (as amended) require a decision on area designations to be made by the Borough Council within 13 weeks from the date immediately following that on which the application is first publicised. As such, the Borough Council must make a decision on the area designation by 26th October 2020.

2.5 The options open to Members of the Planning Committee are:

- i) To **resolve to designate** the Ottershaw neighbourhood area as identified on the plan attached to this report at Appendix D; or
- ii) To **resolve to refuse** the Ottershaw neighbourhood area as identified on the plan attached to this report at Appendix D, **but to modify** the boundary so that some of this area is designated as a neighbourhood area.

2.6 In general a proposed neighbourhood area should be considered appropriate unless it is proposed to overlap with another neighbourhood area or parished area. Having reviewed the information submitted, the proposed area does not overlap with any other neighbourhood area and does not contain any area under the jurisdiction of a Parish Council. When considering the appropriateness of a neighbourhood area beyond these initial high level considerations, national legislation provides little guidance. In reaching a judgement about the appropriateness of the extent of a neighbourhood area, the Council should have regard to whether the proposed area is a consistent and coherent neighbourhood area to 'plan' for, if the proposed area makes sense to the community and is logical in spatial terms. If the Council wishes to refuse an application on the basis that the area is not considered appropriate, then the Council must use their powers of designation to conclude a more appropriate designated area.

2.7 The documents received with the Forum and Area applications state that the proposed area is entirely contained within the Ottershaw Ward, but excludes the area bounded by Spinney Hill, Ongar Hill, Hare Hill and the Ridings, the Scout Hut and Creepers Nursery, which are considered to be part of the separate Rowtown community, and the area to the east of the M25 which is considered to be part of the Addlestone community. Members of the proposed Forum therefore feel the

proposed area shown on the plan attached to appendix D to be representative of the Ottershaw community.

- 2.8 Through the consultation carried out on the extent of the neighbourhood area, six local residents have expressed concerns about the proposed location of the boundary. In the main, this relates to the exclusion of some areas of the larger Ottershaw ward and also the inclusion of the majority of the Hare Hill Open Space, as well as the inclusion of other SANG land and open spaces.
- 2.9 In relation to comments made about the suitability of inclusion of open spaces within a neighbourhood area, including SANG land, there is considered to be no reason why such land should not be included. A neighbourhood plan puts in place planning policy for a neighbourhood area to guide future development. A neighbourhood plan is about the use and development of land and may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development or for additional protection. It may deal with a wide range of social, economic and environmental issues (such as housing, employment, design, heritage and transport) or it may focus on one or two issues only. Importantly, it must be remembered that a neighbourhood plan must meet certain specified 'basic conditions'. These ensure that plans contribute to the achievement of sustainable development, have regard to national policy and guidance and are in general conformity with adopted strategic local planning policies. Despite the current negotiations on leaving the EU, the requirements to comply with EU obligations will continue to apply for the time being but may be replaced with a requirement to meet UK law at some point in the future.
- 2.10 In relation to national and local policy in relation to the provision of SANG specifically, as a Competent Authority, the Council has a requirement to provide a strategy to ensure the long-term protection of the Thames Basin Heaths Special Protection Area (TBHSPA), in compliance with the Habitats Regulations, whilst enabling otherwise acceptable development. In 2009, the Thames Basin Heaths Joint Strategic Partnership Board, comprising all affected local authorities adopted guidelines in the form of a Delivery Framework to protect the TBHSPA from new residential development which is likely to have a significant effect on the ecological integrity of the Heaths. This Framework includes the provision of Suitable Alternative Natural Greenspaces (SANGs) utilising new or upgraded existing open space to divert recreational activity away from the designated SPA. In 2009, at a local level, the Council formally adopted amended Supplementary Planning Guidance that set out a policy for residential development proposals within 5km of the TBHSPA in line with this agreed Framework (and which relies on the provision of SANG). It is a legal requirement incumbent upon the Council as Competent Authority to provide a strategy to ensure the long-term protection of the SPA, in compliance with the Habitats Regulations. This role would continue, even if a Neighbourhood Plan was adopted in Ottershaw containing areas of SANG. The bodies who can act as a competent authority are set out in regulation 7 of the Conservation of Habitats and Species Regulations 2017. The list set out at Regulation 7 does not allow for a Neighbourhood Forum to act in this role. As such, for clarification, Runnymede Borough Council would remain responsible for the management of the Borough's SANGs, even if a SANG was located in a designated Neighbourhood Area.
- 2.11 Beyond the scope of a Neighbourhood Plan as described at paragraph 2.9 above, the Neighbourhood Forum would not have additional jurisdictions (for example to determine whether a Park Run event was to go ahead within the Neighbourhood Area) as this is not a planning policy matter. Neighbourhood Planning is concerned solely with creating a layer of planning policy for an area against which planning proposals are assessed as part of the Development Plan.

- 2.12 In relation to whether it is appropriate for the neighbourhood area to exclude the area bounded by Spinney Hill, Ongar Hill, Hare Hill and the Ridings, the Scout Hut and Creepers Nursery, and the area to the east of the M25, it is possible that the boundaries of the neighbourhood area could have been drawn in a number of different locations along this eastern side. It is accepted that residents living in Rowtown and the part of Addlestone in the Ottershaw ward to the east of the M25 may have differing views as to whether they feel they should be part of the Ottershaw neighbourhood area. However, spatially, the area of Green Belt between Ottershaw and Rowtown (largely formed by the Hare Hill Open Space) is considered to provide a degree of physical separation between the Rowtown and Ottershaw areas and as such, in principle it is considered acceptable for the Urban Area of Rowtown contained in the wider Ottershaw ward to not be included in the Ottershaw neighbourhood area.
- 2.13 The Hare Hill Open Space separates Rowtown from Ottershaw and as such it is considered that it would be acceptable for this open space to fall within a neighbourhood area for either Rowtown or Ottershaw. The Council can only consider the proposal before them at the current time. As such, it is considered that the inclusion of the majority of the Hare Hill Open Space within the Ottershaw neighbourhood area is acceptable.
- 2.14 Overall, having considered the information submitted, officers are content that the proposed neighbourhood area shown at Appendix D is appropriate and complies with the relevant legislation. It is therefore recommended that Members of the Planning Committee resolve to designate the neighbourhood area as shown at Appendix D.

The Neighbourhood Forum Application

- 2.15 A neighbourhood forum must be designated by the Borough Council and it must satisfy a number of conditions. Only one relevant body can be designated as a neighbourhood forum for the area. A forum must be established for the express purpose of promoting or improving the social, economic and environmental well-being of an area; its membership must be open to and can include at least 21 individuals who live, work or are elected members for that area. The forum must also have a written constitution.
- 2.16 In determining whether to designate a body as a neighbourhood forum, the Council must have regard to whether the body has secured at least one individual from each of the three different groups expressed in 2.14 above (those that live, work or are elected members for the area), that its membership is drawn from different parts of the proposed neighbourhood area, is representative of different sections of the community and that the purpose of the forum reflects, in general terms, the character of the area.
- 2.17 The application for the forum must also be subject to public consultation for at least six weeks. This was undertaken between 27th July 2020 and 7th September 2020. The information submitted with the forum application is available to view on the Council's website at <https://www.runnymede.gov.uk/article/15577/Neighbourhood-Planning>. As set out earlier in this report, twelve letters of representation were received for the forum and area applications. Two of these letters raise concerns about the role and remit of the Neighbourhood Forum.
- 2.18 The Neighbourhood Planning Regulations 2012 (as amended) require a decision on forum designations to be made by the Borough Council within 13 weeks from the date immediately following that on which the application is first publicised. As such, the Borough Council must make a decision on the forum designation by 26th October 2020.

- 2.19 The documents received with the Forum and Area applications contain a Consultation Strategy and Plan. Further details have separately been provided by the prospective forum detailing how they have engaged with the local community to date about their intention to produce a neighbourhood plan. This includes:
- Creation of a website which provides information about the proposal to form an Ottershaw Neighbourhood Plan, the area and forum applications and Ottershaw's history. It also includes a joining form for the Forum.
 - The distribution of 1800 leaflets about the proposal to develop a neighbourhood plan to all houses in the proposed Ottershaw neighbourhood area and approximately 600 leaflets to those outside of the proposed Ottershaw neighbourhood area during the month of August. These leaflets also advertised the website. The 600 outside of the area were exclusively distributed to the area located around Hare Hill, Spinney Hill & Ongar Hill. Residents on the fringes of the Ottershaw neighbourhood area have been encouraged to join the Forum in order to keep up to date with what is developing in Ottershaw. Those "associate" forum members receive all the communications that are received by Ottershaw Neighbourhood Forum members. Associate members can express their opinions but have no voting rights. The leaflets also contained a questionnaire; the purpose of which was to identify membership type, residency type & age category of different forum members to ensure that the prospective forum is reaching a representative cross section of the residents in the proposed Ottershaw neighbourhood area.
 - The delivery of additional leaflets to businesses and shops.
 - 3 banners & 50 posters were printed & displayed in prominent high traffic areas within Ottershaw & are still on display for the foreseeable future.
 - Social media has been used to publicise the intention to produce a neighbourhood plan. Specifically, the Ottershaw Grapevine & the Ottershaw Nextdoor facebook pages have been used to inform the community & generate registrations. Also, the use of email addresses held by various networks such as OWAIRA, BENRA, BLARA, Ottershaw Society & others have been used to distribute the message.
- 2.20 Having assessed the information submitted, officers consider that the conditions for neighbourhood forum designation have been met and can confirm that:
- 1) The statement accompanying the application for forum designation sets out that the forum intends to promote and improve the social, economic and environmental well-being of the area, to seek to make the area more sustainable, protect the natural environment & the green belt, and maintain green corridors between built areas, and promote community cohesion;
 - 2) Membership is open to anyone living or working in the neighbourhood area or who is an elected Member for the area, as well as businesses or other bodies or organisations e.g. education, health services, churches, charities, societies, landowners, etc, which operate in the Area, through their appointed representatives. An updated list of Forum members was shared with the Council on 7th September 2020. This shows that the forum has in excess of 21 members (198 at the time of writing) including those living and working in the area, and 2 Ottershaw ward Councillors;
 - 3) The list of forum members identifies members from different parts of the area;
 - 4) The proposed forum has developed a written constitution which was made public during the consultation period, and;

- 5) There is no other neighbourhood forum currently designated for the proposed area.
- 2.21 Whilst concern is expressed in relation to the involvement of one Forum member in a number of public and private home building companies and another in the buy to let business industry, it is considered important that there are a range of Forum members with different areas of expertise, as well as other skills and interests.
- 2.22 In terms of the influence of the prospective Forum on development in the area, the remit of a neighbourhood plan is set out at paragraph 2.9 and 2.11 above. In addition, in responding to comments about whether the Plan would be representative of the views of local people, it must be remembered that prior to coming into force and becoming part of the Development Plan, the Neighbourhood Plan must first secure more than 50% of the vote in favour of adopting the Plan in a local referendum.
- 2.23 Overall it is recommended that Members of the Planning Committee resolve to designate the Ottershaw Neighbourhood Forum covering the area as shown in Appendix D.

Other comments

- 2.24 One representor has questioned whether in order to meet the desires of the Ottershaw group, it would be appropriate to reduce the size (and council representation) of the Ottershaw ward and to re-assign the 'spare' council seat(s) thus generated either to a new ward or by extending the existing wards which cover the areas not wanted by Ottershaw. Officers are of the view that this goes beyond the scope of the considerations of this report, however, would stress that there is no requirements for neighbourhood areas to mirror ward boundaries.

3. Policy framework implications

- 3.1 Neighbourhood planning has been introduced through the Localism Act 2011. Whilst the designation of a neighbourhood forum and neighbourhood area does not have policy framework implications, a neighbourhood plan once made will form part of the development plan for Runnymede. Subsequently, any policies in a neighbourhood plan will be a material consideration in decision making on individual planning applications within that neighbourhood area alongside the policies of the Local Plan.

4. Resource implications

- 4.1 Resource implications of the suggested course of action include:

- On staffing needs, the Neighbourhood Planning Regulations (2012) sets out the consultation for neighbourhood forums and areas have to be undertaken by the Borough Council.

- Similarly, consultation on the proposed neighbourhood plan, organisation of a referendum and payment for the examination is resourced by the Borough Council.

5. Legal implications

- 5.1 The Town & County Planning Act 1990 (as amended) and Planning & Compulsory Purchase Act 2004 (as amended) place a statutory duty on local planning authorities to advise or assist communities in the preparation of Neighbourhood Development Plans.

6. Equality implications

- 6.1 There are no equality implications relating to the designation of the neighbourhood forum or neighbourhood area. The membership of the Ottershaw Neighbourhood Forum is open to all members of the local community in line with Section 61F of the Planning Act 1990 (as amended). Equality implications will however need to be considered by the forum when preparing the Ottershaw neighbourhood plan policies.

7. **Conclusions**

- 7.1 The Planning Committee is recommended to RESOLVE to:

Designate the Ottershaw Neighbourhood Area as identified on the plan attached to this report at Appendix D; and,

Designate the Ottershaw Neighbourhood Forum to cover the area as shown on the plan attached to this report at Appendix D.

(To resolve)

Background Papers

Appendix D: Plan of the Ottershaw Neighbourhood Forum Area as submitted

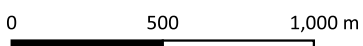


Date: 23/09/2020

Ottershaw Neighbourhood Area



Scale: 1:25,000



8. **EXCLUSION OF PRESS AND PUBLIC**

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

OFFICERS' RECOMMENDATION that -

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

(To resolve)

PART II

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

Para

a) Exempt Information

No reports to be considered.

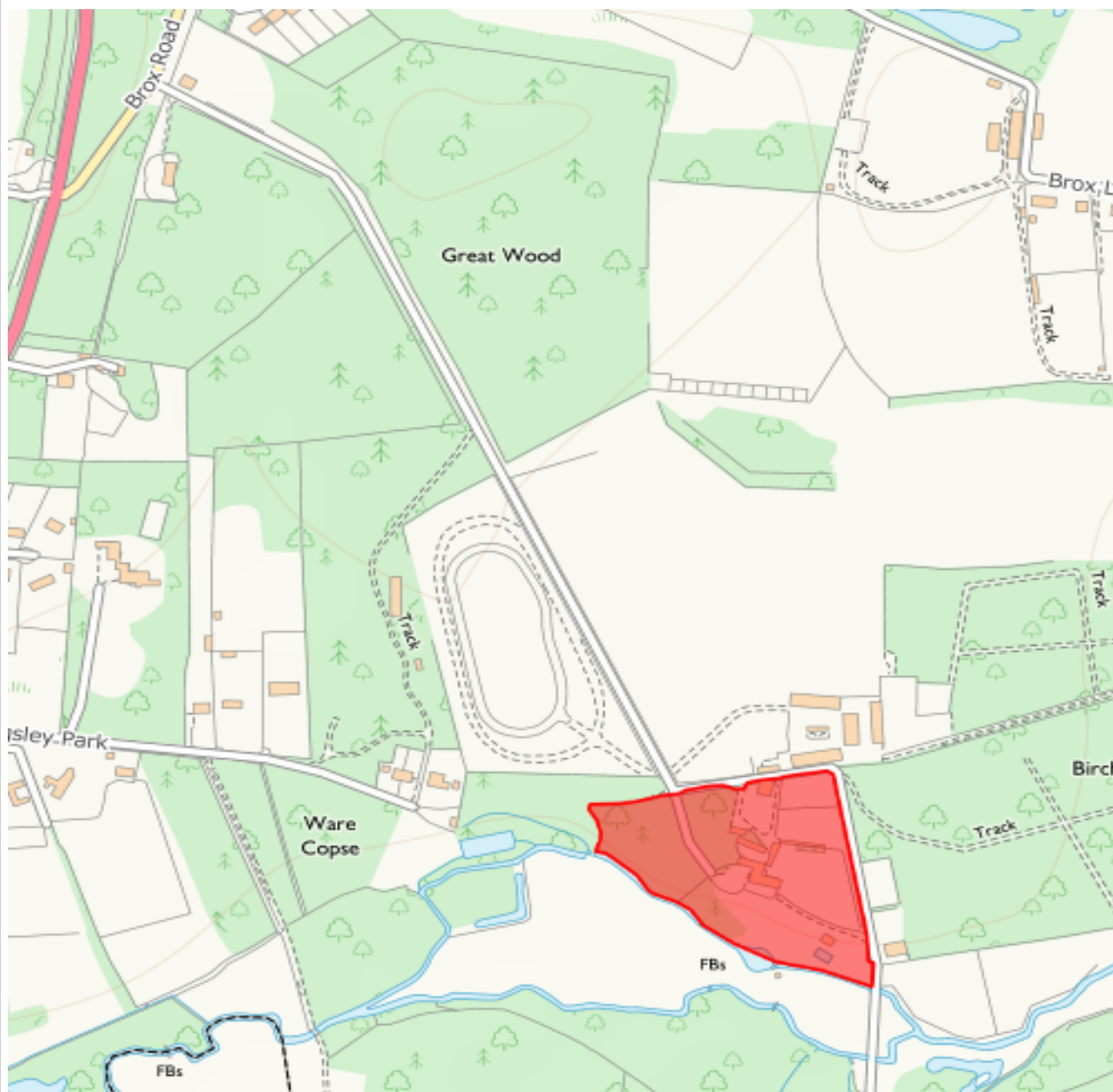
b) Confidential Information

No reports to be considered.



14 October 2020

RU.19/1762 Anningsley Park Farm., Brox Road, Ottershaw



RU.19/1762	Ward:
LOCATION:	Anningsley Park Farm Brox Road Ottershaw KT16 0QY
PROPOSAL	Proposal for Demolition of existing Clubhouse Canteen facility at Anningsley Park Farm and proposal for the construction of a new Clubhouse Canteen facility, and associated Landscape design works (Revised plans recieved 28/5/20)(amended site location plan received 27.08.20)
TYPE:	Full Planning Permission
EXP DATE	22 January 2020

SUMMARY OF RECOMMENDATION: Grant with conditions

1. Site
 - 1.1 Anningsley Park Farm is an established equestrian facility sited off an access road from Brox Road. The site lies within the Green Belt. The site mainly comprises extensive paddocks and polo field, and there is a small complex of buildings at the southern end. There are residential dwellings to the south of Anningsley Park Farm, and also close to the northern part of the access at its junction with Brox Road.

2. Planning history
 - 2.1 The change of use of the land from agriculture to a mixed use for the keeping of horses for recreational purposes and agriculture and the replacement of buildings was granted under RU.98/0069, and again under RU.98/1097. The permission was subject to a s106 legal agreement limiting the use of the land for agriculture and the keeping of horses or ponies for recreational purposes (namely polo) for no more than six months in any one year. This included stabling of horses or ponies used for polo, the training of horses or ponies for polo, polo practice or practice matches and the storage of equipment/materials. Other controls include that only horses/ponies stabled at the site can take part in polo activities and none from other sites, that no public polo matches or similar events which give rise to large numbers of visitors can take place, and no more than 60 horses or ponies are to be kept on the property at any one time. Further controls relate to use of buildings and no residential or overnight accommodation except of grooms/night security. Separately to this application, the owner has requested that the final obligation regarding the number of horses is varied (which has been given the reference RU.20/0005), but this does not form part of the consideration of this current application.

