

# Planning Committee

**Wednesday 23 June 2021 at 6.30pm**

**Council Chamber  
Runnymede Civic Centre, Addlestone**

## Members of the Committee

Councillors: M Willingale (Chairman), P.Snow (Vice-Chairman), D Anderson-Bassey, J Broadhead, D A Cotty, R Edis, L. Gillham, M Kusneraitis, M Maddox, C Mann, I Mullens, M Nuti, 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) **The following Measures to comply with current Covid guidelines are in place:**
  - **restricting the number of people that can be in the Council Chamber to 24**
  - **temperature check via the undercroft for Members/Officers and Main Reception for the public**
  - **NHS track and trace register, app scan is next to the temperature check**
  - **masks to be worn when moving around the offices**
  - **masks can be kept on whilst sitting in the Council Chamber if individuals wish**
  - **use of hand sanitisers positioned outside and inside the Council Chamber**
  - **increased ventilation inside the Council Chamber**

- 2) 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.
- 3) 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](mailto:bernard.fleckney@runnymede.gov.uk)).**

- 4) 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](http://www.runnymede.gov.uk).
- 5) Public speaking on planning applications only is allowed at the Planning Committee. An objector who wishes to speak must make a written request by noon on the Monday of the week of the Planning Committee meeting. Any persons wishing to speak should email [publicspeaking@runnymede.gov.uk](mailto:publicspeaking@runnymede.gov.uk)
- 6) 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**

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.

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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6A	RU.20/0098	Rusham Park, Whitehall Lane, Egham	85
6B	RU.21/0608	7 Mead Lane, Chertsey	119

**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**

7. RUNNYMEDE DESIGN SUPPLEMENTARY PLANNING DOCUMENT (SPD) ADOPTION	13
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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

TERM	EXPLANATION
NPPF	National Planning Policy Framework. This is Policy, hosted on a dedicated website, issued by the Secretary of State detailing national planning policy within existing legislation
PCN	Planning Contravention Notice. Formal notice, which requires information to be provided in connection with an enforcement investigation. It does not in itself constitute enforcement action
PD	Permitted development – works which can be undertaken without the need to submit a planning application
PINS	Planning Inspectorate
POS	Public Open Space
PPG	National Planning Practice Guidance. This is guidance, hosted on a dedicated website, issued by the Secretary of State detailing national 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

TERM	EXPLANATION
	transportation implications of a development proposal
TPO	Tree Preservation Order – where a tree or trees are formally protected and prior consent is needed for pruning or felling
TRICS	Computerised database and trip rate analysis used to estimate traffic flows to and from a variety of land uses, to assess transportation implications of new development in southern England
Use Classes Order	Document which lists classes of use and permits certain changes between uses without the need for planning permission
Further definitions can be found in Annex 2 of the NPPF	

1. **FIRE PRECAUTIONS**

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

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

3. **MINUTES**

To confirm and sign the Minutes of the meeting of the Committee held on 2 June 2021 as a correct record (Appendix 'A')

**(To resolve)**

**Background Papers**

None

Runnymede Borough CouncilPLANNING COMMITTEE2 June 2021 at 6.30pm

Members of Committee present: Councillors M Willingale (Chairman), P Snow (Vice-Chairman) D Anderson-Bassey, J Broadhead, D Cotty, R Edis, L Gillham, M Kusneraitis, M Maddox, C Mann, I Mullens, M Nuti, J Sohi, S Whyte and J Wilson

Members of the Committee absent: None

Councillor R King also attended as a non-member of the Committee.

FIRE PRECAUTIONS

The Vice-Chairman read out the Fire Precautions.

MINUTES

The Minutes of the meeting of the Committee held on 14 April 2021 were confirmed and signed as a correct record.

APOLOGIES FOR ABSENCE

None-all members present.

DECLARATIONS OF INTEREST

Cllr R King declared a 'Other registrable interest' in planning application RU 21/0189 as he knew the objector through a political connection. As Cllr King was a non-member of the Committee he remained in the meeting.

PLANNING APPLICATIONS

The planning applications listed below were considered by the Committee. All representations received on the applications were reported and copies had been made available for inspection by Members before the meeting. The Addendum had also been published on the Council's website on the day of the meeting. Public Speakers addressed the Committee on those applications as specified below.

**RESOLVED that –**

**the following applications be determined as indicated: -**

**APP NO****LOCATION, PROPOSAL AND DECISION****RU 20/0405****CABI, Bakeham Lane, Englefield Green**

Demolition of existing buildings and redevelopment to provide 28 new homes together with associated open space, access and parking and landscaping (amended description to reflect reduced no. of dwellings and amended plans received 11/2/21.