3. Application
 - 3.1 This is a full application for the demolition of the existing clubhouse canteen building which is a small building to the west of the stable complex immediately abutting the access drive, and the erection of a replacement clubhouse canteen building and associated landscape works. The applicant has stated that the existing clubhouse serves as a canteen and lounge space but is too small and not fitted for purpose for the size and patronage requirements of the establishment. The proposed building would be sited in approximately the same position as the existing but would be set back from the access road to enable a hedge to be planted. The existing building is 87 sqm in floor area and the proposed building would be 114 sq metres in floor area, an uplift of 27 sq metres, which is an increase in floor area of 30.2%. The existing building is low in height 4.8m with a hipped tiled roof. The proposed building would also be 4.8m in height, with an asymmetric roof. The external materials would be charred wood shingles for the walls and roof. The applicant has submitted a Protected Species Survey and Bat Activity Survey, Planning Statement, Design and Access Statement and several visual images of the proposed building. Amended plans have been received during the course of the application. The Design and Access Statement explains that the existing clubhouse is too small and in poor condition and its position results in a blank façade with small windows to the road. The planning statement sets out the policy background to the application.

4. Consultations
 - 4.1 16 Neighbouring properties were consulted in addition to being advertised on the Council's website and site notices displayed, and 24 letters of representation have been received from 10 properties, many referring to the separate request by the applicant to increase the number of horses allowed to be kept at the site, and also raising the same points, but the main points raised as summarised as follows:
 - Large numbers of horse boxes travelling through Brox Road, impact on the residents of Brox Road and Ottershaw

- Breaches of s106 agreement, large volume of polo traffic with teams playing polo
- New clubhouse will cause huge disturbance to greenbelt residential area – could become a commercial restaurant bringing chaos to private estate; late night noisy parties; more traffic with food deliveries and waste removal and employees
- Why do they need two clubhouses; against commercialisation in this peaceful green belt residential zone
- New clubhouse is considerably larger and proposes a canteen – is this essential for private polo?
- Referred to architect images of another scheme for a new club house inside a barn – therefore already a canteen, why need another (officer note: this was purely an architect scheme and has never been carried out)
- There appears to be residential at the cottage
- Concern that this site will change to being a public commercial venture for which the site is unsuitable
- Suffered from increase in number of ponies being stabled detrimental to quality of life due to increase in noise; more matches being played, after match gatherings, noise of irrigator; new clubhouse not needed; no further facilities should be created that would compound the disturbance
- Large horse boxes along Brox Road, which is a small residential road not supposed to be a commercial highway; site should be accessed via A320 not through heart of village; current procession of horse boxes is disruptive to residents and damage to cars; Brox Road cannot accommodate the increase in traffic; current owner not keeping in spirit of the agreement – new proposal signals an expansionist path; congested roads, increase in traffic inappropriate
- Entrance to Anningsley Park is single track and not suitable for large vehicles; commercial use would affect residents living nearby
- Concerned about being a commercial property, it is a privately owned facility which accommodates practice matches for the owners recreation only; site is unsuitable venue for commercial facility in quiet residential area with large gatherings of patrons being disruptive; increase in traffic volume and increase in ground maintenance
- Practice going on daily in summer, increase in horses, frequently spectators and loud parties, offensive language, tractors maintaining polo field work past midnight, original planning obligation rules ignored
- No objection to rebuilding but if there is an increase in traffic and spectators, would object
- New structure considerably larger than present building, query height of proposed hedge as it might affect being able to see cars
- Existing planning obligation prevents scenario – prevent commercial polo field – huge impact on families and neighbours from noise and disturbance; more matches in recent years, shouting and language, loud parties, more catering would mean more intrusion on lives
- No need for substantial clubhouse as only supposed to be practice matches; impact on quality of life existing and from further development
- Practice going on daily, more than 60 horses, frequently spectators, frequently loud parties – larger clubhouse will allow more people to attend, terrible language from players, tractors noisy at night, disregard to agreement
- Aware that there are matches for the public
- Frequency, size and duration of events seems to increase year on year, more than practice matches, amount of horses stabled seems excessive, inappropriate language, noisy parties will get worse
- Strongly against this and any other construction until commercialisation is addressed; s106 was designed for polo practice by a single team; representation then goes through several points about the s106; concerned about a new door and deck on the southern side (note the deck and main doors are now on the north side and a small kitchen door is on south side); concern about drainage, concern about parking and would prefer entrance gate at the parking space
- Horse transporters are substantial and often travel in convoys, concern that this application is being used to change the nature of the original agreement into a public commercial venture.

4.2 The Surrey Wildlife Trust have reviewed the surveys and recommend that the precautionary approach set out in the applicant's surveys is followed, and ecological enhancement measures are provided.

- 4.3 The Council's Tree Officer has raised no objections and recommends tree protection measures during the demolition and construction periods.
5. Relevant Local Planning Policies
- 5.1 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.
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 only limited development is acceptable, including facilities for outdoor recreation. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are impact on the Green Belt, and impact on residential amenities, and impact on trees and protected species.
- 6.2 Policy EE16 states that the provision of facilities for outdoor sport may not be inappropriate development in the Green Belt if the openness of the Green belt is preserved and there is no conflict with the purposes of the Green Belt, as set out in the NPPF. The policy specifically includes considerations for stables and tack rooms, which are not proposed under this application, and hardstanding, again which is not proposed. Policy EE14 assists in the Policy EE16 assessment, as Policy EE14 refers to replacement of buildings in the Green Belt. This is not inappropriate providing the building is in the same use (as is the case here) and is not materially larger than the existing building. There should also be no material increase in the prominence of the building. The building would have a larger footprint than the existing but would be the same height and in the same location within the site as the existing. The proposed building is therefore not considered to be materially larger than the existing. The siting of the new building set back from the access road by 5 metres would reduce the prominence of the building from the road, and additionally there would be hedging which would screen the building to a degree. The building would be viewed as part of the broader complex of buildings and there would be no harmful impacts on the openness of the Green Belt from all view points. The building has been designed to have external materials reflecting the rural surroundings and the existing buildings, and the decking is to the north so there would be no harm to the visual amenities of the Green Belt. It is considered that the proposed building complies with policies EE14 and EE16, and the proposal therefore does not represent inappropriate development in the Green Belt.
- 6.3 The proposed building would be approximately 70 metres from the main dwelling of Anningsley Park House, the nearest house to the south of the application site. It is considered this distance and the design of the building with the main doors and decking on the northern side of the building would ensure that the privacy and outlook of the neighbouring occupier would be maintained. There are other houses to the west Warren Cottages and Ware Copse House but these are 230 metres from the proposed building and would not be harmfully impacted. The complex at Anningsley Park Farm is accessed via a private drive off Brox Road, where two other residential properties are located, The Lodge and Gable Cottage. These dwellings would not be affected by the new building.
- 6.4 Letters of objection have raised concerns that the new building would result in commercialisation and use of the building as a restaurant with more people visiting and more traffic and vehicle trips. The facilities within the proposed building are for shower rooms for players, a kitchen and seating area for refreshments for players, and a small tv area for players and coaches to review footage of polo matches. The Design and Access Statement concludes that the proposed clubhouse provides a much needed improved canteen for the proper functioning of the Farm for polo practice, as the owner wishes to provide a high standard of facilities. Officers consider this range of facilities is entirely consistent with the lawful use of the site for polo and there is no evidence that the applicant intends to use the building for any other use other than in association with the lawful use. This is an existing lawful polo practice site and the concerns about existing traffic movements are not a matter for this application. The provision of a slightly larger clubhouse would not result in more vehicle trips. In addition, concerns about conduct of players, noisy maintenance and other similar concerns are also matters unrelated to this current planning application. However, concerns have been raised about noise from the existing clubhouse building in the evenings, and it is considered that a condition restricting use of the building after 10pm in the evening would address these concerns and safeguard residential amenities, whilst enabling the applicant to provide a high quality facility.
- 6.5 The existing building is of the type which could provide a suitable habitat for bats and the applicant has carried out surveys. Due to the presence of trees and water in the vicinity, it is recommended

that a further bat survey is carried out prior to the demolition of the existing building, and any mitigation measures identified. Also, that any lighting on the decking should be turned off by 10.30pm. This would comply with Policy EE9. The Tree Officer has reviewed the proposal and raised no objection subject to a condition regarding tree protection. A condition is also required in respect of biodiversity enhancements in compliance with policies EE9 and EE11, and water conservation in compliance with policy SD7..

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 acceptable in terms of appearance and with no harmful impacts on residential amenities. The development has been assessed against the following key Development Plan policies –policies XXX 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.

SUMMARY OF RECOMMENDATION: Authorise the CHDMBC to grant planning permission 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

110020 A - Proposed site context received 28.5.2020

1300 20 A Location plan received 27.8.2020

2400 20 A - Proposed elevations received 28.5.2020

1300 20 A Existing pavement analysis received 28.5.2020

1400 20 A Proposed floor plan received 28.5.2020

Amended Design and Access Statement received 7.8.2020

Planning Statement received 17.6.2020

Reason: To ensure high quality design and to comply with Policy EE16 of the Runnymede 2030 Local Plan and guidance in the NPPF.

3 External materials (approved details)

The development shall only be carried out in accordance with the materials to be used in the external elevations of the development hereby approved as follows:

Charred wood shingles in acoya wood (walls and roof)
Black aluminium window frames
Charred wood shingle clad doors and glazed aluminium doors
Hardwood deck in cedar

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

4 Hours of use

The building hereby approved shall not be used after 10pm Mondays to Sundays and any decking lights and wall lights shall be switched off no later than 10.30pm.

Reason: To protect the residential amenities of the neighbouring properties and to protect the natural character and biodiversity of the area and to comply with Policies EE1 and EE9 of the Runnymede 2030 Local Plan and guidance within the NPPF.

5 Prior to the commencement of any works hereby approved, including demolition, and before any equipment, machinery or materials are brought on to the site, a Tree Protection Plan shall be submitted to the Local Planning Authority for approval. Tree protective measures shall be installed in accordance with the approved Tree Protection Plan.

The works shall be carried out in accordance with the approved protection plan. 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 and biodiversity of the surrounding area and to comply with Policies EE9, and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

6 Bat survey

The existing building shall not be demolished until a further bat survey has been conducted of the building, and the findings of the survey, and any recommended mitigation, submitted to and agreed in writing by the Local Planning Authority. The development shall then proceed fully in accordance with all the measures approved.

Reason: To protect bats and to comply with Policies EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

7 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, including bird boxes, 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 the biodiversity of the site and to comply with Policies EE9, EE11 and EE12 of the Runnymede 2030 Local Plan and guidance within the NPPF.

8 Boundary treatment (general)

No above ground development shall take place until details of the new hedge and associated fencing to be provided along the southern section of the site adjacent to the access road have been submitted to and approved in writing by the Local Planning Authority. The hedge shall be maintained for a period of 5 years, from the time of planting, including the replacement of any plant which may die.

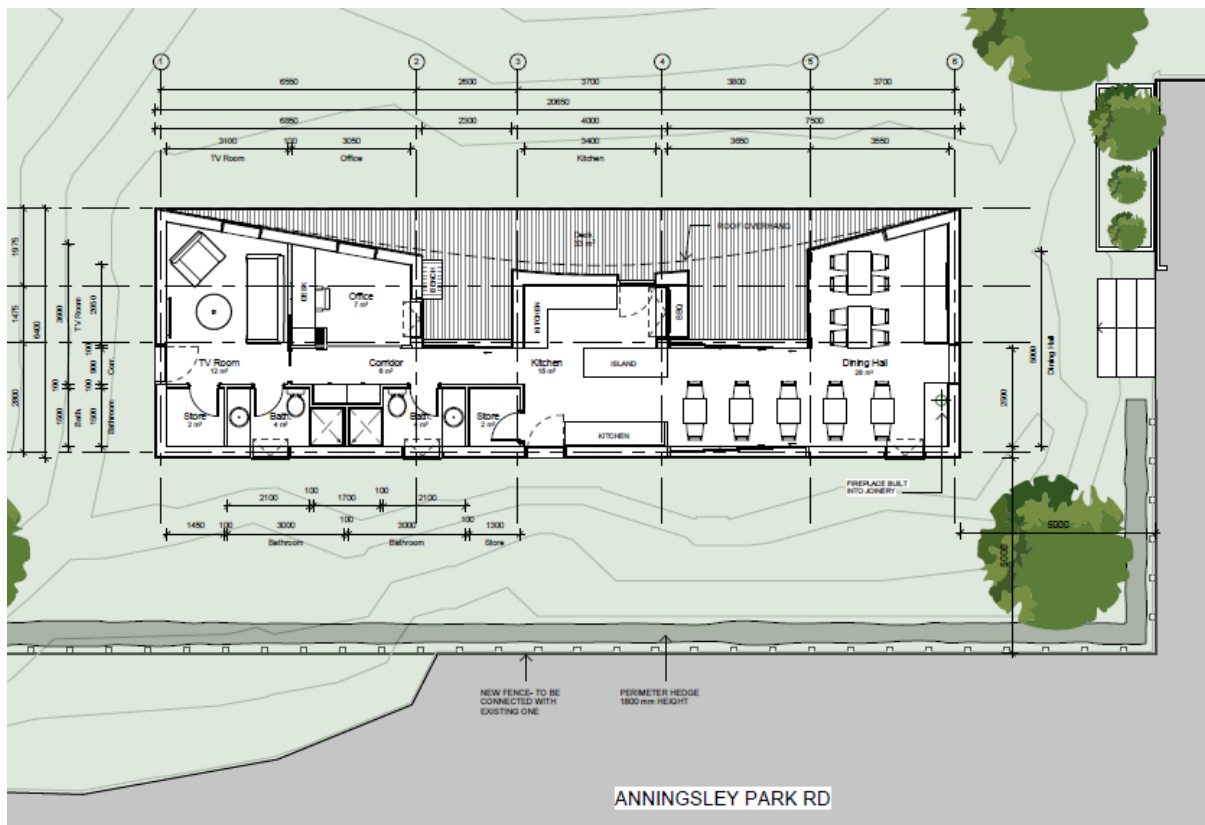
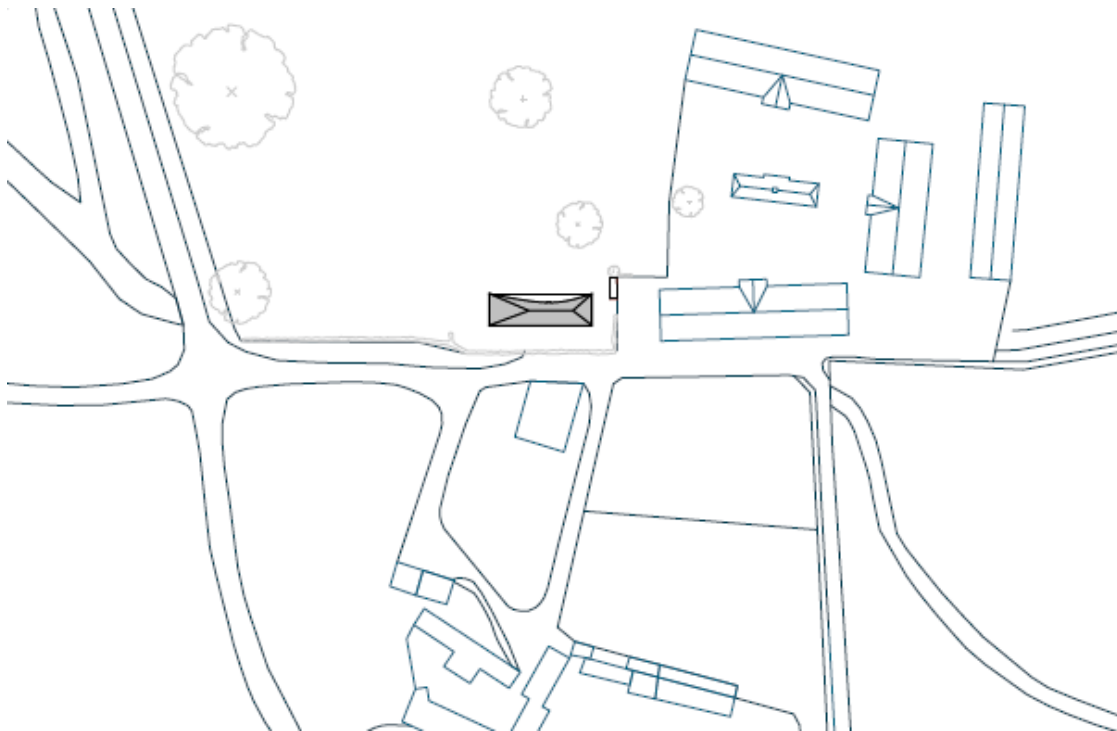
Reason: To enhance the appearance and biodiversity of the surrounding area and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

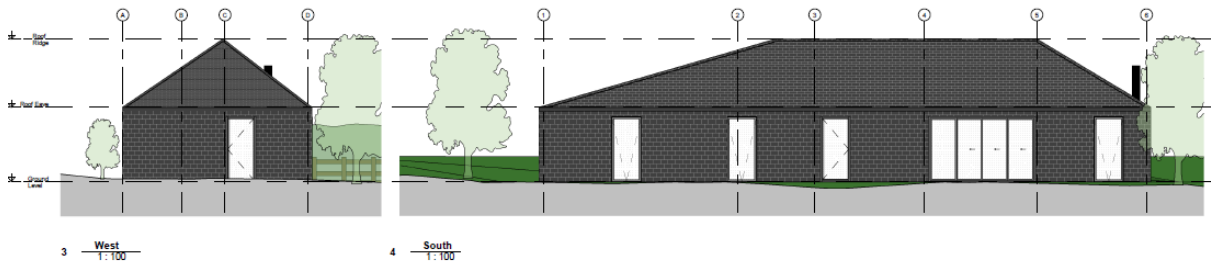
9 Water efficiency

Prior to the first use/occupation of the development hereby permitted, details of the water efficiency measures and rainwater harvesting shall be submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented and retained for the lifetime of the development

Reason: In order to achieve water efficiency and sustainable development and to comply with Policy SD7 of the Runnymede 2030 Local Plan and guidance within the NPPF.