*The Committee was fully supportive of the application as it was an appropriate development at a reduced density that would provide a range of homes including affordable housing, would maintain the open character of the Green Belt, and made an efficient use of the site whilst respecting the site's Green Belt setting and existing trees and habitat. The removal of permitted development rights in respect of Class A (extensions) and Class E (outbuildings) in order to ensure the proposed development did not result in any future impact on the openness of the Green Belt was supported. Members were also pleased with the movement of the development away from the site boundary as this would have less impact on the highway and ecology of the site. Members were pleased the park and open spaces would be open to the public and conditions 29 and 30 required details thereof to be provided prior to first occupation of any dwellings.*

*In response to a Member question, the identification of a receiver for any archaeological finds would follow any investigations and any finds would be given to the most appropriate body dependent on the nature of the find.*

*The Case Officer was commended for the work undertaken on the application.*

**RESOLVED that-**

**The CHDMBC be authorised to GRANT permission subject to completion of a Section 106 legal agreement under the Town and Country Planning Act 1990 (as amended) to secure the following planning obligations:**

- i) SAMM TBHSPA financial contribution of £360 per occupant;**
- ii) SANG TBHSPA financial contribution of £903.50 per occupant;**
- iii) The delivery of 10 Affordable Housing units on the site (7 social/affordable rent and 3 shared ownership)**

**and conditions (condition 36 amended as per Addendum), reasons and informatives listed on agenda.**

RU 21/0189 **244-256 Krome House, Station Road, Addlestone**

New windows to the rear elevation on the ground floor level and the second floor level. Replacement windows to the rear elevation at the first floor level. All proposed windows to be fitted with acoustic glazing  $R_w=21$ db, windows to have dark grey upvc frames and double glazing.

*The Committee sympathised with the concerns expressed by the public speaker over the prior approval process and the adverse impact on the privacy and amenity of neighbouring dwellings in Garden Close as a result of the top floor windows not being obscurely glazed. However, as these windows were existing and not proposed to be altered in any respect as part of this application and there would be no change in the relationship between the users of the top floor of the buildings and the neighbouring residential occupiers the Committee was advised that it was not reasonable to impose a condition requiring the applicant to change the glazing on these top windows. However, in order to try and address the concerns of the objector, the Committee unanimously agreed that an Informative be imposed strongly advising the applicant of the Committee's*

*wish for them to take all reasonable steps to obscurely glaze the top floor windows to protect the privacy and amenity of neighbouring dwellings.*

*With regard to the prior approval process, a Member encouraged all Members to lobby their MP to address some of the deficiencies in the prior approval process.*

**RESOLVED that:**

**The CHDMBC be authorised to GRANT permission subject to conditions (amended condition 4 as per addendum) and reasons listed on agenda and informative strongly advising the applicant of the Committee's unanimous wish for them to take all reasonable steps to obscurely glaze the top floor windows to protect the privacy and amenity of neighbouring dwellings .**

*(Mr Elston, an objector, addressed the Committee on the above application. The applicant did not wish to exercise their right of reply).*

**RU 20/0874 St John's Church, High Street, Egham**

Erection of 4 non-illuminated replacement free standing signs within the Church grounds and car park areas.

*On a point of clarification, Cllr Mullens informed the Committee that whilst the Chairman of the Egham Residents Association (ERA) had lodged an objection and her husband was a member of the ERA, she had not been a member of ERA since being elected as a Councillor in May 2019. Cllr Mullens stated that she had approached the application with an open mind and without pre-determination. The Council's legal representative confirmed that Cllr Mullens did not have a registrable interest.*

*The Committee was fully supportive of the application and was pleased at the overall reduction in signage compared to that previously proposed.*

**RESOLVED that-**

**The CHDMBC be authorised to GRANT planning permission subject to conditions and reasons listed on the agenda.**

**RU 21/0530 17 Park Road, Egham**

Conversion of house to 4 x 1 bedroom flats and single storey rear extensions.

*Some Members commented on their previous concern over likely shortfall in space if first floor flats were used as 2 bed flats in the future, the planning history of the site and relevance of some of the previous decisions made, and impact of the development on character of the area.*

*The CHDMBC stated that the current application had to be considered on its merits and judged against current national policies and policies in the new Local Plan and must not take into account any potential future use as this was not a material consideration. Many of the decisions listed in the planning history had been made under former Local Plans . The recent refusal of 19/1779 was of most relevance in determination of the application and the key issues were whether the floorspace issue had been addressed and overcome the reasons for the previous refusal . The CHDMBC considered that the shortfall in floor space for the ground floor*

*flats had been addressed and that these now met the space standard criteria and the proposal complied with Policy SL19.*