RU.19/1762 Anningsley Park Farm

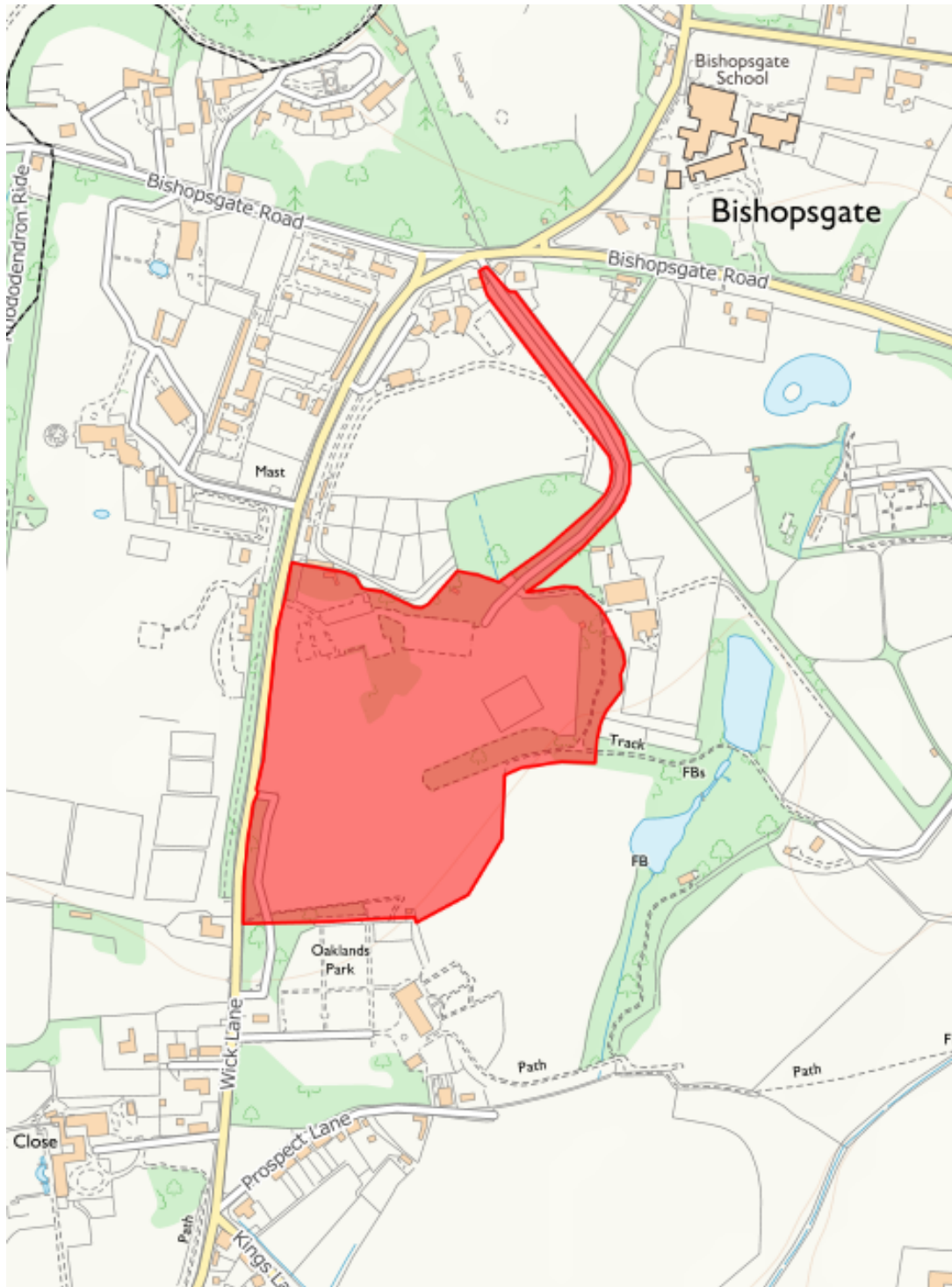






14 October 2020

RU.20/1088 Savill Court Hotel, Wick Lane, Englefield Green



RU.20/1088	Ward:
LOCATION:	Savill Court Hotel Wick Lane Englefield Green TW20 0XN
PROPOSAL	Application seeking a variation to planning condition 3 (approved drawing numbers) and 12 (hard and soft landscaping) of planning application RU.16/0824 for the redevelopment and refurbishment of the existing hotel, spa and conference facility to allow for the removal of a Wellingtonia Tree.
TYPE:	Removal / Vary Condition(s) from Planning Permission
EXP DATE	02 October 2020

SUMMARY OF RECOMMENDATION: Authorise the CHDMBC to Grant with conditions

1. Site

- 1.1 Savill Court Hotel is an existing detached 141 bedroom 4 * Hotel, Spa and Conference Centre located within mature grounds of some 8.93 hectares. The site falls within the Green Belt and Tree Preservation Order 220 covers existing trees to the east of Wick Lane. The existing building extends to 4 storeys in height and has existing spa facilities located within an existing basement level. Vehicular access into the site is from Bishopsgate Road at the lodge entrance. Two vehicular exits currently exist, comprising the main car park exit onto Wick Lane for visitors and staff, and a secondary service exit also onto Wick Lane. 330 car parking spaces currently exist within the site. Windsor Great Park is located some 260 metres to the east of the site which is a designated SSSI a Historic Park and Garden and designated Ancient Woodland. The Windsor Great Park is also a 'Site of Nature Conservation Importance' and an 'Area of High Archaeological Potential'. The Saville Garden, a Historic Park and Garden is located some 500 metres to the south west of the application site. The Savill Garden is also a designated 'Site of Nature Conservation Importance'.

2. Planning history

- 2.1 The planning report for RU.16/0824 set out the planning history for the site prior to the submission of that application. Planning permission RU.16/0824 was for the Redevelopment and refurbishment of the existing hotel, spa and conference facility to provide a 5* facility, including extensions to the existing building (including the basement) to provide additional bedrooms, an improved conference facility, improved spa and banquet hall, proposed erection of a replacement roof and demolition of parts of the existing building, creation of a new service area and alterations to existing parking, hard and soft landscaping, and was granted planning permission on 18 November 2016. Since the permission was granted, applications for the discharge of conditions have been submitted under references RU.17/1491, RU.17/1490, RU.17/1623, RU.17/1531, RU.17/1789, RU.17/1640.

RU.17/1368 sought planning permission for the Variation to planning condition 3 (approved drawing numbers) of planning application RU.16/0824 to allow for revisions to the approved design for the redevelopment and refurbishment of the existing hotel, spa and conference facility to provide a 5* facility (amended plans received 23/10 , 3/11 and 09/11 to include the complete demolition of the building and revisions to the floor plans and design) which was approved on 23 January 2018.

Then there was a sequence of applications seeking the discharge of conditions pursuant to the new planning permission RU.17/1368: RU.18/0228, RU.18/0806, RU.18/0850

RU.18/1042 sought planning permission for the Deposition of excavated spoil from Savill Court Hotel (retrospective) and proposed spoil from Oakland Mansion site to fields east of Oaklands Mansion within Oaklands Park and restoration which was granted planning permission on 4 October 2018. Subsequent applications for the discharge of conditions were made RU.18/1883.

RU.18/1239 sought planning permission for a further Variation to planning condition 3 (approved drawing numbers) of planning application RU.16/0824 to allow for revisions for the redevelopment and refurbishment of the existing hotel, spa and conference facility to provide a 5* facility and this was granted on 10 January 2019

There is a current application seeking the discharge of conditions pursuant to the new planning permission RU.18/1239 under reference RU.19/1472 Application seeking approval of details for planning condition 6 (Travel Plan), 7 (proposed scheme for the parking of vehicles and cycles, loading and unloading of vehicles and for vehicles to turn) and 10 (details of parking areas for cycles, shower, changing facilities and storage for cyclists and details of information to be provided to guests, staff and visitors regarding local public transport, walking, cycling and car sharing) of planning application RU.18/1239

The original hotel has been demolished and works commenced.

3. Application

3.1 This latest application is an application seeking a variation to planning condition 3 (approved drawing numbers) and 12 (hard and soft landscaping) of planning application RU.16/0824 for the redevelopment and refurbishment of the existing hotel, spa and conference facility to allow for the removal of a single Wellingtonia Tree. The applicant has submitted an Arboricultural Impact Assessment, and Landscaping Strategy which sets out the justification for the amended layout and removal of the Wellingtonia Tree, as well as a covering letter. The wider landscaping of the site is not proposed to be changed. The applicant proposes to plant a new Wellingtonia tree of substantial size in a prominent position near the lake close to the access drive. The replacement tree will be of a substantial height approx. 8-10 metres, and girth around 110 cm. The applicant also proposes to plant an additional new oak tree adjacent to the car park opposite the new Wellingtonia tree to contribute additional landscaping.

3.2 The Landscaping Strategy rationale for the removal of the Wellingtonia tree T180 is set out in para 2.2 of the document. Since the tree was planted, it has grown and in combination with another Wellingtonia has created a dense canopy which obscures views out to the wider parkland setting from the hotel and in the opinion of the applicant reduces light to this part of the hotel. The tree is also considered to no longer mark the gateway to the hotel and it completely blocks views to the main entrance. Lower branches impact on vehicles passing by. The applicant considers the removal of this tree will allow more direct sunlight to reach the internal rooms of the hotel, the main lobby the garden and terrace to the south of the hotel and the main external courtyard. The applicant wishes to improve the arrival experience and make the entrance more visible from the arrival drive. Additionally, the applicant considers the removal of the tree creates a stronger relationship between the wider parkland setting with the proposed lake and the hotel, with improvements to the usability of the landscape for events and informal gatherings.

4. Consultations

4.1 31 Neighbouring properties were consulted in addition to being advertised on the Council's website and three objections have been received the main points raised summarised as follows:

- Strongly object to the removal of the tree; removal of a Grade A major tree that has been there for 100 years just to improve the view of the hotel is unacceptable and unnecessary. Contrary to common need to preserve and enhance the tree stock in view of climate change; merit in additional planting but impossible to replace this tree in compensation, having to wait another 100 years to see its equivalent.
- We should be seeking to preserve such healthy trees and to remove for aesthetic reasons is unacceptable; project has already removed a number of large trees during the course of building; the removal for such a trivial and subjective reason should definitely not be permitted
- The Englefield Green Residents Association strongly object on the same grounds as above

5. Relevant Local Planning Policies

5.1 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.

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 as well as the history of the site. The application site is located within the Green Belt where only limited development is acceptable. The hotel development has always

been substantial and comprised inappropriate development in the Green Belt. However, it has been considered by the Council that very special circumstances (VSC) existed which justified the inappropriate and harmful development. The Secretary of State was notified of the applications but decided not to call them in. There are no changes to the approved floorplans and elevations of the development, and these have been fully considered in the reports for RU.16/0824, RU.17/1368, and RU.18/1239. Apart from the outstanding conditions application, the development appears to be progressing lawfully.

- 6.2 This current application primarily seeks to amend the approved landscaping scheme without any changes to the approved building, by removing one additional tree category A tree. In June 2019 a blanket tree preservation order was placed on 'all trees of mixed species' on the site, predominantly to mitigate the risks caused by ongoing development and construction works on the site.
- 6.3 The key planning matters therefore are whether the development with the new landscaping proposal complies with new development plan, the Runnymede 2030 Local Plan, and the new NPPF, particularly in respect of whether there is justification for the removal of a category A tree of high quality, the provision of two replacements trees and additional landscaping. One must consider whether this would affect the overall planning balance.
- 6.4 As the hotel development is in the course of construction, and relevant planning conditions complied with, it is considered unnecessary and unreasonable to fully revisit the principle of the development of the use and the details of the building against the new policy framework of the Runnymede 2030 Local Plan which has been adopted after the construction works commenced. The original extant permission would after all constitute a very substantial material consideration in any decision taken.
- 6.5 This is a S73 variation application, it is therefore still important however to consider the original planning balance of application RU.16/0824 when considering further changes to the scheme, particularly as it was justified under VSC. The decision to award a S73 permission would have the effect of awarding a separate alternate planning permission and as such the impacts and benefits of the variation application as well as any other new material considerations arising should be added or subtracted from the original planning balance to assess whether or not permission should be granted.
- 6.6 The development and refurbishment of the hotel was considered to be inappropriate development in the Green Belt, and the new policies in the new local plan and the NPPF have not resulted in a change in this consideration. There have also been no changes in the circumstances of the site in respect of Green Belt and the setting of the site, and it is considered that the very special circumstances would still be relevant to this current application. It is also a material consideration that the hotel is being lawfully developed.
- 6.7 The hard and soft landscaping improvements were described as part of the application but were not particularly identified as forming any very special circumstances. The original application commented that woodland areas within the site were important features which should be retained, but the Wellingtonia tree is not within one of these areas. The scheme has been designed so that tree removal had been minimised where land had to be excavated and that trees important for ecology were retained. In addition, the number of trees that were approved to be removed as part of the scheme, were compensated by the extensive new planting programme, and the improvements to the overall setting and landscape management of the wider site.
- 6.8 Since the planning permission was originally granted, and works have commenced, the new Local Plan has reinforced the NPPF guidance to enhance the landscape setting of sites, achieve biodiversity net gains, and improve green infrastructure.
- 6.9 The justification for the removal of the tree has been set out in the application this has been carefully reviewed by officers. The applicant identifies benefits to the site through the provision of a cohesive landscape plan and that this use has provided a long term site user with a commitment to the maintenance and enhancement of the landscape. The applicant considers that the removal and replacement of the tree will provide a higher quality environment and greater visibility for the entrance to the hotel for visitors to the complex and to facilitate visitors to the hotel and provide the ability to appreciate the building and its relationship to the grounds better.

- 6.10 The applicant has also commented on the impact of the tree and its canopy on the internal rooms of the hotel. The hotel building is nearly complete and is considered by officers to be a building of high design quality, particularly when viewed in the setting of its high quality grounds. It has been advanced by the applicant that through the provision of substantial replacement specimens the quality of the landscape as a whole will be improved. The location of the new Wellingtonia and Oak is cohesive with the wider landscaping plan and provides suitable prominence for the replacement trees. It is considered that the new trees are located in a position that they are not likely to be under pressure for works that are often associated with trees in close proximity to buildings.
- 6.11 The canopy of the tree is substantial and may have some limited impact on light to rooms in the hotel, however given the 35m separation distance this issue is given limited weight by the LPA. It is noted however that there would be some impact with regards the ability to appreciate the landscape, lakes and gardens from the hotel which is afforded modest weight.
- 6.12 The tree is not an ancient tree, however is a good specimen category A tree and as such removal of the Wellingtonia would be harmful due to its quality and age, and it is considered that significant weight has to be given to this harm.
- 6.13 This application is a S73 variation application and as such the wider landscaping plan secured under RU.16/0824 is a significant mitigating material consideration as part of the mitigation for the overall change to vegetation on the site (not just this tree). Other category 'A' trees were lost as part of the original permission and the harm caused by their loss was considered to be mitigated by the benefits of the scheme, officers consider that it is unlikely that the loss of this Wellingtonia tree would have significantly altered the planning balance of the original scheme to the extent that it would have affected the original outcome.
- 6.14 The applicant is already making significant improvement to the landscape and character of the site. In addition to the landscape plan, The Wellingtonia and Oak are considered to be good compensatory planting and mitigation for the tree, the Wellingtonia in particular will make an immediate landscape impact. The applicant has also expressed willingness to provide further landscaping or vegetation on the site if considered necessary by the Council.
- 6.15 The landscape benefits previously secured, the two replacement trees provided and the offer to provide further additional landscaping helps achieve compliance with policies EE9 and EE11 of the new Runnymede 2030 Local Plan and helps achieve net gain. These benefits would be secured by the recommended conditions.
- 6.16 The loss of an additional mature tree would be regrettable, however officers consider that the cumulative value of the compensatory two replacement trees (including the significant wellingtonia specimen), provision of the wider landscape improvements through the agreed landscaping plan, benefits identified by the applicant in this submission and the benefits identified in original approval RU.16/0824 would continue to outweigh the negative impacts of the scheme and that the Planning Balance would still be positive and continue to constitute VSC. The application is therefore recommended for approval.

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 acceptable in terms of appearance and with no harmful impacts on residential amenities. The development has been assessed against the following key Development Plan policies –policies EE9 and EE11 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.

Conditions need to be imposed to secure the new planting in mitigation for the loss of the Wellingtonia tree, and other conditions to ensure all the previous technical considerations are carried forward into this new decision. 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.

SUMMARY OF RECOMMENDATION: Authorise the CHDMBC to grant planning permission subject to the following conditions:

- 1 Notwithstanding the information provided within the application, within two months of the date of this decision, details of new planting and biodiversity enhancements in the vicinity of the hotel, access drive and parking areas and in the wider estate shall be submitted to the Local Planning Authority. Such planting and enhancements shall be carried out by March 2022, and any trees or shrubs that die or are damaged within a period of 5 years from the planting, shall be replaced and maintained.

Reason: To preserve and enhance the character and appearance of the landscape of the site and the surrounding area and to enhance the biodiversity and green and blue infrastructure of the site and to comply with Policies EE11 and EE12 of the Runnymede 2030 Local Plan and guidance in the NPPF.

- 2 The development hereby permitted shall be constructed in external materials as previously approved under application RU.18/0806 (Summary of proposed materials, ref. 063-3.15-180514-OUT Rev.P1 received 14-05-18 and samples of Portland Cast Stone, Natural Slate Roof Tile & Ibstock Facing Brick to Match Existing. No variations in such materials 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 existing historic building and to comply with design and heritage guidance within the National Planning Policy Framework and Policies EE1 and EE3 of the Runnymede 2030 Local Plan.

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

Topographical Survey (26111_T) X 8 received 29.04.2016.
Site Location Plan 063-LE-100 P5 received 23.10.2017.
Extended Phase 1 Habitat Survey received 29.04.2016
Flood Risk Assessment received 29.04.2016
Transport Assessment received 29.04.2016
Updated Planning Statement received 01.08.2017
063-EX-302 P1 (Existing second floor plan) received 29.04.2016
063-EX-301 P1 (Existing first floor plan) received 29.04.2016
063-EX-300 P1 (Existing ground floor plan) received 29.04.2016
063-EX-200 P1 (Existing site plan) received 29.04.2016
063-EX-30R P1 (Existing roof plan) received 29.04.2016
Operational Needs Assessment received 20.07.2016
063-EX-401 P1 (Existing sections) received 29.04.2016
063-EX-303 P1 (Existing third floor plan) received 29.04.2016
063-EX-501 P1 (Existing elevations) received 29.04.2016

063-EX-30B P1 (Existing basement plan) received 29.04.2016
 063-EX-400 P1 (Existing sections) received 29.04.2016
 063-EX-500 P1 (Existing elevations) received 16.05..2016
 Surface Water Drainage Summary Statement received 29.04.2016
 Interim Travel Plan received 17.07.2016
 Interim Quality Report received 09.08.2016
 Interim heritage Assessment received 09.08.2016
 Land Registry Plan received 09.08.2016
 Soakage Report received 09.08.2016
 Supporting e-mail accompanying amended plans received 12.09.2016
 Invertebrate Survey received 12.09.2016
 Desk Based Assessment and Heritage Impact Assessment received 12.09.2016
 Phase 1 and Phase II Bat Surveys and Mitigation Strategy received 12.09.2016
 Soakage Report received 14.09.2016
 Combined Ecological Report received 14.09.2016
 Updated Flood Risk Assessment received 12.10.2016
 Updated Site Location Plan to support the Flood Risk Assessment received 12.10.2016
 Updated Soakage Report received 12.10.2016
 Planning Statement 01.08.2018
 063-GA-30B1 Rev P36 received 01.08.2018
 063-GA-30B2 Rev P32 received 01.08.2018
 063-EL-502 Rev P12 received 01.08.2018
 063-EL-503 Rev P12 received 01.08.2018
 063-EL-504 Rev P12 received 01.08.2018
 063-GA-301 Rev P32 received 01.08.2018
 063-GA-300 Rev P37 received 01.08.2018
 C007U-500 Rev P3 received 01.08.2018
 063-LE-100 received 01.08.2018
 063-A(27)-002 Rev P1 received 01.08.2018
 063-GA-30R Rev P9 received 01.08.2018
 063-GA-302 Rev P32 received 01.08.2018
 063-GA-201 Rev P27 received 01.08.2018
 063-GA-303 Rev P1 received 01.08.2018

Arboricultural Impact Assessment Dated 15-04-2019

5717_100 - Site Wide General Arrangement, 5717_200 - General Arrangement Plan,
 5717_201 - General Arrangement Plan Hardworks, 5717_301 - Softworks General
 Arrangement Plan Sheet 1 of 2-Rev3, 5717_302 - Softworks General Arrangement
 Plan Sheet 2 of 2-Rev3, 5717_320 - Habitat Protection Plan Sheet 1 of 2, 5717_321 -
 Habitat Protection Plan Sheet 2 of 2, 5717_800 - Typical Section Lake Details,
 5717_811 - Typical Section Lake Section 2, 5717_812 - Typical Section Lake Section
 3, all received 10 August 2020

Reason: To ensure an acceptable scheme and to comply with policies EE1, EE17, EE3, EE9, Ee11, EE12, SD4, SD7 of the Runnymede 2030 Local Plan and guidance in the NPPF.

- 4 The design and positioning of the proposed modified accesses and visibility zones to Wick Lane shall be undertaken in complete accordance with the details as approved under planning application RU.17/1789 (sight lines document (October 2017) received 24.10.2017 and 17121-TBXX-00-DR-CSK-0001 Rev P1 received 24.10.2017). The development shall be undertaken in full accordance with the approved plans and the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in accordance with Policy SD4 of the Runnymede 2030 Local Plan and guidance in the NPPF.

- 5 The development hereby permitted shall be undertaken in complete accordance with the approved Construction Management Plan received 30.08.2011 approved under planning application RU.17/1490 unless a variation is agreed in writing by the local planning authority.

Reason: The above condition is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users and to comply with Policy SD4 of the Runnymede 2030 Local Plan and guidance in the NPPF.

- 6 The operation of the hotel and conference facility and associated facilities shall only take place in accordance with the Travel Plan (December 2019 Rev D) approved under reference RU.19/1472 on 5.3.2020 promoting the use and management of sustainable modes of transport.. The travel plan shall be implemented prior to the occupation of the development hereby approved and for each subsequent occupation of the development and thereafter maintained and developed.

Reason: To promote sustainable modes of transport in accordance with Policies SD3 and SD4 of the Runnymede 2030 Local Plan and guidance in the NPPF.

- 7 The operation of the hotel and conference facility and associated facilities shall only take in accordance with the loading, unloading and turning areas in the Delivery and Servicing Plan (063-L(20)-230 P1 approved under RU.19/1472 on 5.3.2020, and the cycle facilities and car parking areas shall be provided and retained and maintained, as shown on plans 063-L(20)-232 P1 and 231 P1 approved under RU.19/1472 on 5.3.2020.

All cycle parking shall be secure, covered and lit.

Reason: In the interests of highway safety and sustainable travel and to comply with Policies SD3 and SD4 of the Runnymede 2030 Local Plan and guidance in the NPPF.

- 8 The development hereby permitted shall be undertaken in accordance with the surface water drainage works approved under planning application RU.18/0228 (0G Level Drainage Road Catchment Layout (drawing no:17121-TB-XX-0G-DR-C-0002 Rev C1) received 27.03.18, 0GLevel Drainage Layout (drawing no:17121-TB-XX-0G-DR-C-0300 Rev C2) received 27.03.18 E-mail accompanying the above drainage plans 27.03.2018 and the Drainage Strategy Report (revision D) received 25.01.18)

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 in accordance with policy EE13 of the Runnymede 2030 Local Plan and guidance in the NPPF.

- 9 The development hereby permitted shall be fully undertaken in complete accordance with the Phase II Bat Survey results received on 01.09.2017 and approved by the local planning authority under planning application RU.17/1491.

Reason: To protect the habitat of the bats and to comply with Policy EE9 of the Runnymede 2030 Local Plan and guidance in the NPPF.

- 10 The operation of the hotel and conference facility and associated facilities shall only take place in accordance with the Travel Plan (December 2019 Rev D) approved under reference RU.19/1472 on 5.3.2020 promoting the use and management of sustainable modes of transport.. The travel plan shall be implemented prior to the occupation of the development hereby approved and for each subsequent occupation of the development and thereafter maintained and developed. The following facilities are to be provided and retained and maintained:

- (a) A secure, lit and covered parking area for bicycles within the application site.
- (b) Shower and changing facilities within the application site for cyclists ,
- (c) Facilities within the development site for cyclists to store cyclist equipment.
- (d) Details of Information to be provided to guests, staff and visitors regarding the availability of and whereabouts of local public transport , walking, cycling and car sharing.

Reason: To promote sustainable modes of transport in accordance with Policies SD3 and SD4 of the Runnymede 2030 Local Plan and guidance in the NPPF.

- 11 The development hereby permitted shall be undertaken in complete accordance with the Ecological Mitigation Strategy received on 30.08.2017 and approved under planning application RU.17/1490 unless a variation is agreed in writing by the local planning authority.

Reason: To protect and enhance biodiversity within the application site in accordance with Policy EE9 of the Runnymede 2030 Local Plan and guidance in the NPPF.

- 12 The development hereby permitted shall be undertaken in complete accordance with the approved hard and soft landscaping details (including tree protection measures) approved under application RU.18/0850 (Ecological Support Management and Solutions (Ecosupport) received 23.05.2018, Ecosupport additional supporting ecological information received 23.05.2018, Lake Plans C0070-500 P5 received 07.09.2018, Savill Court lake positioning and levels - additional supporting letter 16.08.2018, Surface Water Storage requirements (HR Wallingford) received 16.08.2018,

Arboricultural Impact Assessment Dated 15-04-2019

5717_100 - Site Wide General Arrangement, 5717_200 - General Arrangement Plan, 5717_201 - General Arrangement Plan Hardworks, 5717_301 - Softworks General Arrangement Plan Sheet 1 of 2-Rev3, 5717_302 - Softworks General Arrangement Plan Sheet 2 of 2-Rev3, 5717_320 - Habitat Protection Plan Sheet 1 of 2, 5717_321 - Habitat Protection Plan Sheet 2 of 2, 5717_800 - Typical Section Lake Details, 5717_811 - Typical Section Lake Section 2, 5717_812 - Typical Section Lake Section 3, all received 10 August 2020

All hard and soft landscaping works shall be carried out in accordance with the approved details and the Wellingtonia Tree (T180) shall be retained and protected as part of the development proposals as clearly detailed within the Arboricultural Impact Assessment Dated 15-04-2019.

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 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 landscape of the site and the surrounding area and to enhance the biodiversity and green and blue infrastructure of the site and to comply with Policies EE11 and EE12 of the Runnymede 2030 Local Plan and guidance in the NPPF.

- 13 Prior to installation, details of any external lighting including floodlighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the approved details and be retained as such thereafter.

Reason: In order to protect legally protected species within and surrounding the application site in accordance with policies EE2 and EE9 of the Runnymede 2030 Local Plan and guidance in the NPPF.

- 14 The development hereby permitted shall be undertaken in accordance with the approved biodiversity protection and enhancement scheme submitted under planning application RU.17/1490 (Ecological Mitigation Strategy received 30.08.3017) unless a variation is agreed in writing by the local planning authority.

Reason: In accordance with the terms of the application and to ensure the provision of suitable mitigation in accordance with Policy EE9 of the Runnymede 2030 Local Plan and guidance in the NPPF.

- 15 Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved in writing by the local planning authority to demonstrate that the Sustainable Urban Drainage System has been constructed in accordance with the approved scheme under condition 8.

Reason: To ensure the Sustainable Drainage Scheme is designed to ensure that the development does not increase flood risk and to comply with Policy EE13 of the Runnymede 2030 Local Plan and guidance in the NPPF.

- 16 The Wellingtonia tree T180 shall not be felled until and unless a replacement Wellingtonia Tree and an Oak tree have been planted as detailed on plan 5717_301 Softworks General Arrangement Plan Sheet 1 of 2, at least of the size and maturity as stated on this plan.

Reason: To preserve and enhance the character and appearance of the landscape of the site and the surrounding area in mitigation for the loss of T180 and to enhance the biodiversity and green and blue infrastructure of the site and to comply with Policies EE9, EE11 and EE12 of the Runnymede 2030 Local Plan and guidance in 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.
2. 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/roadpermits-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.

3. 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).
4. The developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey should conform to a TRICS Multi-Modal Survey format consistent with the UK Standard for Measuring Travel Plan Impacts as approved by the Highway Authority. To ensure that the survey represents typical travel patterns, the organisation taking ownership of the travel plan will need to agree to being surveyed only within a specified annual quarter period but with no further notice of the precise survey dates. The developer would be expected to fund the survey validation and data entry costs.
5. The applicant is advised of the requirement to obtain a 'European Protected Species Licence from Natural England prior to the commencement of the development or the felling of any trees within the application site.

RU.20/1088 Savill Court Hotel, Wick Lane, Englefield Green



1. North East Elevation



2. North West Elevation



3. South West Elevation



4. South East Elevation

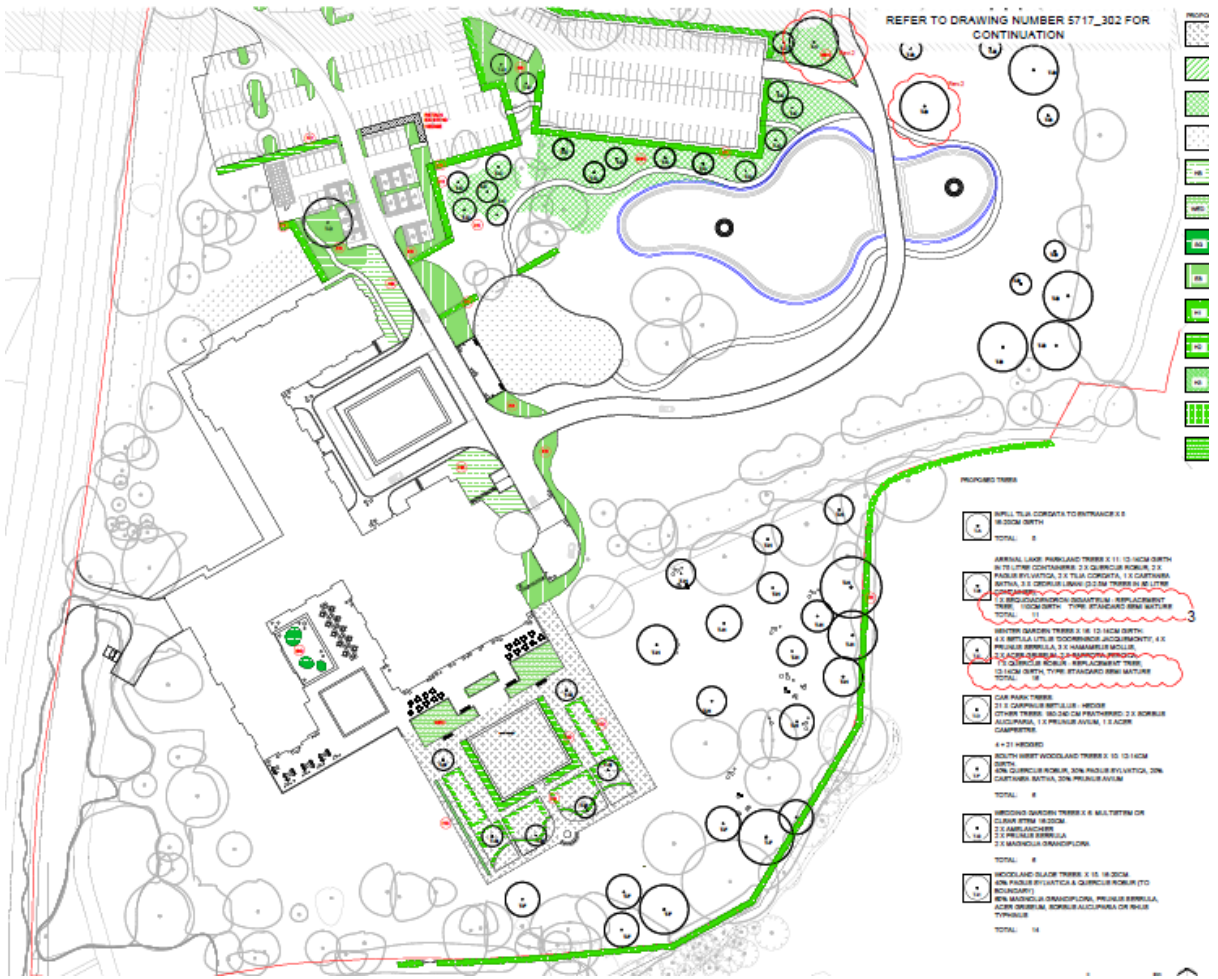


5. Part North West Elevation



6. Part South East Elevation





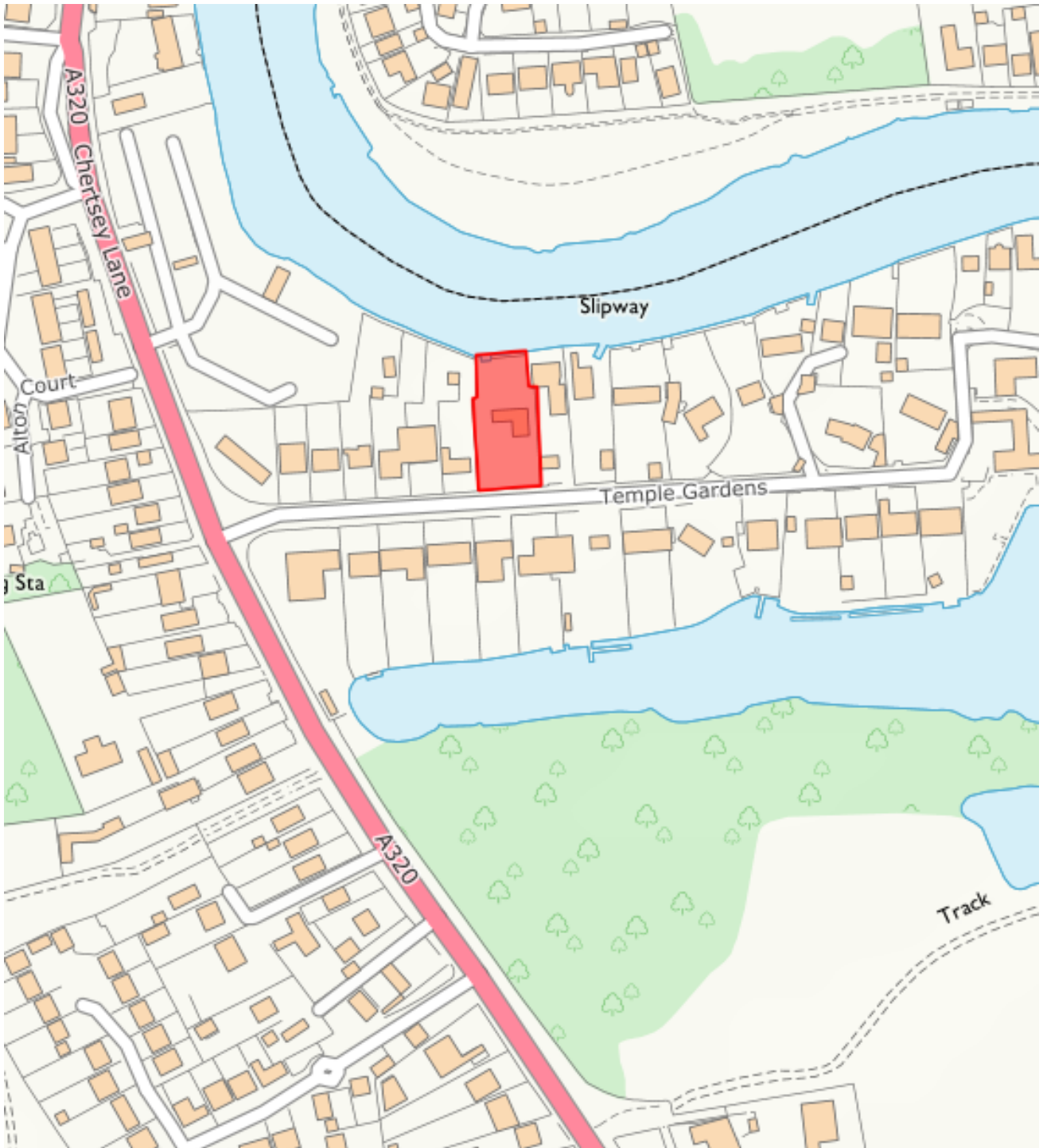
REFER TO DRAWING NUMBER 5717_302 FOR CONTINUATION

- PROPOSED TREES**
- 1. SPALL TUBE CORNERS TO ENTRANCE 8 & 8.50M DIRTH
 TOTAL 8
 - 2. ANNUAL LAND PARKLAND TREES X 11 10.50M DIRTH
 8 TO LITRE CONTAINERS: 2 X QUERCUS ROBUR, 2 X
 FRAXINUS EUROPEA, 2 X TILIA CORDATA, 1 X CORYLUS
 AVETIA, 2 X CORYLUS LANCEA, 2 X TILIA TRIFOLIATA
 2 X QUERCUS ILEX, 2 X QUERCUS PETRAEA, 2 X QUERCUS
 PETRAEA, 2 X QUERCUS PETRAEA, 2 X QUERCUS PETRAEA
 2 X QUERCUS PETRAEA, 2 X QUERCUS PETRAEA, 2 X QUERCUS
 PETRAEA, 2 X QUERCUS PETRAEA, 2 X QUERCUS PETRAEA
 TOTAL 3
 - 3. CENTER GARDEN TREES X 18 10.50M DIRTH
 4 X PRUNUS SPINOSA, 2 X AMALANUS COLICA,
 2 X ACER FRAXINIFOLIUM, 2 X AMALANUS COLICA,
 2 X QUERCUS ROBUR, 2 X QUERCUS ROBUR
 2 X QUERCUS ROBUR, 2 X QUERCUS ROBUR, 2 X QUERCUS
 ROBUR, 2 X QUERCUS ROBUR, 2 X QUERCUS ROBUR
 TOTAL 18
 - 4. CAR PARK TREES
 21 X QUERCUS ROBUR, 10 X PRUNUS SPINOSA, 1 X
 OTHER TREES, 80.50 CM PLANTING: 2 X QUERCUS
 ROBUR, 1 X PRUNUS SPINOSA, 1 X ACER
 CAMPESTRIS
 - 5. 4 X 21 M2000
 10 X QUERCUS ROBUR, 10 X PRUNUS SPINOSA, 10 X
 CORYLUS AVETIA, 10 X PRUNUS SPINOSA
 TOTAL 8
 - 6. MEDIUM QUARDEN TREES X 6 MULTITRUNK OR
 CLEAR STEM 18.20CM
 2 X PRUNUS SPINOSA
 2 X PRUNUS SPINOSA
 2 X PRUNUS SPINOSA
 TOTAL 6
 - 7. WOODLAND GLADE TREES X 10 18.20CM
 10 X PRUNUS SPINOSA, 2 X QUERCUS ROBUR, 2 X
 QUERCUS ROBUR, 2 X QUERCUS ROBUR, 2 X QUERCUS
 ROBUR, 2 X QUERCUS ROBUR, 2 X QUERCUS ROBUR
 TOTAL 10



14 October 2020

RU.20/0448 4 Temple Gardens, Staines Upon Thames



RU.20/0448	Ward:
LOCATION:	4 Temple Gardens Staines-Upon-Thames TW18 3NQ
PROPOSAL	Demolition of existing 4-bedroom house and erection of replacement 4-bedroom house, with associated works to land (amended information received)
TYPE:	Full Planning Permission
EXP DATE	19 May 2020

SUMMARY OF RECOMMENDATION: Grant with conditions

1. Site
 - 1.1 4 Temple Gardens is a two storey detached property located in a residential area of Staines upon Thames. The property is set back from the road with off street parking to the front with TPO 429 covering a tree in the front garden. The site abuts the River Thames to the North of the site affording views to the Thames and across the Borough Boundary to Spelthorne. The surrounding area has a varied appearance with no distinct pattern / style of development. The site lies within the urban area entirely in the medium risk flood zone (Flood zone 2) with the high risk flood zone and functional flood plain Flood zone 3a and 3b closer to the boundaries of the site.
2. Planning history
 - 2.1 No recent planning history
3. Application
 - 3.1 The applicant has applied for full planning permission for the erection of a two storey replacement dwelling. The plans have been amended during the course of the application increasing separation to side boundaries. The proposed dwelling be part single storey and part two storey. The single storey element would have a depth of 20 metres with a two storey element extending closer to the river at a depth of approximately 10 metres. The proposal would have a width of 22 metres with a gap to the boundary with Glenrosa of approximately 1.3 metres at single storey level increasing to 3 metres at two storey level. The proposal would have a gap of approximately 5.5 metres to the property at No. 3 Temple Gardens at ground floor level who is sited closer to the road than the application property. The proposal would be set back from the road by approximately 27 metres and approximately 12 metres to the boundary with the River Thames.
 - 3.2 The building would have varied heights with a single storey flat roof element having a maximum height of 3.3 metres with the two storey element closer to the river frontage increasing to 8.5 metres. The property would have a modern appearance with high level windows on the front and side with a glazed rear elevation facing the river.
 - 3.3 The applicant has submitted a Flood Risk Assessment and a note in response to the concerns raised in the letter of objection.
4. Consultations
 - 4.1 5 Neighbouring properties were consulted in addition to being advertised on the Council's website and 7 letters of representation have been received for the application including a letter from the Thorpe Ward Residents Association. A summary of their comments are detailed below:
Four raising concern of the development and three in support.