*As regards impact on character of the area, the Officer report stated that as the building would be used for 4 flats in independent residential use and not for short term lets of a transient nature as proposed in a previous application (19/0053) and that the outward appearance of the building would remain unchanged, the use of the building as residential flats would maintain the existing residential character of the area. The CHDMBC confirmed that refusal on the grounds of impact on character of the area was not justified on planning grounds.*

*The CHDMBC also confirmed that imposition of a condition restricting the timing of future letting of the flats and use of Article 4 powers to restrict C4 uses was not appropriate in this case.*

**RESOLVED that-**

**The CHDMBC be authorised to GRANT permission subject to conditions (amended condition 4 as per Addendum), reasons and informatives listed on agenda and additional condition as per Addendum.**

(Mr McAdam and objector and Mr Luckwell, agent for applicant addressed the Committee on the above application).

Under Standing Order 39.2 a request was made by Cllr Kusneraitis for the names of those voting on the above mentioned application to be recorded and the voting was as follows:

For (8): Councillors Anderson-Bassey, Cotty, Edis, Maddox, Nuti, Snow, Willingale and Wilson.

Against (5): Councillors Gillham, Kusneraitis, Mann, Mullens and Whyte.

Abstentions: (2) Councillors Broadhead and Sohi.

(The meeting ended at 8.28 pm)

Chairman

4. **APOLOGIES FOR ABSENCE**

5. **DECLARATIONS OF INTEREST**

If Members have an interest in an item please record the interest on the form circulated with this Agenda and hand it to the Legal Representative or Democratic Services Officer at the start of the meeting. A supply of the form will also be available from the Democratic Services Officer at meetings.

Members are advised to contact the Council's Legal section prior to the meeting if they wish to seek advice on a potential interest.

Members are reminded that a registrable interest includes their appointment by the Council as the Council's representative to an outside body. Membership of an outside body in their private capacity as a trustee, committee member or in another position of influence thereon should also be declared. Any directorship whether paid or unpaid should be regarded as a disclosable pecuniary interest, and declared.

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

6. **PLANNING APPLICATIONS**

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

**If Members have particular queries on the applications, please contact Ashley Smith, Corporate Head of Development Management and Building Control by 21 June,2021.**

Copies of all letters of representation are available for Members and the public to view on the Planning pages of the Council website

<http://planning.runnymede.gov.uk/Northgate/PlanningExplorer/GeneralSearch.aspx>.

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

**(To resolve)**

**Background Papers**

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

**7. RUNNYMEDE DESIGN SUPPLEMENTARY PLANNING DOCUMENT (SPD) ADOPTION (PLANNING, POLICY & ECONOMIC DEVELOPMENT-GEORGINA PACEY)**

**Synopsis of report:**

To achieve high quality development in the borough to support the objectives of the Runnymede 2030 Local Plan, further detailed guidance is required which gives advice to people who wish to develop land and property and assists local communities in contributing to the planning process.

A Design Guide for the borough as a Supplementary Planning Document has been prepared based on national good practice, and also taking into account opinions of Councillors and local residents. The draft SPD has also undergone a period of public consultation, during which representations have been received. These representations have now been considered by Officers. The Draft SPD has been the subject of screening in respect of the Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) which have concluded that neither a SEA nor HRA is required.

A total of 8 representations were received during consultation from Thursday 15<sup>th</sup> October to Sunday 29<sup>th</sup> November 2020 and the comments made in 1 late representation has also been taken into account. A copy of the Consultation Statement which summarises these representations and how they have been taken into account is set out at Appendix C. This statement also sets out a range of other amendments which are recommended by officers following their final review of the document. The proposed amendments which officers are of the view should be made to the draft SPD prior to its adoption are summarised as follows:

- Updating of title page and document footer throughout to refer to adoption date;
- Additional text has been added to confirm the purpose of an SPD and how it will be used in decision taking;
- Incorporation of introductory comments from the Chairman of the Planning Committee
- To respond to the National Design Guide;
- Updating of the document in some places to ensure factual accuracy as far as possible at the time of adoption, and in order to correct a number of spelling and grammatical errors;
- To signpost the reader to a number of useful additional sources of information as highlighted by consultees (for example Active Design);
- Updating of some of the maps in appendices 2 and 3;
- Additional text added to better celebrate the historic environment assets in Runnymede and to promote healthy lifestyles;
- Incorporation of wording recommended by the Environment Agency in relation to the construction of walls and fences in flood zone 3.
- Updating of appendix 5 on the design of pitches and plots for Gypsies, travellers and Travelling Showpeople; and,
- Updating of the glossary.

None of the amendments proposed are considered to change the general purpose of the SPD in that it continues to set out criteria for a good design across the borough for new development. Therefore, as the amendments are minor in nature, it is considered that no further consultation is required prior to the adoption of the SPD. For information, all proposed amendments recommended following the period of public consultation and final review by officers are highlighted in red in the draft SPD. The exception is very minor spelling and punctuation changes.

**The modified SPD as recommended for adoption is attached at Appendix B (available to view on Web only). Once adopted, the SPD will be a material consideration for the purposes of the determination of planning applications.**

**Recommendation(s): The Planning Committee are recommended to RESOLVE to:**

**i) APPROVE the draft Design SPD as modified and as set out at Appendix B for adoption with an implementation date of 24<sup>th</sup> June 2021.**

## **1. Context of report**

- 1.1. Good design is a crucial aspect of sustainable development. The creation of high-quality buildings and places is a fundamental element of the planning and development processes and creates better places for people to live, study, play and work. Runnymede has a high quality and distinctive character and new developments should seek to protect and enhance its special characteristics.
- 1.2. The National Planning Policy Framework advises local planning authorities to set out design expectations at an early stage, along with clarity upon how good design will be tested, as part of the development process. Doing so creates a greater understanding for applicants, agents and local communities in what constitutes good design and what will be expected in new developments. This can be achieved by supplementary planning documents such as design guides.
- 1.3. The Government published the amended National Design Guide in January 2021. The new National Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. The National Guide also recognises the importance of local design guides confirming that they are an important way of communicating local design expectations and requirements and are one of the key tools that the National Planning Policy Framework expects local planning authorities to prepare and use.
- 1.4. In February 2018, the Government awarded the Council 'design quality' grant funding for two years. Part of the funds awarded enabled the Council to employ independent Design Consultants 'Tibbalds' to produce a draft Design Guide for Runnymede. It is this document, as modified following the recent period of public consultation and final review by officers that can be viewed at Appendix B.
- 1.5. The Draft Design Guide project was shortlisted as a finalist for the 2020 National Planning Awards (run by Planning and Placemaking Resource) under the 'Award for Partnership Working' category. These awards recognise excellence in professional planning work and related activities.

## **2. Report**

- 2.1 Runnymede is a beautiful borough and a desirable place to live, work and visit. The borough is varied in character with its historic small towns and villages, valuable heritage assets, waterways and open spaces. The borough attracts many visitors and also benefits from its geographically advantageous position; being close to London and the wider Surrey countryside. Its special qualities need to be recognised and taken into account when planning for the delivery of development into the future to ensure that new development protects and enhances these qualities.
- 2.2 The Council's adopted Runnymede 2030 Local Plan includes policies relating to design including policies EE1 (Townscape and Landscape Quality) which sets out key criteria for achieving good urban design within the context of national policy and guidance. Policy SD4 (Highway Design Considerations) and Policy SD7

(Sustainable Design) set out further design policy considerations for new development which comes forward over the Plan period. The local plan also includes policies for specific land allocations and opportunity areas allocated within the borough, some of which contain site-specific requirements to be addressed in the design of the development schemes coming forward on these sites.

- 2.3 During the preparation of the Runnymede Design SPD, Tibbalds in association with Design South East ran Member, officer and community workshops with local resident groups in 2018 and 2019. The workshops helped shape the consultation draft of the document. The draft Design Guide defines a set of twelve aspirations for the borough that have emerged through the production of the guide. The aspirations describe the place that we want Runnymede to be in the future. The draft Design Guide provides a series of design standards for Runnymede based on these aspirations, to guide the design of new development which takes place. The Design Guide also includes a detailed character assessment of the borough to help understand more local design characteristics, separate guidance specifically for householder extensions and alterations, and advice on how to design pitches and plots for Gypsies, Travellers and Travelling Showpeople.
- 2.4 Officers are of the opinion that the draft Design Guide is now ready to progress to adoption. Public consultation has allowed officers to fully consider all of the comments made in the representations received and make the necessary revisions to the guide. Officers have also recommended a series of additional minor modifications following a final review of the document. The draft SPD was open for consultation for just over a 6 weeks period from Thursday 15<sup>th</sup> October to Sunday 29<sup>th</sup> November 2020. A summary of the changes that have been made to the Design Guide following the consideration of the representations received during the period of public consultation are set out as follows:
- Updating of title page and document footer throughout to refer to adoption date;
  - Additional text has been added to confirm the purpose of an SPD and how it will be used in decision taking;
  - Incorporation of introductory comments from the Chairman of the Planning Committee
  - To respond to the National Design Guide;
  - Updating of the document in some places to ensure factual accuracy as far as possible at the time of adoption, and in order to correct a number of spelling and grammatical errors;
  - To signpost the reader to a number of useful additional sources of information as highlighted by consultees (for example Active Design);
  - Updating of some of the maps in appendices 2 and 3;
  - Additional text added to better celebrate the historic environment assets in Runnymede and to promote healthy lifestyles;
  - Incorporation of wording recommended by the Environment Agency in relation to the construction of walls and fences in flood zone 3.
  - Updating of appendix 5 on the design of pitches and plots for Gypsies, travellers and Travelling Showpeople; and,
  - Updating of the glossary.
- 2.5 Officers recommend that this Design Guide is adopted by the Council as a Supplementary Planning Document now that the relevant regulatory processes have been followed. It will then be a material consideration in the determination of planning applications. On adoption, the Runnymede Design SPD will supersede the 2003 Householder Guide and Urban Area Character Appraisal from 2009. On adoption, the new Design Guide will help ensure that new development meets the highest standards of design quality and placemaking. As such it will become a fundamental part of the planning policy 'toolkit' required to effectively deliver high