Objection

- The proposed structure is not in keeping with the rest of the properties in the tree lined road
- The proposal would impact on flooding.
- The proposal would lead to loss of light, overshadowing, overlooking and be overbearing.
- The proposal would be three times the size of the existing property
- The kitchen will overlook a courtyard area and will result in smells emanating from the cooking area
- Any unwanted materials are not burnt on site, but disposed of hygienically.
- The proposal would be a replacement approximately 3 times the size of the original building which would not result in a net reduction in flood risk.

Support

- The proposal would be a good idea with new technologies meaning cleaner air for children
- The design is of high quality and will fit in well with the wide diversity of homes in the locality
- The proposal would be a significant improvement on the current building and a beautiful enhancement to the road and wider area.

4.2 The Environment Agency raise no objection to the application subject to condition

4.3 Spelthorne Borough Council – No objection

4.4 RBC Tree Officer – No objection subject to condition

4.5 RBC Contaminated Land Officer no objection subject to condition

5. Relevant Local Planning Policies

5.1 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.

5.2 Any previous SPG which might be a material consideration – 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 the proposed replacement dwelling would have on the visual amenities of the street scene and the character of the area, the residential amenities of the occupiers of the adjacent neighbouring properties, the flood plain and protected trees.

6.2 The site is located in a residential area which is characterised by large detached dwellings of varied design set back from the road at different distances with off street parking to the front. The proposal would have a modern design, but by nature of its position set back from the road and there being no set style of development in the road it is considered that the proposal would not materially harm the visual amenities of the street scene. The scale of the building is low and the siting and layout would maintain the character of the area, and enhance the frontage to the River Thames. It is considered that the development would fit in with the context, in compliance with Policy EE1.

6.3 The adjacent neighbouring properties to the application site have a staggered layout. The proposed building would be set in off the boundaries with these neighbours. The proposal would, at ground floor level, be set off the eastern boundary with the adjacent neighbouring property Glenrosa by 1 metre and approximately 5 metres to the western boundary. The first floor would be approximately 3 metres from both side boundaries. The ground floor section would extend beyond the front elevation of Glenrosa which has an L shape layout. However, there is a mature Beech hedge along the boundary with Glenrosa which has a height of approximately 2 metres which is proposed to be retained. The proposed dwelling would be 3 metres in height, close to this part of the boundary. It is considered that because of the limited height of the proposal, coupled with the retention of the boundary hedge the proposed front single storey element of the proposal would not unduly result in an overbearing or over-dominant form of development to the occupiers of Glenrosa. The first floor element would be set in at approximately 5 metres from the shared boundary with the first floor section of Glenrosa set in off this boundary by approximately 4 metres. It is noted that Glenrosa does have first floor windows in the flank elevation facing the application site, however, these are secondary windows and the room also has first floor windows in the northern and southern elevation facing the river and towards the front of the property respectively. It is considered that by nature of the boundary treatments, and the juxtaposition between the two properties the proposal would not materially result in an overbearing or over-dominant form of development or result in overlooking or loss of privacy to the occupiers of Glenrosa.

6.4 No. 3 Temple Gardens to the west of the site is located closer to the road than the proposed dwelling and there would be a separation distance of approximately 15 metres at ground floor and 30 metres at first floor between the two properties. The proposal would have high level windows on the front elevation and as such would not materially overlook the adjacent neighbouring property from the front. The proposal would have first floor windows in the rear elevation facing the river

which would be similar to the existing situation. The proposed dwelling would have side windows at first floor level which would face the adjacent neighbouring properties, however, these could be conditioned to be obscurely glazed and top opening only and the riverside terrace would be enclosed on the side elevations to prevent any undue overlooking. Two windows are proposed at first floor level which would face the adjacent neighbouring properties, this may result in overlooking and therefore a condition requiring these to be obscurely glazed is therefore recommended. There are ground floor windows on the flank elevations, however, these would be predominantly high level and not unduly result in overlooking to the occupiers of the adjacent neighbouring properties.

- 6.5 It is considered that because of the juxtaposition between the adjacent neighbouring properties coupled with boundary treatments the proposed replacement dwelling would not materially impact on the amenities of the occupiers of the adjacent neighbouring properties. However, conditions requiring certain windows to be obscurely glazed is recommended to ensure the amenities of the occupiers of the adjacent neighbouring properties are protected in terms of privacy. The proposal is therefore considered to comply with Policy EE1.
- 6.6 The site is within the High Risk Flood Zone, Zone 3a and also flood zone 2 (medium risk). There is an existing basement which is to be retained. The applicant has submitted a Flood Risk Assessment with the application. This states that the basement will be used as a void to store flood water and there would be a drain to enable flood water to flow from the void to the river. The Environment Agency raise no objection to the proposal subject to conditions, regarding the enlargement of the underfloor void and an 8 metre buffer between the site and the river bank. The proposal is therefore considered to comply with Policy EE13. A condition will be required to ensure there is a Flood Evacuation Plan in place to ensure the safety of the occupiers.
- 6.7 The applicant has submitted an Ecology report to accompany the application as the site is adjacent to the River Thames which is a Site of Nature Conservation Importance. This states that a bat survey should be carried out. The applicant has undertaken a bat survey during the course of the application and this has concluded that there are no bats roosting at the site. However, the Ecology report does recommend that bird and bat boxes should be installed at the site and grills should be added on the drainage pipe from the void under the house to restrict potential otter activity and to prevent otters becoming trapped. A condition is recommended regarding details of bird and bat boxes to be added at the site and subject to this it is considered that the proposal would comply with policy EE9.
- 6.8 The proposal would provide off street parking to the front of the site and utilise the existing entrance to the site and create a further entrance to provide an in and out driveway. It is not considered that the proposal would unduly impact on highway safety as there would be no increase in units at the site. The proposal would comply with Policy SD4. Conditions are necessary to require an electric vehicle charging point, water efficiency and details of renewable energy in accordance with Policy SD7.
- 6.9 There is an existing tree to the front of the site which is protected by Tree Preservation Order No. 429. The supporting covering letter states that the new entrance to the front of the site would not include any changes in ground levels and as such it is unlikely that the proposal would affect the trees at the site. Notwithstanding this a condition regarding tree protection measures and a method of construction statement to be submitted is recommended to ensure the tree coverage at the site and the retention of the eastern boundary hedge and to comply with Policy EE11.
- 6.10 The applicant has submitted details about how surface water drainage and that a scheme could be installed at the site, utilising water storage crates and filtration into ground. However, exact details of how this will be managed and monitored have not been submitted. Therefore taking a precautionary approach a condition requiring a full plan is recommended to be submitted along with a verification report confirming that the measures are in place at the site to ensure compliance with Policy EE12.
- 6.11 The Council's Contaminated Land Officer notes that the site is within proximity to infilled areas. The proposal does include an area underneath the property for flood water storage. However, this area does not extend under all of the property. Therefore taking a precautionary approach a condition regarding details of a gas protective membrane to be submitted and approved in writing prior to construction of development is recommended to ensure the safety of the potential occupiers of the dwelling. The proposal will comply with Policy EE2.

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 acceptable in terms of appearance and with no harmful impacts on residential amenities, and flood risk. The development has been assessed against the following key Development Plan policies –policies SD4, EE1, EE2, EE9, EE11, EE12 and EE13 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.

SUMMARY OF RECOMMENDATION: Authorise the CHDMBC to grant planning permission 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 1909 07A, 1909 02G photos and email received 28 September 2020, supported letter received 14 August 2020, Preliminary Ecological Appraisal, Surface Water Drainage Strategy, Support letter and 1909 09C received 17 July 2020, Supporting email and plans 1909 17 and OS Plan received 9 April 2020, 4253/2, 1909 15, 4253/3, 4253/10, 1909 06, 1909 05, 1909 14, 4253/01/R1, 4253/9. 1909 13, 1909 04, 4253/8, 1909 12, 1909 03A, 4253/7, 1909 11, 4253/6, 1909 10A, 4253/4, 1909 08, 1909 01, 4253/5 received 25 March 2020 and Flood Risk Assessment, Covering letter and photographs of the site received 24 March 2020

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.

3 External materials (approved as stated on form)

The development hereby permitted shall be constructed entirely of the materials stated in Part 7 of the submitted valid planning application form.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

4 The development shall be carried out in accordance with the submitted flood risk assessment by Ambiantal, reference 4780/5174 dated March 2020 and subsequent addendum letter dated 23 June 2020, and the following mitigation measures it details:

The enlargement of an underfloor void with the top of the void to be higher than the 1% annual exceedance probability (AEP), plus 35% climate change allowance, flood extent, which offsets the loss of flood plain storage from the development. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided. This is supported by Policy EE13: Managing Flood Risk in the Runnymede Local Plan 2030 and paragraph 163 of the National Planning Policy Framework (NPPF).

- 5 No development shall take place until a scheme for the provision and management of an 8 metre wide buffer zone alongside the watercourse has been submitted to, and approved in writing by, the local planning authority. Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme. The scheme shall include:

- plans showing the extent and layout of the buffer zone
- details of any proposed planting scheme (for example, native species)
- details demonstrating how the buffer zone will be protected during development, including from the risk of pollution
- methods of operating that avoid plant movements within the buffer zone
- details of any lighting, which should be ecologically sensitive

Reason: Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected. This approach is supported by Policy EE12: Blue Infrastructure in the Runnymede Local Plan 2030 and paragraphs 170 and 175 of the National Planning Policy Framework (NPPF) which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused.

- 6 Tree protection

Prior to the commencement of any works hereby approved, including demolition, and before any equipment, machinery or materials are brought on to the site, a Tree Protection Plan and Construction Method Statement shall be submitted to the Local Planning Authority for approval and the then subsequently approved tree protective measures shall be installed in accordance with the approved Tree Protection Plan. 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 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 and biodiversity of the surrounding area and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

- 7 SuDS (scheme for approval - pre-construction)

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 (LPA). 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 LPA. Where a sustainable drainage scheme is to be provided the submitted details shall:

- a. 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;
- b. include a timetable for its implementation; and
- c. 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 provide a sustainable development and to comply with Policies SD7, EE12 and EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

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

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.

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

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

- 10 Obscure glazing

Before the first occupation of the building hereby permitted, the side windows in the Southern, eastern and western elevations shall be fitted with obscured glazing (at Pilkington Glass Level 4 or equivalent) and any part of the window(s) that are less than 1.7 metres above the floor of the room in which they are installed shall be non-opening and fixed shut. The window(s) shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining property and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

- 11 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 and to comply with Policies SD7, EE12 and EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

12 Bat boxes and bricks

Prior to the first occupation of the development, details (including the number, design and positions) of proposed bat boxes and bat bricks to be incorporated within the site shall be submitted to and approved by the Local Planning Authority. Such details as may be approved shall be incorporated into the development prior to the first occupation of any part of the development hereby granted and permanently maintained thereafter.

Reason: To ensure the provision of suitable mitigation for bats in accordance with Policy EE9 of the Runnymede 2030 Local Plan and guidance within the NPPF.

13 Flood risk management and evacuation plan

Prior to the commencement of the above ground construction 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 provide a householder pack which shall include details of how this pack will be made available to the first and subsequent occupiers, and include details of a safe escape route and the place that people can be evacuated to.

Reason: In the interests of the safety of future occupiers and to comply with Policy EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

14 Water efficiency

Prior to the first use/occupation of the development hereby permitted, details of the water efficiency measures and rainwater harvesting shall be submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented and retained for the lifetime of the development

Reason: In order to achieve water efficiency and sustainable development and to comply with Policy SD7 of the Runnymede 2030 Local Plan and guidance within the NPPF.

15 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 the biodiversity of the site and to comply with Policies EE9, EE11 and EE12 of the Runnymede 2030 Local Plan and guidance within the NPPF.

16 Electric vehicle charging point

An electric vehicle charging point shall be provided for the new dwelling. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The charging point shall be retained for the lifetime of the development.

Reason: To ensure sustainable design and to comply with Policy SD7 of the Runnymede 2030 Local Plan and guidance in the NPPF.

17 Renewable energy (details required)

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 Policies SD7, and EE1 of the Runnymede 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 Tree Preservation Order
The applicant is advised that this site is covered by a Tree Preservation Order No 429.
- 3 Environment Agency Informative - "Preparing for a Flood"
The applicant is advised that this property lies within a floodplain. Practical advice on how to reduce flood damage to your property is available in a free document entitled "Preparing for a Flood" November 2007. Copies of "Preparing for a Flood" are available free of charge from the Environment Agency 24 hour "floodline" on 0845 988 1188 or on the Environment Agency website www.environment-agency.gov.uk/flood.
- 4 EA Informative - Steps and Ramps
The applicant is advised that any steps or ramps shall be of an open construction so as not to impede the flow of flood waters and reduce the risk of flooding elsewhere.
- 5 Environment Agency Informative (Consent of the EA for riverside works)
Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over, or within 8 metres of the bank of the River Thames. Contact Environment Agency Development Control Engineer on 01276 454330 for further details.
- 6 Environment Agency Informative (EA Floodplain Maps)
The Environment Agency's Indicative Floodplain Maps provide a general overview of areas of land in natural floodplains and therefore potentially at risk of flooding from rivers. To find out more information about where your property lies within the floodplain, investigate the Agency's website www.environment-agency.gov.uk under the "What's in your backyard?" pages. Additional information on the IFM can also be found on the website. Alternatively, contact the Environment Agency's Floodline on 0845 988 1188.
- 7 Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
- 8 Party Wall Act 1996
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