quality, sustainable development in accordance with the aspirations of the Runnymede 2030 Local Plan, as well as national planning policy and guidance.

### **3. Policy framework implications**

- 3.1 Supplementary Planning Documents (SPD) do not form part of the Development Plan for Runnymede but are material considerations for the purposes of decision taking.
- 3.2 Although not part of the Development Plan, the SPD also supports 2030 Local Plan objectives and policies with respect to design.
- 3.3 The adopted Local Plan seeks to guide development in the borough up to 2030. The Design Guide will support the new policies to achieve high quality development in the borough. The Government published the National Design Guide in October 2019 (followed by an amended version in January 2021) which sets out the characteristics of well-designed places and demonstrates what good design means in practice. The Government also recognises the importance of local design guides confirming that they are an important way of communicating local design expectations and requirements and are one of the visual tools that the National Planning Policy Framework expects local planning authorities to prepare and use. The production of a new local Design Guide for Runnymede will comply with Government policy relating to the importance of design.
- 3.4 The Design Guide, once adopted, will further assist in assessing planning applications for new development by providing up-to-date information in accordance with the National Planning Policy Framework 2020.

### **4. Resource implications**

- 4.1 None identified.

### **5. Legal implications**

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

### **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 In pursuance of this duty, Officers undertook an Equality screening to determine the impact that the Draft Design SPD may have on any of the nine protected Characteristics. The Assessment concluded that the Draft Design SPD when adopted could have a positive impact on anyone seeking housing within the Borough who has the protected characteristics of Race (in terms of being a gypsy or



traveller), Disability, and Age. It is anticipated that the Design SPD will also be beneficial to the wider Borough community through the careful and detailed consideration applicants will give to ensuring higher quality developments. In particular, the SPD highlights the importance of greater social inclusion to ensure that new developments consider the needs of all people, including people with disabilities. The conclusions of the original Equalities screening have not altered following the making of amendments to the document following the period of public consultation. The Design SPD is fully consistent and complementary to the emerging Runnymede 2030 Local Plan, which has had a detailed Equality Impact Assessment undertaken at each stage of Plan preparation. Overall, it has been concluded that a full Equality Impact Assessment is not required.

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

- 7.1 The Design SPD is not part of the Development Plan for Runnymede and as such is not subject to Sustainability Appraisal.
- 7.2 The SPD underwent Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening with the conclusion that there were no likely significant effects on designated habitats or any other significant environmental effects. The three statutory bodies (Environment Agency, Historic England and Natural England) have been consulted on the screening assessment in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004.
- 7.3 Comments have been received from all three bodies; the Environment Agency raised no comments. Historic England confirmed that as the SPD does not contain proposals that would have likely significant effects for specific and identifiable heritage assets, that could be considered to affect the borough's heritage in a predictable or measurable way, they did not feel that the document merited subjection to SEA. Historic England however welcomed the opportunity to provide comments on the draft Design SPD as part of the future planned consultation process. Natural England confirmed that they agreed with the conclusions drawn in the screening that neither a Strategic Environmental Assessment nor a full Appropriate Assessment was required.

## **8. Other Implications**

- 8.1 None.

## **9. Conclusion**

- 9.1 Officers recommend that the Planning Committee adopts the Runnymede Design SPD as modified, and as shown at Appendix B with an implementation date of 24<sup>th</sup> June 2021. Members are asked to note that on adoption, the Runnymede Design SPD will supersede the 2003 Design Guide and 2009 Urban Area Character Appraisal.

**(To resolve)**

### **Background papers**

Appendix B: Runnymede Design SPD for adoption  
Appendix C: Consultation Statement

**RUNNYMEDE BOROUGH COUNCIL**

**RUNNYMEDE DESIGN**

**SUPPLEMENTARY PLANNING DOCUMENT (SPD)**

**TOWN & COUNTRY PLANNING (LOCAL PLANNING)(ENGLAND)  
REGULATIONS 2012**

**REGULATION 12 STATEMENT OF CONSULTATION**

June 2021

- 1.1 The Town & County Planning (Local Planning)(England) Regulations 2012 require in Regulation 12 that before a planning authority adopts a Supplementary Planning Document (SPD), they must prepare a statement (Statement of Consultation) setting out:
  - i) The persons the local planning authority consulted when preparing the SPD;
  - ii) A summary of the main issues raised by those persons; and
  - iii) How those issues have been addressed in the SPD
- 1.2 This document is the Statement of Consultation for the Runnymede Design SPD and sets out the persons the Council consulted in preparing the SPD and how their comments have been addressed.
- 1.3 A list of all those persons consulted on the Runnymede Design SPD are set out in Appendix A.
- 1.4 The Council consulted with the three statutory bodies (Environment Agency, Historic England, Natural England) in preparing the SPD and their responses and how these were taken into account can be found in Appendix B. The Council also consulted the statutory bodies on a Strategic Environmental Assessment (SEA) & Habitats Regulations Assessment (HRA) screening and the responses received and how they were addressed can be found in the SEA/HRA Screening Determination for the Runnymede Design SPD (October 2020). Appendix B also summarises additional early engagement which took place during the preparation of the Runnymede Design SPD.
- 1.5 The Council held public consultation on the draft SPD between Thursday 15<sup>th</sup> October to Sunday 29<sup>th</sup> November 2020. 8 representations were received during the period of consultation, and 1 further late representation was also accepted. A summary of these and how they were taken into account can be found in Appendix C. Appendix C also lists additional changes which are proposed to be made to the SPD by the Council prior to adoption. These are largely minor changes (often correcting typographical errors) as well as other corrections to ensure the overall accuracy of the content within the SPD.

## Appendix A - List of Persons Consulted on the draft Runnymede Design SPD

As well as the persons listed below a further 268 private individuals on the Planning Policy consultation database were consulted.

Brooklands College	Highways England
Elmbridge Borough Council	Affinity Water
The Ottershaw Society	Plainview Planning
Bigbury Neighbourhood Plan Steering Group	Mayor of London
Windlesham Parish Council	London Borough of Hillingdon
Wraysbury Parish Council	Historic England London and South East Region
CBRE Ltd	ASC Finance for Business
Rushmoor Borough Council	The Runnymede on Thames
Barton Willmore	Halogen UK
Free Schools Capital Education and Skills Funding Agency	JR Marine
Homes England	Thorpe Park (Merlin Entertainments Plc)
Civil Aviation Authority	Rainbow Day Nursery & Pre-School
Ashford & St. Peter's Hospital NHS Foundation Trust	Home Builders Federation
Natural England	Calatec Ltd
Terence O'Rourke Ltd	Stellican Ltd
Youngs RPS	Adams Group Real Estate Ltd (on behalf of Tarmac)
The Emerson Group	Fairhurst
Carter Jonas	Tarmac
Lyne Hill Nursery	Carter Planning Ltd
Anderhay	Tandridge District Council
Hodders	Tetlow King Planning
Savills obo Thames Water	The Planning Bureau Ltd
WYG	John Andrews Associates
Fortman Land & Planning	Turley
Richborough Estates	SETPLAN
Blue Cedar Homes	Strutt & Parker
Vanbrugh Land	Urban Green Developments
Bracknell Forest Council	DHA Planning
Surrey Wildlife Trust	Reside Developments
Planning Potential Limited	Ashill Group
JSA Architects	Woolf Bond Planning
Berkeley Homes	SSA Planning
Stride Treglown Ltd	Shanly Homes
Shrimplins	Lichfields
Surrey County Council	DPDS Consulting
DevPlan	Pegasus Planning
Paul Dickinson and Associates	IQ Planning Consultants