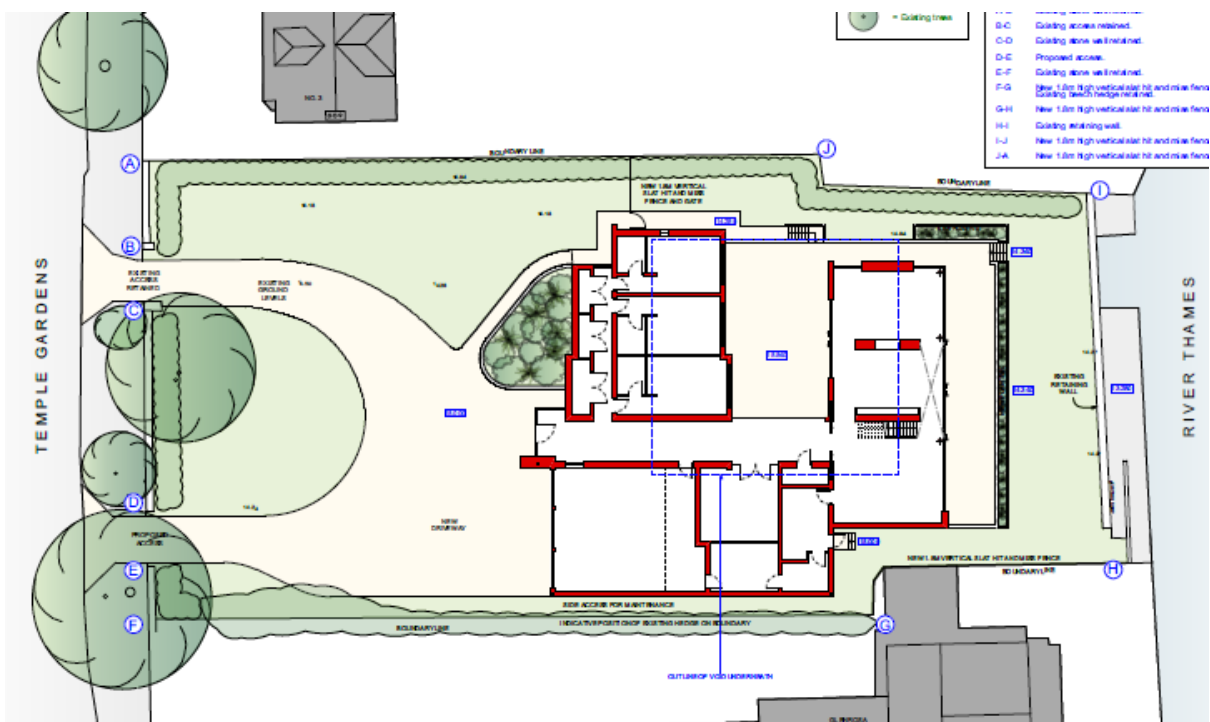
RU.20/0462

4 Temple Gardens Staines upon Thames

Proposed Block Plan



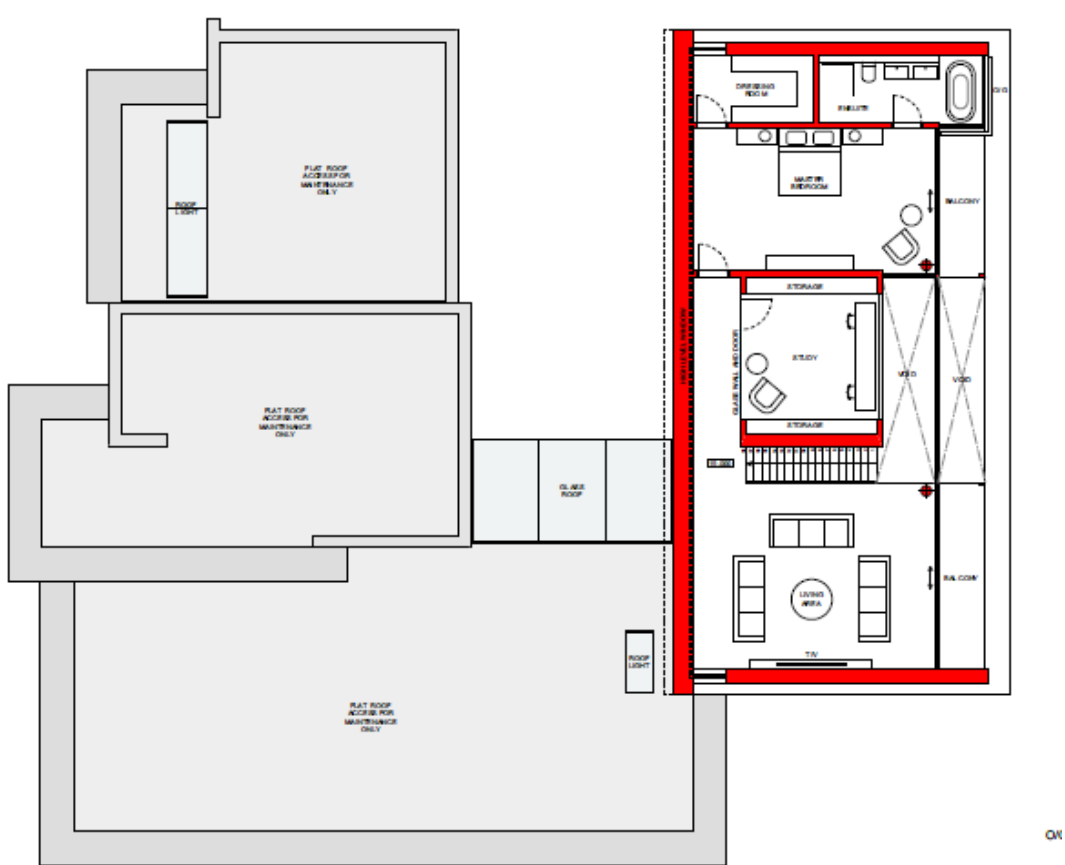
Proposed site layout plan



Proposed ground floor plan



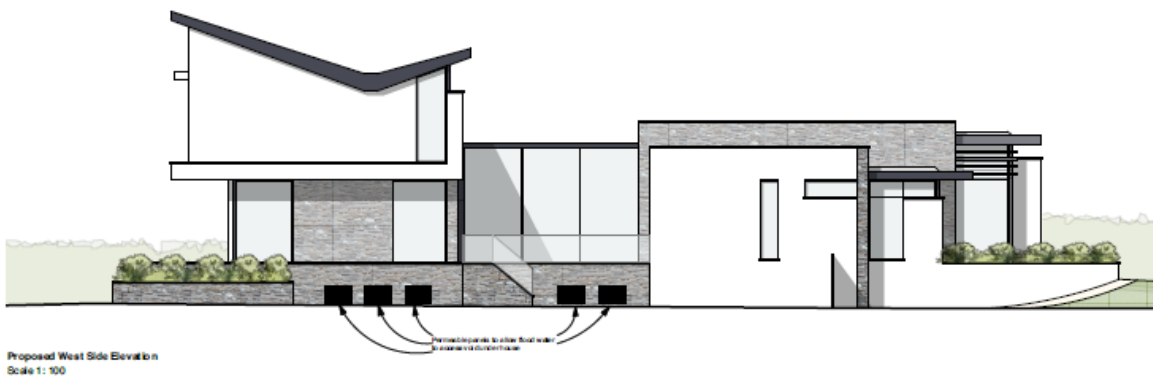
Proposed first floor plan



Proposed South (front elevation)



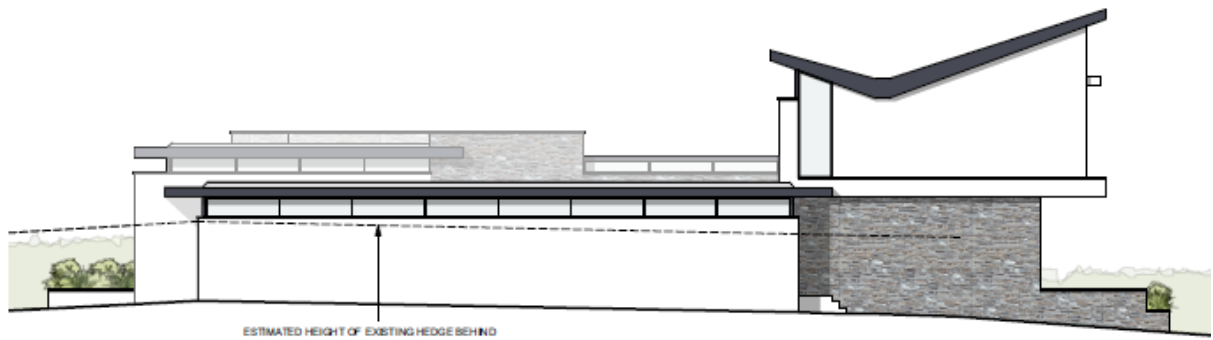
Proposed west elevation



Proposed north elevation



Proposed east elevation



Proposed East Side Elevation
Scale 1: 100

CGI Front elevation



CGI Western elevation



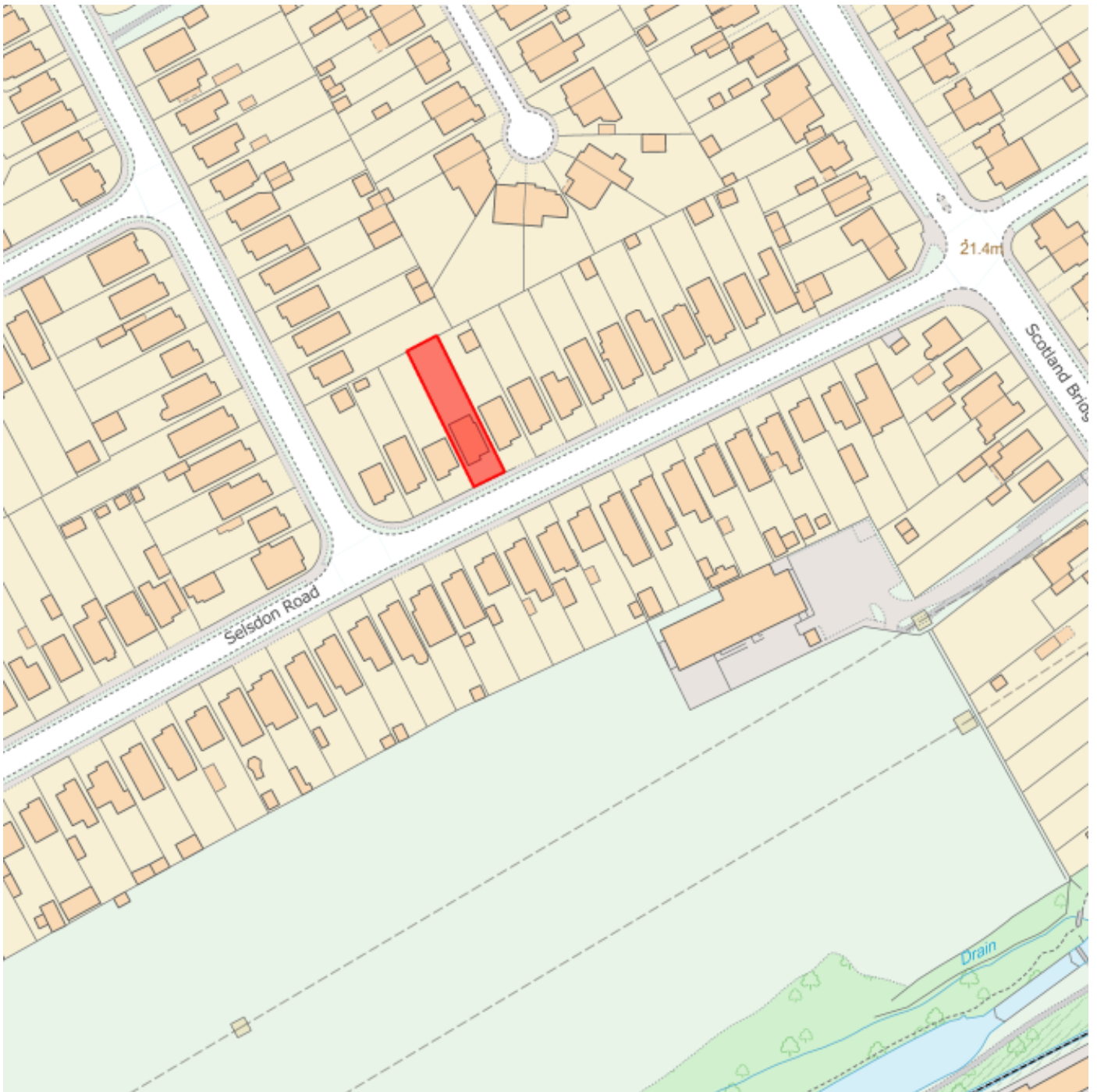
CGI Eastern elevation





14 October 2020

RU.20/0609 22 Selsdon Road, Addlestone



RU.20/0609	Ward:
LOCATION:	22 Selsdon Road Addlestone Surrey KT15 3HN
PROPOSAL	Proposed single storey front, rear and side extensions. Extension and alteration to roof together with internal alterations to provide habitable accommodation in the roof space (amended plans and description).
TYPE:	Full Planning Permission
EXP DATE	22 June 2020

SUMMARY OF RECOMMENDATION: Grant with conditions

1. Site
 - 1.1 The application property is a detached bungalow located on the northern side of Selsdon Road. The road is characterised by detached bungalows of identical appearance some of which have been previously extended. The site lies within the urban area.
2. Planning history
 - 2.1 No recent planning history
CHE.23241 – Extension – B/Regs approved
CHE.3579 – Shed – B/Regs approved
3. Application
 - 3.1 Full planning permission is sought for a proposed single storey front, rear and side extensions following part demolition of existing rear extensions. In addition, an extension and alteration to roof is proposed together with internal alterations to provide habitable accommodation in the roof space. The existing open porch to the front of the property would be infilled and the hipped roof over extended to provide a gable end to the front of the property. A single storey side extension is proposed to the western side of the property, extending 0.89m in width with roof overhang abutting the flank boundary. The side extension would be set back from the front of the dwelling a distance of 2.95m and would have a total depth of 6.6m with a pitched hipped roof with section of flat roof over with height to eaves of 2.6m and maximum height of 3.6m.
 - 3.2 To the rear the existing conservatory and part of the existing rear extension would be removed and a rear extension proposed measuring 6.4m in total depth from the rear of the original dwellinghouse and 3.9m beyond the rear of the existing rear addition, and would extend across the full width of the property. The extension would have a part pitched and flat roof with maximum height of 3.6m with two roof lanterns proposed. The ridgeline of the existing hipped roof would be extended to form a gable end to the front and rear of the property and 3 roof lights are proposed to both side elevations of the roof slope to facilitate a bedroom and en-suite within the extended roof area.
 - 3.3 The application has been amended since originally submitted. The proposed changes to the roof have been revised to maintain the existing roof pitch and height as previously an increase in height was proposed. The extension of the ground floor and roof to the front of the property has also been reduced.
4. Consultations
 - 4.1 5 Neighbouring properties were consulted in addition to being advertised on the Council's website and 4 letters of representation have been received from neighbouring occupiers with the main points raised summarised as follows:
 - The raising of the roof and roof size would not be in keeping with surrounding properties
 - Side extension is too near boundary for access and maintenance
 - Close to neighbouring drains and could damage foundations
 - Rear extension is too big, for the size of the property, will dwarf the garden and large than others in the area
 - Property would be obtrusive and overshadow my property
 - Traffic and parking concerns as school located at the end of the road, and questions when work will take place as the road is busy with traffic
 - Where will skips and lorries park to ensure neighbouring access is maintained

Note: Since these comments were received the application has been amended to reduce the proposed roof to maintain the existing roof height and pitch.

An additional letter has been received following re-consultation on the amended plans making the following comments:

- Whilst roofline has been dealt with, the issues previously raised still stand in respect of damage to drains as foundations will be very close to boundary line. Access will not be possible from the neighbouring property and the length of back extension has not been addressed.

5. Relevant Local Planning Policies

5.1 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.

5.2 Any previous SPG which might be a material consideration – 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 visual impact of the proposal on the street scene and character of the area, and the impact of the proposal on neighbouring amenity.

6.2 The road is characterised by bungalows of identical design. The application has been revised since originally submitted and the current plans seek to maintain the existing roof pitch and height as reflected within the street scene plan submitted. However, there will be a change to the established hipped roof form to a gable end which will be visible within the street scene. A neighbouring property within the road has a similar front roof alteration albeit of greater depth and which does not appear unduly prominent or out of keeping with the established character of the area. Together with the lower front projection being maintained, the alterations are considered to be respect the character of the property and are not considered to be harmful to the visual amenities of the street scene or detract from the character of the area. In addition, the front infill proposed would be set within the existing roof overhang and is limited in depth and would have limited visual impact. The side addition, whilst extending close to the neighbouring boundary, would be set back some distance from the front of the dwellinghouse, would be limited in width and have a low hipped roof form such that it would appear subservient to the host dwelling and would not be visually prominent within the street scene. The first floor bedroom would only have roof lights which limits the internal amenity of the room but this is a balance to maintain reasonable amenity for neighbours. The existing property is rendered with clay roof tiles and this would be the resulting development would be completed in matching materials. The proposed development is considered to be compliant with Policy EE1 in respect of the design and appearance of the proposed development.

6.3 In respect of neighbouring amenity, concerns have been raised in respect of the relationship with no. 24 Selsdon Road to the west and potential obtrusive and overshadowing impacts. It is acknowledged that the side extension will bring the development closer to the neighbouring property which will be visible from neighbouring side windows which face the application property, and also from the hip to gable roof alteration to front and rear of the property and rear extension. However, the side extension would be limited in width and set against the backdrop of the main dwellinghouse which is greater in height than the extension proposed. It is understood that the neighbouring flank windows include a bathroom and /wc window and a bedroom/ dining room with a sitting room/kitchen located towards the rear of the property. Whilst it is acknowledged that there would be some impact on the outlook from the neighbouring property, given the existing established relationship, it is not considered that the proposed extension and alterations would have a significant overbearing impact that would justify the refusal of the scheme. To the rear, the plans submitted illustrate that the proposed rear addition would comply with the Councils Householder Guide in respect of a 60 degree line from the centre of the nearest neighbouring window at the rear of the property. Whilst the rear addition would be visible, it would maintain the existing separation distance to the boundary and is not considered to result in overbearing impact on the neighbouring property. The roof lights proposed to each side of the roofslope would be high level and those towards the rear of the property would also be obscurely glazed which will ensure neighbouring privacy is maintained. A condition is recommended to ensure that the flat roof area of the rear extension is not used as a balcony or roof terrace to ensure neighbouring privacy is maintained. In respect of concerns raised in letters of objection, the plans show the flank wall of the side extension to be set back from the boundary to enable any roof overhang to be within the

application site. It is therefore considered that the amenities of No. 24 Selsdon Road would be of an acceptable standard.

6.4 To the east, no. 20 Selsdon Road has an existing rear extension which includes an extension of the ridgeline to the rear of the property. The submitted plans illustrate compliance with the Councils Householder Guide, and with the separation distance which will be maintained between the properties, the proposed alterations are considered to result in an acceptable relationship that would not result in harm to residential amenity. The application also results in amendments to the existing openings within the ground floor eastern elevation, including replacement of existing windows and new door position. The new window opening would serve a bathroom and would be obscurely glazed. It is considered there would be no harmful impacts on the privacy or outlook of this neighbour. The existing property has a generous garden depth of approximately 22m, and as such an appropriate depth of private garden space would remain to serve the existing property. There would be no harms to the rear garden of No. 75 Fullbrook Avenue to the rear of the site. It is further noted that many of the properties within Selsdon Road and neighbouring roads have been extended with rear extension of varying depth. It is concluded for the reasons detailed above, that the proposed alterations and extension are considered to be compliant with Policy EE1 of the 2030 Local Plan.

6.5 In respect of points raised in letters of objection, any access requirements for building or maintenance is not a planning consideration and as such not a reason to withhold planning permission. Concerns have also been raised in respect of access for construction any potential impacts on existing drains and foundations, however these are not planning matters.

7. Conclusion

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

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

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

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

7.2 The development is considered acceptable in terms of appearance and with no harmful impacts on residential amenities. The development has been assessed against the following key Development Plan policies – policies EE1 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.

SUMMARY OF RECOMMENDATION: Authorise the CHDMBC to grant planning permission subject to the following conditions:

1 Full application (standard time limit)

The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

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

2 List of approved plans

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

Location Plan received 29/04/2020

001 (Existing Plans and Elevations) received 29/04/2020

002 Rev.B (Proposed Plans, Elevations and Typical Cross Section BB) received 07/08/2020

003 (Existing Block Plan) received 07/08/2020

004 (Proposed Block Plan) received 07/08/2020

005 (Existing and Proposed Street scenes) received 07/08/2020 .

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.

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 and as detailed on the application form.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

4 Balconies

Notwithstanding the provisions of Classes A, B and C 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, the flat roof area of the extension hereby approved shall not be used as a balcony, roof terrace, sitting out area or similar amenity area, nor shall any railings or other means of enclosure be erected on top of, or attached to, the side of the extension without the grant of further specific permission from the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of adjoining residential properties and to comply with Policy EE1 of the Runnymede 2030 Local Plan 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.