Rickett Architects	WSP Indigo
Bell Cornwell	Re Creo
Montagu Evans LLP	Grosvenor Capital
Woking Borough Council	Sport England
Revera Limited	Aston Mead Land & Planning
Devine Homes	Heatons
DP9 Ltd	Pegasus Group
Porta Planning LLP (representing Centrica plc (British Gas))	Quod
Guildford Borough Council	AR Planning
Armstrong Rigg Planning	Sanders Laing
Optimis Consulting	Gladman Developments Ltd
Kinwell Property Investments Ltd	LRG
Vail Williams LLP	Wates Developments
Kevin Scott Consultancy	Allied Telesis
R Clarke Planning Ltd	Glanville Consultants
Transport for London	Avison Young obo National Grid
Meadowcroft Community Infant School	TASIS The American School in England
Wokingham Borough Council	Meath School
BLARA, BENRA, RRA & RAR	Philip Southcote School
Runnymede Access Liaison Group, Elmbridge & Runnymede Talking Newspaper Association, Runnymede Disabled Swimmers Board, Surrey Coalition of Disabled People, North Surrey Disability Empowerment Group, Surrey Vision Action Group	The Kings Church
The Ramblers	West Addlestone Residents Association
The Georgian Group	The Gardens Trust
Virginia Water Community Association	Turn2us
Friends families and travellers	Chertsey South Residents Association
Wentworth Residents Association	Franklands Drive Residents Association
Stonehill Crescent Residents Association Limited Company	The Twentieth Century Society
Egham Residents' Association	Waverley Borough Council
Runnymede Art Society	Thorpe Village Hall
Woburn Hill Action Group	Addlestone Historical Society
RSPB England	Woodham Park Way Association
Christian Science Society Egham	Neighbourhood Planning Services
Environment Agency	United Church of Egham
Imperial College	Kennedy Memorial Trust
CMA Planning	CPRE Surrey
Theatres Trust	Woodland Trust
Thorpe Ward Residents' Association	Chertsey Good Neighbours
Runnymede Council Residents' Association	Chobham Commons Preservation Committee
Laleham Reach Residents' Association	Hants County Council

St. Paul's Church	Office of Road and Rail
WSPA	Enterprise M3 LEP
UW Club	Slough Borough Council
Spelthorne Borough Council	South East Coast Ambulance Service NHS Foundation Trust
Royal Borough of Windsor and Maidenhead	East Berks CCG

**Appendix B - Consultation responses/early engagement during the preparation of the Runnymede Design SPD and how comments were addressed**

<b>Persons</b>	<b>Summary of Main Issues</b>	<b>How Addressed</b>
Environment Agency	No comment	No action required
Historic England	<p>The SPD will inform decisions with regard to the design of new development across the Borough Council's area of influence. This is likely to include development affecting heritage assets both designated and non-designated. The design of development goes beyond physical appearance to include aspects such as scale, layout and density of development. These are factors that could have effects for heritage assets where the guidance contained influences the design of development affecting them. As such we are interested to be consulted on the emerging SPD.</p> <p>Having, very briefly reviewed the draft SPD documents, there are a number of areas where we would hope to comment to ensure that it conforms within the advice set out in the NPPF with respect to the management of impacts on the historic environment and, as such, we look forward to being informed of the formal public consultation on the document.</p>	<p>No specific comments to be addressed at this stage. Historic England was subsequently consulted on the draft Design SPD as requested.</p>
Natural England	No comment	No action required

- 1.6 In addition to the above, a meeting was held with ward Councillors (14 in total) on 9th October 2018. The aim of the workshop was to introduce the work being done on the Design SPD, to explain the purpose of the SPD and to explore a number of issues around design with Councillors. Focussed discussions were held around the following topics:
- What is good in your ward, and in Runnymede more generally?
  - Key issues experienced when making decisions on design
  - Tension between character and prescriptive standards
  - Design exercise reviewing case study in the Borough
- 1.7 Feedback from this session was used by the Council's consultant Tibbalds to shape the Runnymede Design SPD.
- 1.8 A meeting was also held with the Council's Community Planning Panel on 10th October 2018. A representative from each of the following Residents' Associations attended:
- Egham Residents Association
  - Chertsey Society
  - Hamm Court Ltd
  - Lyne Residents' Association
  - Thorpe Ward Residents' Association
  - West Addlestone Residents' Association
  - Runnymede Access Liaison Group
  - Chertsey South Residents Association
  - Wentworth Residents' Association
- 1.9 The aim of the workshop was to introduce the work being done on the Design SPD, to explain the purpose of the SPD, and to explore a number of issues around design with attendees.
- 1.10 Specifically, there were a number of round table discussions held with attendees. Each of these focussed discussions were followed by a feedback session. Feedback was minuted and used by the Council's consultant Tibbalds as they prepared the Runnymede Design SPD. Discussions focussed on topics such as:
- what is good in your area and in Runnymede? Where has design worked well, and why?
  - Can you think of any examples of bad design? What factors contribute to the poor design?
  - What are your experiences of design-based decisions?



- Do you review development proposals and submit comments to support/object?
  - Do you think about design when doing so? What do you think about?
  - What is your experience and knowledge of how the Council assesses development proposals?
  - What do you find difficult and would like to know more about?
- Reflected on your experiences of design, and your involvement in shaping design outcomes, how could the Design SPD help you in commenting on a planning application?
- How would a Design Guide help you shape development and ensure that the best design is being achieved in your area?