2 Amended Plans

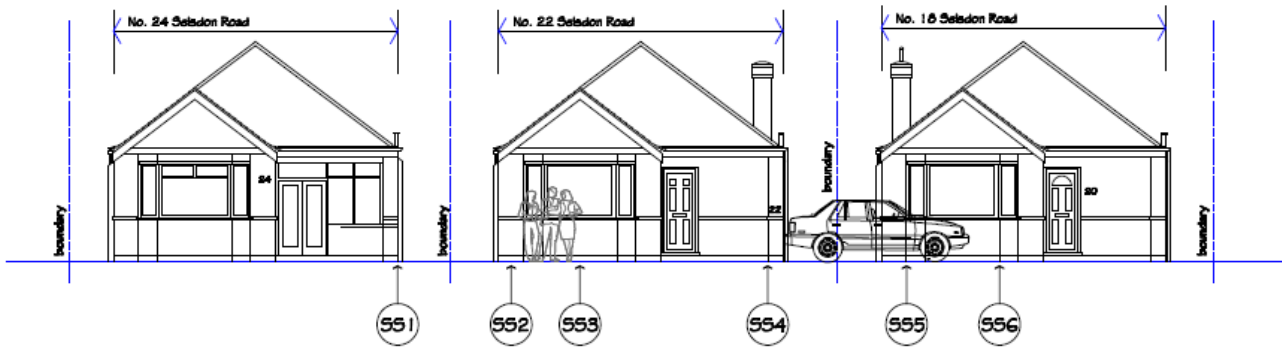
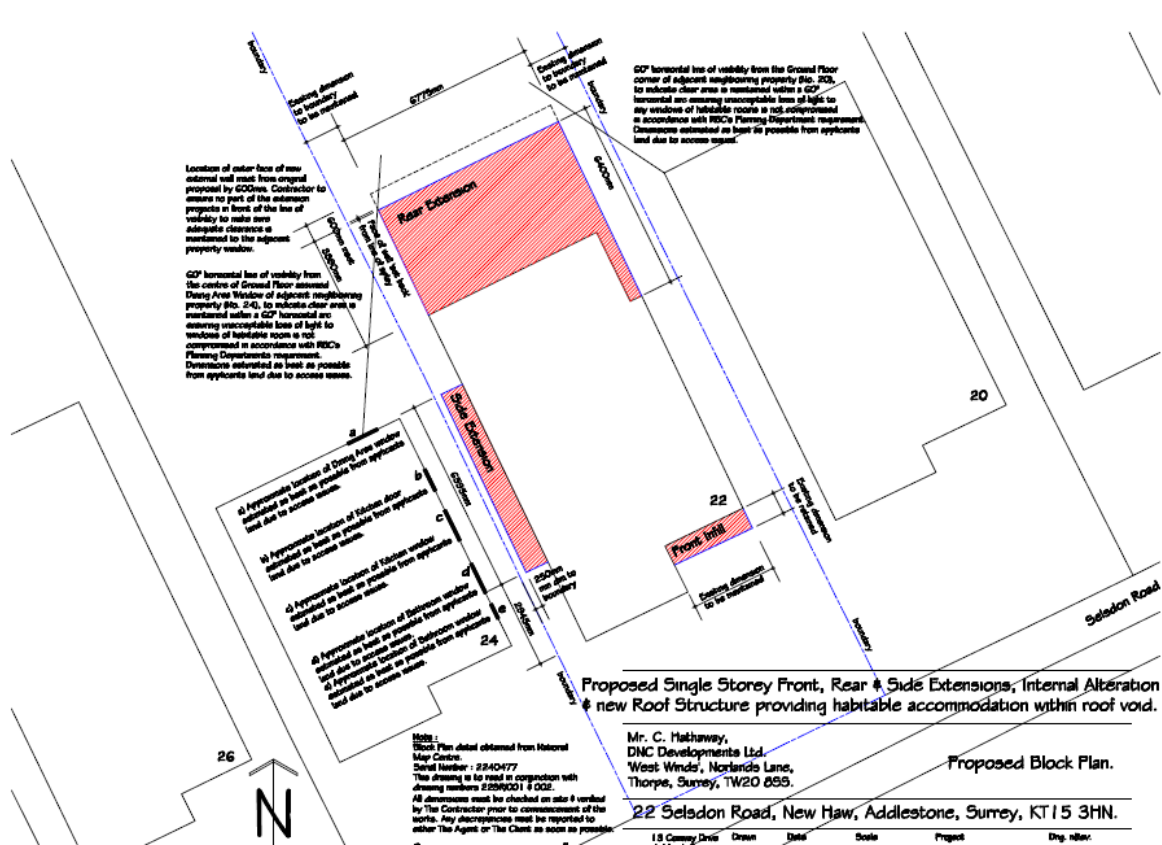
The applicant is advised that this permission has been amended since the proposal was originally submitted to the Local Planning Authority. The approved drawing numbers are set out on this decision notice.

3 Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

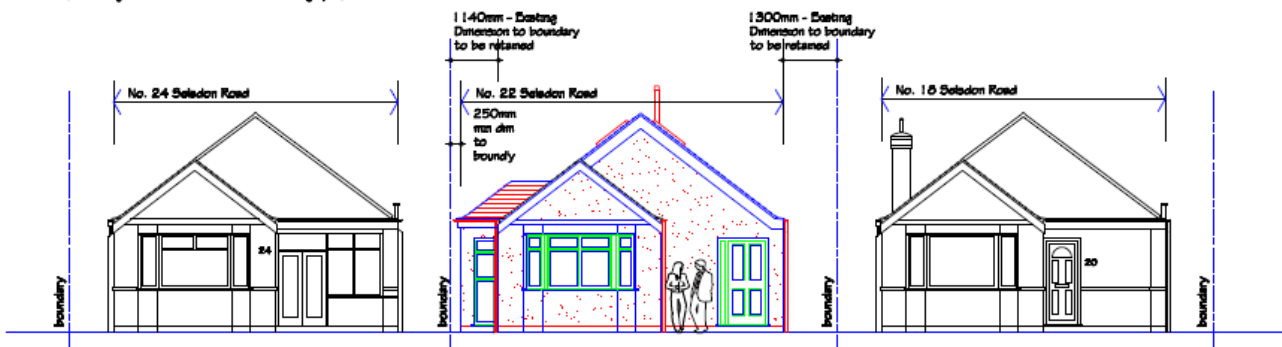
4 Party Wall Act 1996

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

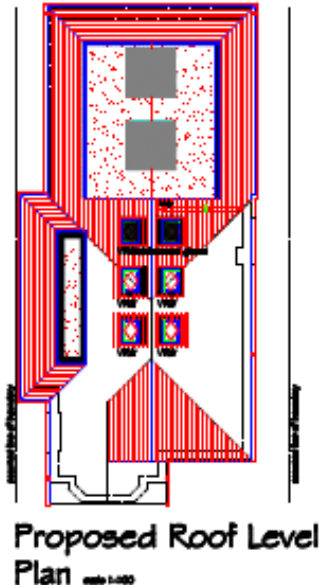
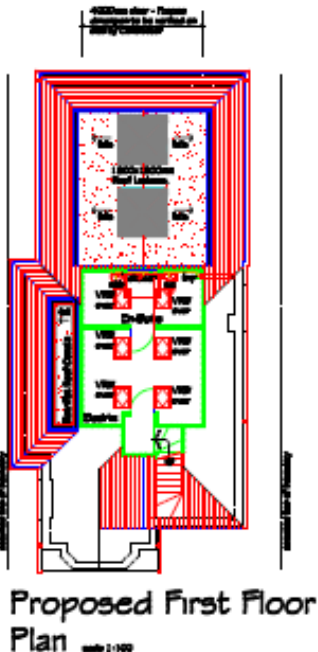
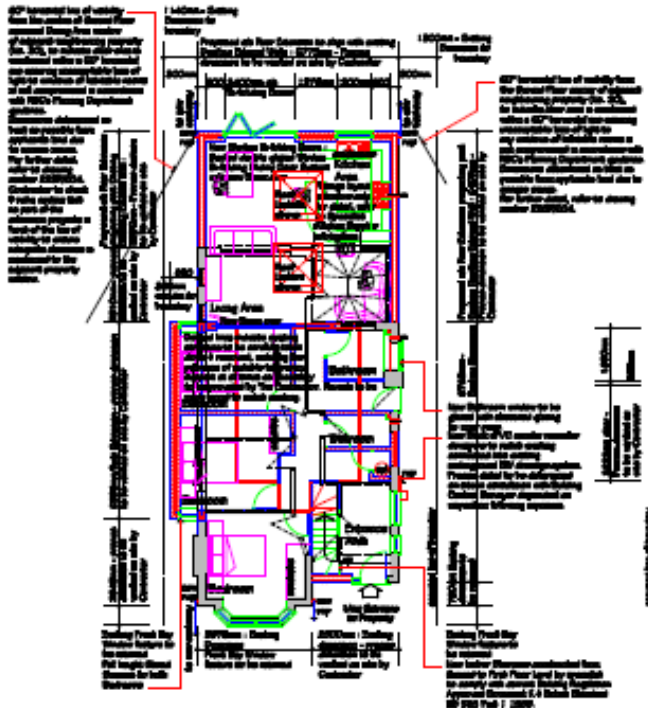


Existing Street Scene scale 1:100

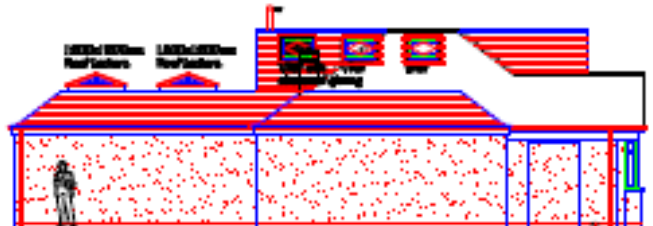
(Indicating direction of Street Scene Photographs)



Proposed Street Scene scale 1:100



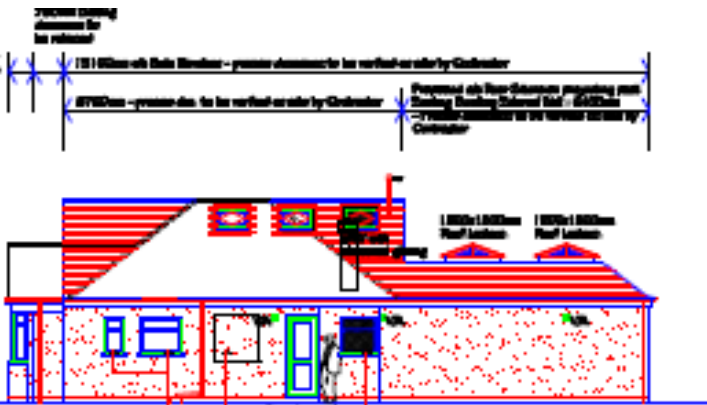
CONTRACTOR NOTE:
 This drawing is for preliminary use for the assessment of any works on site to support the additional building outlined by the proposed works. It may result in any unapproved works being carried out on site which, should not be approved by the Council or Building Control. It is advised that you seek approval of all works on site before proceeding. The Contractor is to provide all advice on site and to be responsible for the safety and stability of the site at all times.



Proposed Side Elevation - Southwest. scale 1:100

Proposed Front Elevation - Southeast. scale 1:100

1:100 Scale



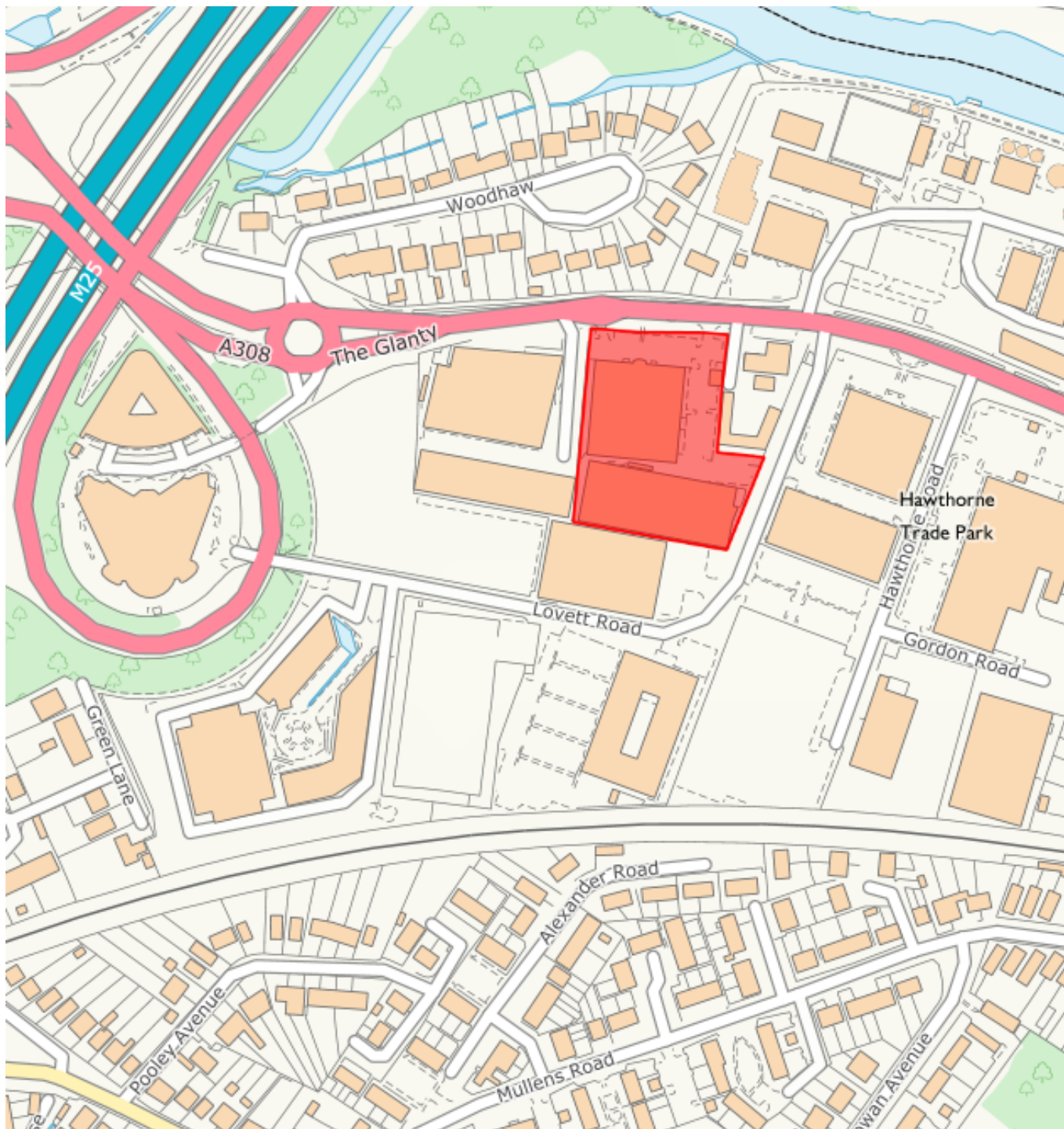
Proposed Rear Elevation - Northwest. scale 1:100

Proposed Side Elevation - Northeast. scale 1:100



14 October 2020

RU.20/0862 Tamesis 2, The Glanty, Egham



RU.20/0862	Ward:
LOCATION:	Tamesis 2 The Glanty Egham TW20 9AW
PROPOSAL	Two storey office extension with ancillary rooftop plant, extension and reconfiguration of existing decked car park, and replacement of external fire staircase. Associated works, including alterations to the elevations, creation of a new entrance on the western facade and landscaping works.
TYPE:	Full Planning Permission
EXP DATE	16 October 2020

SUMMARY OF RECOMMENDATION: Grant with conditions

1. Site
 - 1.1 The application site is a large three storey office building located on the southern side of The Glanty. The site covers an area of 0.85 ha and has 7219 sq. metres of B1 Office with 285 car parking spaces. The Green Business Centre lies to the east of the site and Tamesis 1 a 5-storey office building to the west of the site. The site has car parking area at ground floor level to the front and east of the building with a split deck car park area to the south/rear of the building. Opposite the site is Woodhaw which is a residential road whose rear gardens abut The Glanty.
 - 1.2 The site is located in the Urban Area, in the high-risk flood zone 3a, and an Air Quality Management Area lies approximately 130 metres to west of the site adjacent to the M25.
2. Planning history
 - 2.1 RU.17/1321 - Two storey office extension with ancillary rooftop plant, extension and reconfiguration of existing decked car park, and replacement of external fire staircase. Associated works, including alterations to the elevations, creation of a new entrance on the western facade and landscaping works. Granted November 2017. Not implemented.
3. Application
 - 3.1 The applicant has applied for Full Planning Permission for a two-storey office extension and extension to and reconfiguration of the existing decked car park. The extension would increase the floorspace from 7219 sqm to 9421 sqm, an increase of 2202 sqm. The application is the same as the previous approved scheme which has not been implemented and expires in November this year. The applicant is resubmitting the application to ensure flexibility and security for the site as office use. The extension to the building would extend the building upwards increasing the height from approximately 20 to 23 metres. The width and depth of the building would not change. The proposed alterations to the decked car parking area would increase parking provision at the site from 293 to 398 at the site with the decked area being increased in height from approximately 4.5 metres to 7 metres. The proposal also includes alterations to the external of the building and landscaping and changing the entrance of the building to link with the adjacent site Tamesis 1. The applicant has submitted several supporting documents to accompany the application. Design and Access Statement, Planning Statement, Arboricultural Assessment, Flood Risk Assessment, Transport Statement, Energy and Sustainability statement and a Landscaping Design and Access Statement
4. Consultations
 - 4.1 34 Neighbouring properties were consulted in addition to being advertised on the Council's website and one letter of representation has been received from the Egham Chamber of Commerce. Comments are summarised below:
 - The proposal is consistent with Policy IE2 of Runnymede 2030 Local Plan
 - 4.2 The LLFA raise no objection to the application subject to conditions regarding Surface Urban Drainage Systems
 - 4.3 The Environment Agency raise no objection to the application
 - 4.4 Surrey County Highways raise no objection to the application subject to conditions regarding electric vehicle charging, travel plan and the layout of parking as per the approved plans
 - 4.5 RBC Planning Policy – No objection

- 4.6 RBC Contaminated Land Officer – No objection subject to condition requiring additional contamination information to be submitted including a remediation scheme
- 4.7 Highways England – No objection
- 4.8 RBC Tree Officer – No objection subject to condition regarding tree protection.

5. Relevant Local Planning Policies

- 5.1 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.

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 the proposed works would have on the visual amenities of the area, the impact on the residential amenities of the adjacent neighbouring properties, Highways, Flooding, Surface Water Drainage, contamination, and archaeology. Since the previous planning permission was granted in 2017, the new Runnymede 2030 Local Plan has been adopted and the NPPF updated. However, the wider circumstances of the site and the local area remain broadly the same, with planning permissions granted in the area for commercial uses.
- 6.2 The NPPF states that planning should help build a strong responsive and competitive economy and that significant weight should be placed on the need to support economic growth . The application site is located within a designated Strategic Employment Area as identified in Policy IE2 of the Runnymede 2030 Local Plan which are the Borough’s best performing employment sites. The policy states that these Areas should be safeguarded to enable the Borough’s base of higher value occupiers and employers. The policy further states that the intensification of these sites for employment use will be permitted where they accord with other policies in the plan.
- 6.3 The NPPF requires the creation of high-quality buildings and places and planning should ensure that developments function well, add to the quality of an area and are sympathetic to local character with a high standard of amenity for existing and future users. Policy EE1 of the Runnymede 2030 Local Plan reflects this. This requires proposals to contribute to and enhance the Boroughs townscape and public realm and to ensure no adverse impacts on the amenities of the occupiers of the adjacent neighbouring properties. The application site comprises of a modern building, of a modest scale with surface parking to the front and sides with some low-level landscaping and a low split level car park to the rear. The site is surrounded by taller buildings of a modern appearance to the west and south with an older and lower commercial area (Green Business Centre) to the east with a residential estate opposite the site whose rear gardens back onto The Glanty. The office building subject to this application is located approximately 20 metres to the eastern boundary of the site with the Green Business Centre with the decked car parking area to the rear of the site having also being set off the boundary with the Green Business Centre. The proposed alterations would retain good separation distances to the boundaries with the alterations to the buildings not extending the built form closer to the boundaries of the site. In addition, additional landscaping is proposed on the site and Green walls on the enlarged car parking area to soften the appearance of the building and amendments to the façade of the building to respect and complement those in the adjacent building to the west of the site. An additional entrance is also proposed on the western elevation which improves the permeability between the application site and the adjacent neighbouring site, and the external fire escape staircase relocated to the eastern elevation. The proposals would be visible, in the street, and surrounding area, but it would update an existing commercial site, improving the landscaping and its appearance would complement the appearance of the adjacent building to the west of the site. The submitted Design and Access Statement includes information about the proposed materials for the extension and refurbishment of the building. These would complement the appearance of adjacent buildings and a condition requiring the proposal would be constructed in accordance with the proposed materials are recommended. The changes are considered to be modest, harmonise with the adjacent building to the west and would not materially harm the amenities of the occupiers of the adjacent neighbouring properties improve the building’s contribution to the wider public realm. The proposal would comply with Policy EE1 of the Runnymede Borough 2030 Local Plan.

- 6.4 The proposal would utilise the existing access to the site. A Transport Statement has been submitted with the application. It concludes that there is capacity within the public transport infrastructure and that the access and junctions will continue to operate within capacity during peak hours. The additional parking proposed would take the provision above the 1 space per 30sqm standard in the Council's current maximum adopted parking standards for office development. The Applicants argue that this level of car parking is required to compensate for parking that would not be useable in a flood event. The County Highway Authority has reviewed the application and subject to minor changes to the Travel Plan and electric vehicle facilities, raises no objections. They comment that during a flood event a significant amount of on-site parking becomes unusable, and the commensurate overspill parking on The Causeway could result in a highway safety and capacity risk in local roads or on the Causeway itself. However, they have taken into account that the increased parking includes additional disabled spaces and electric vehicle facilities and have taken the view that the additional parking is acceptable. A Travel Plan has been submitted with the Application which includes measures to encourage sustainable travel. No highway improvements on the wider road network are required, and the proposal complies with Policy SD4 of the Runnymede Borough Local Plan.
- 6.5 The site is within the High-Risk Flood zone (flood zone 3a). The proposed alterations would not increase the size of the ground covered area with the alterations not enlarging the footprint of the built development at the site. As such the Environment Agency are satisfied that the proposal would not increase the number of people at risk from flooding, impede the flow of flood water or reduce the capacity of the flood plain to store water than the existing situation. The proposal would therefore comply with Policy EE13.
- 6.6 The applicant has submitted information regarding how the site will deal with surface water drainage. The LLFA has reviewed the submitted information and rise no objection subject to condition requiring further details to be submitted of the drainage scheme and a verification report demonstrating that the proposed drainage scheme has been implemented. Subject to this the proposal would comply with Policy EE12.
- 6.7 The proposal does include landscaping at the site including a green wall panels on the proposed alterations to the car parking area but no exact details of trees and other planting have been submitted and there are some trees on the site to be retained. To ensure biodiversity at the site and to comply Policy EE11 a condition requiring additional landscaping details and tree protection measures is recommended, and a condition requiring biodiversity enhancement in accordance with Policy SD7.
- 6.8 The applicant has submitted an Energy and Sustainability Statement. This states that the building would incorporate energy efficient cooling and ventilation and lighting systems with an air Source Heat pump being provided to provide heating at the site at approximately 20% of the energy requirement of the building. This would comply with policy SD8.
- 6.9 The application site fronts onto an area of High Archaeological Potential to the front of the site. In the previous application the County Archaeologist raised no concerns as the alterations. As there is no change to the location of the alterations from the previous approved scheme no conditions are recommended.
- 6.10 The proposal would include a plant area on the roof of the building. To ensure the amenities of the neighbouring properties are protected a noise assessment should be submitted of the potential noise of the units. In addition, a further condition regarding details of any new external lighting to be installed at the site is recommended to also ensure the amenities of the occupiers of adjacent neighbouring properties are protected and to comply with Policy EE2.
- 6.11 The applicant would not include any major changes to the ground with the alterations being extensions to existing structures on site. Previously a condition was recommended requiring a watching brief for the development for any evidence of visual or olfactory contamination. As there has been no change in circumstance at the site a condition requiring this is again recommended
7. Conclusion
- 7.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights It is not considered that the decision would result in a violation of any person's rights under the Convention.

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

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

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

- 7.2 The development is considered acceptable in terms of appearance and with no harmful impacts on residential amenities, flood risk, highway safety or any other harms. The development has been assessed against the following key Development Plan policies –policies IE2, SD3, SD4, SD7, SD8, EE1, EE2, EE11, EE12, EE13, SD8 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.

SUMMARY OF RECOMMENDATION: Authorise the CHDMBC to grant planning permission 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: AM (10) 009 Rev 2, AM (10) 005 Rev 2 and Design and Access Statement received 8 July 2020, Framework Travel Plan, Arboricultural Assessment and Method Statement, Planning Statement, Covering letter, Flood Risk Assessment and Drainage Strategy, Landscape Design and Access Statement, Energy and Sustainability Statement May 2020, Transport Statement, PL 1693-GA-100 Rev 05, AM (10) 014 Rev 1, TP (10) 007 Rev 1, PL1693-GA-200 Rev 03, TP (12) 002 Rev 1, TP (10) 004 Rev 1, TP (10) 005 Rev 1, TP (00) 001 Rev 1, TP (10) 006 Rev 1 Tree Protection Plan 17306-BTZ, TP (00) 002 Rev 1, TP (11) 003 Rev 1 TP (11) 004 Rev 1, TP (10) 002 Rev 1, TP (11) 001 Rev 1, TP (11) 002 Rev 1. AM (10) 001 Rev 1, TP (10) 001 Rev 1, TP (10) 004 Rev 1, PL-1693-GA-101 Rev 05, TP (12) 001 Rev 1 and TP (10) 003 Rev 1 received 26 June 2020.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.

- 3 External materials (as approved plan)

The development hereby permitted shall be constructed entirely of the materials, details of which are detailed in the submitted Design and Access Statement.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF

- 4 Prior to the commencement of any works hereby approved, including demolition, and before any equipment, machinery or materials are brought on to the site, tree protective measures shall be installed and carried out in accordance with the approved tree protection Plan Ref: 17306-BT2 and Arboricultural report Ref: 17306-AA2-CA

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

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

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

5 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, 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 and biodiversity of the surrounding area and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

6 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 and for vehicles to turn so that they may enter and leave the site in forward gear. All cycle parking shall be covered, secure and lit. 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 policies SD3: Active & Sustainable Travel, SD4: Highway Design Considerations, and Policy SD7: Sustainable Design, of the Runnymede 2030 Local Plan and in recognition of "Promoting Sustainable Transport" in the National Planning Policy Framework 2019.

7 The approved Travel Plan shall be implemented on first occupation and for each and every subsequent occupation of the development, thereafter the Travel Plan shall be maintained and developed to the satisfaction of the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with policies SD3: Active & Sustainable Travel, SD4: Highway Design Considerations, and Policy SD7: Sustainable Design, of the Runnymede 2030 Local Plan and in recognition of "Promoting Sustainable Transport" in the National Planning Policy Framework 2019.

- 8 The development hereby approved shall not be occupied unless and 40 of the proposed parking bays are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with policies SD3: Active & Sustainable Travel, SD4: Highway Design Considerations, and Policy SD7: Sustainable Design, of the Runnymede 2030 Local Plan and in recognition of "Promoting Sustainable Transport" in the National Planning Policy Framework 2019.

- 9 If any new or replacement external lighting including floodlighting is proposed to be installed, details shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of the lighting. Development shall be carried out in accordance with the approved details and be retained as such thereafter.

Reason: To protect the appearance of the surrounding area and the residential amenities of the neighbouring properties and to comply with Policies EE1 and EE2 of the Runnymede 2030 Local Plan and guidance in the NPPF.

- 10 Prior to the first use of the new roof plant hereby permitted, an acoustic report for the proposed plant shall be submitted to and approved by the Local Planning Authority. Such a report shall include a survey of background noise levels and shall seek to limit noise level from the plant to 10db or more below background noise levels. Such details as may be approved shall be implemented prior to the first use of the extension hereby permitted

Reason: In order to protect the residential amenities of nearby occupiers, and to comply with Policies EE1 and EE2 of the Runnymede 2030 Local Plan and with guidance in the NPPF.

- 11 The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
- a) The results of further infiltration testing completed in accordance with BRE Digest: 365 in the location of proposed soakaways.
 - b) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent to the predevelopment Greenfield run-off.
 - c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
 - d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.
 - e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
 - f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

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

- 12 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 constructed to the National Non-Statutory Technical Standards for SuDS.

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

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

- 14 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 the biodiversity of the site and to comply with Policies EE9, EE11 and EE12 of the Runnymede 2030 Local Plan and guidance within the NPPF.

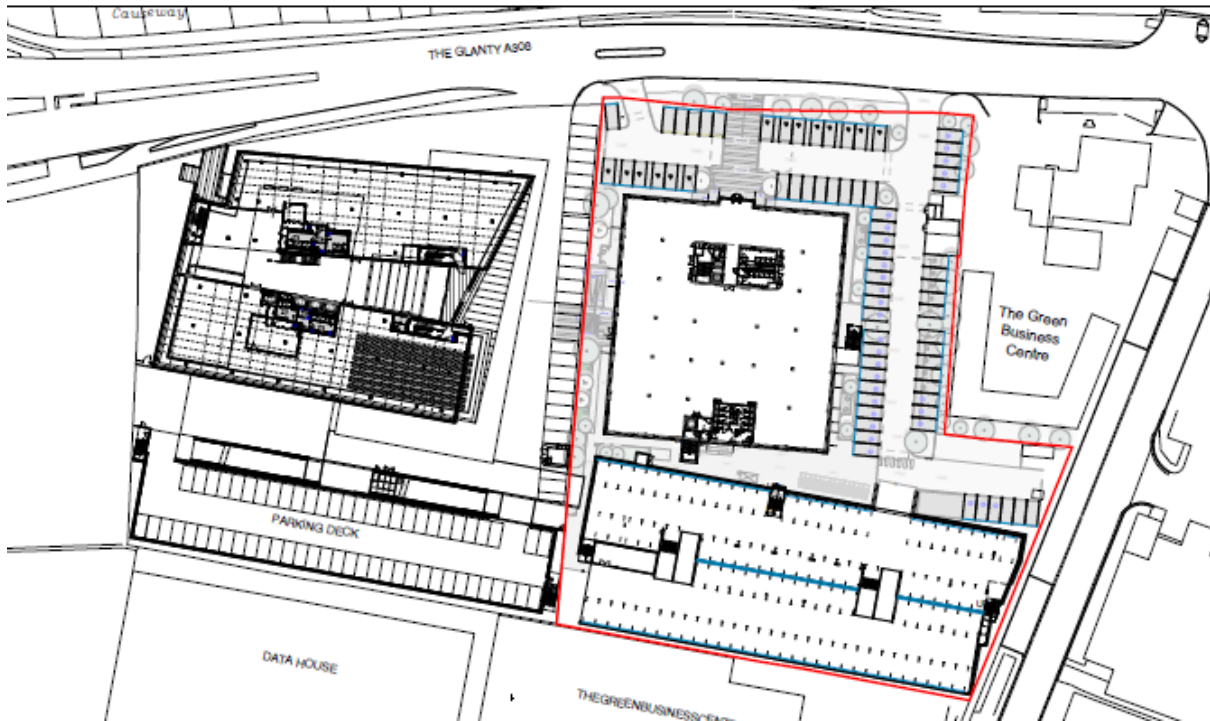
Informatives:

- 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 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.

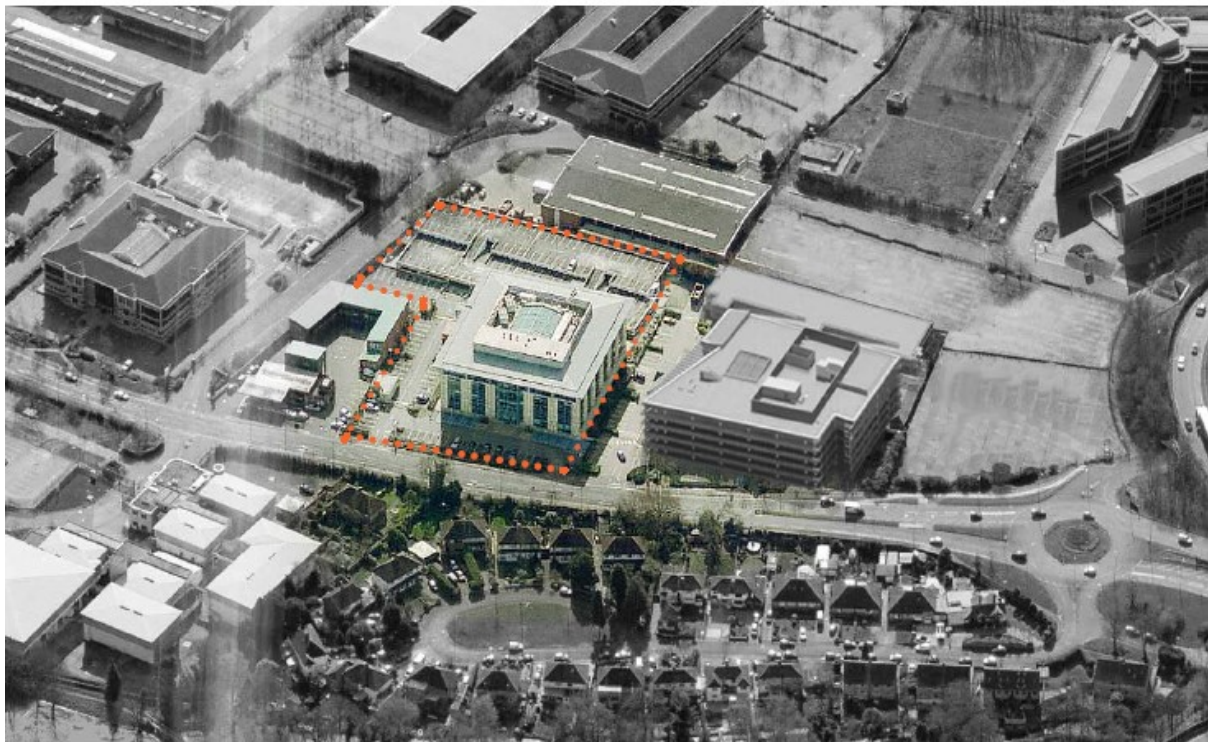
RU.20/0862

Tamesis 2

Proposed site layout



Existing aerial view



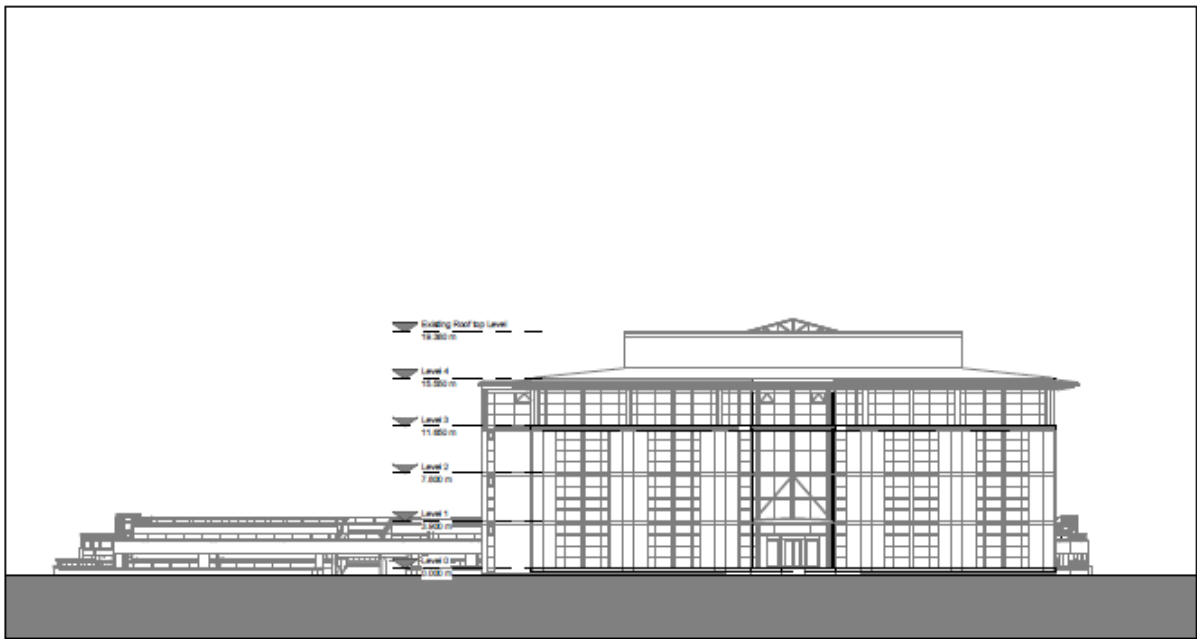
Comparison CGI – Front elevation



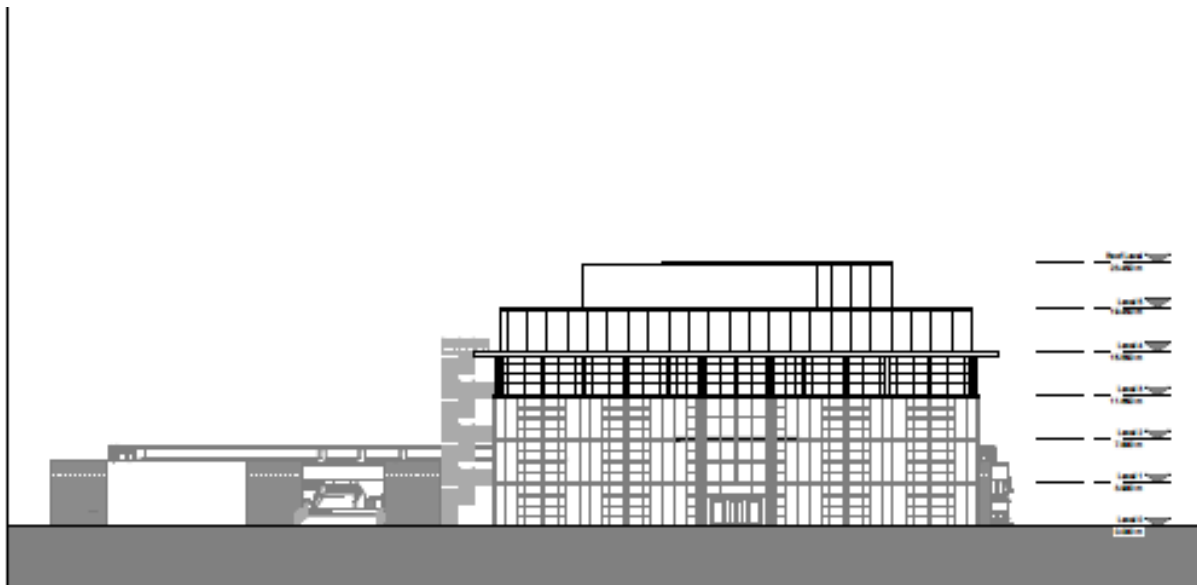
Proposed street scene



Existing northern elevation



Proposed Northern elevation



Proposed Car park revisions 3D views