**Appendix C - Summary of Representations to the draft Runnymede Design SPD and the Council's Responses, as well as summary of additional changes proposed to be made to the SPD by Council officers.**

Name	Response	Comment	Amend SPD?
Transport for London	No Comments	N/A	No
Highways England	No Comments	N/A	No
EGV Forum Steering Committee	<p>1-I think that some of the areas on Tile 1, page 65 of the draft design codes have been drawn inaccurately. Whilst the area designated type 5 (Institutions in the Green Belt) to the north of Englefield Green Village centre (Cooper Hill Area) should cover the Hok development and Kingswood House and possibly the Playing Fields, it seems also to extend south past Kingswood House and East into what is now the housing development (in the Green Belt) currently being built by developers (and some of this new development does not seem to be designated at all.) The latter should surely be part of area 2b, and in brown for 21<sup>st</sup> century development?</p> <p>2-You also designate Areas 5 as 'Institutions in the Green Belt' whilst all other areas are designated with a simple title regardless whether they are in the Green Belt or not. For consistency, either Green Belt should be included in all titles where relevant, or no titles at all, or the designation 'Institutions in the Countryside' should be used per page 64</p>	<p>1/2 Officers agree with the comments made regarding Tile 1 and have updated the tile to ensure that the areas highlighted accurately reflect the character area boundaries in the key. This has resulted in revisions to the following character areas – 2a Formal suburban – Town) 2b (Formal Suburban – landscape) 3 (dispersed) 4 (Commercial) and 5 (institutions in the Green Belt)</p> <p>Officers also agree that the Former Brunel University site should be included as 21<sup>st</sup> Century as this comprises new development – The title of this designation has been changed from 21<sup>st</sup> Century Urban to 21<sup>st</sup> Century.</p> <p>Changes have also been made to the following maps to ensure that the areas highlighted accurately reflect the character area boundaries in the key: Tile 2 - Chertsey and Chertsey South (page 66)</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

	<p>3-I might easily be wrong, but I can find no reference to the National Design Guide (Oct 2019). Is this not relevant?</p>	<p>Tile 3 - Addlestone, Rowtown, Ottershaw, Woodham and New Haw (page 67)</p> <p>In response to the above changes, the map on page 7 has also been removed as it has been superseded by the updated maps (tiles) highlighted above. The map on page 9 has also been removed as it referred to the old Local Plan.</p> <p>Egham Town Centre Map (page 71) and Chertsey Town Centre map (Page 73) have also been updated to make the different colours in the key more distinct and to include the updated Conservation Area boundaries.</p> <p>Runnymede is characterised by a number of large institutions which are located within the Green Belt. This is considered to be an important character area within the Borough which should have its own designation. It is important that reference is made to their Green Belt location as this forms part of their character. 'Institutions in the Countryside' has been amended to 'Institutions within the Green Belt' on the maps.</p> <p>3-The document notes that the SPD should not be read in isolation, rather it be read in conjunction with other local policies, in addition to the National Design Guide. – see page 4</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p> <p>No</p>
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	<p>4-Could you please review the accuracy of your designations and the areas they cover; it is important to us, as we are currently engaging AECOM to produce design codes for sub areas of Englefield Green, and therefore the main divisions you have identified if not accurate may impinge on our ability to accurately sub divide some of the EGV Forum Area.</p> <p>5-Lastly, I would like to say that I find the RGB Design Codes in general to be a very positive step forward, and believe they will be a very good reference document in our work on the EGV Plan!</p>	<p>4-The Maps and Tiles as highlighted above have been updated. However it should be noted that the Design Guide is a borough wide document which includes broad character areas across the Borough. Any future documentation produced to support the Englefield Green Neighbourhood Plan (including design codes for individual areas within Englefield Green) is anticipated to use the Borough wide Design Guide as a starting point but add a further layer of locally specific detail. On this basis, it is not considered that the Design Guide will detrimentally impact upon any future documentation or policy put forwards by the EGV Forum Area.</p> <p>Comments noted and support welcomed</p>	<p>No</p>
<p>Egham Residents' Association</p>	<p>1-The Egham Residents' Association called for the composition and inclusion of a design guide for the borough in our response, in February 2018, to the Runnymede 2030 Draft Local Plan Consultation.</p> <p>2-We are very pleased, therefore, to see this new "design guide" that is proposed to "supplement policies within the Local Plan". Its publication came soon after that of the Government's "Planning for the Future" White Paper in which considerable emphasis is placed on enhancing the importance and function of design in the planning process.</p>	<p>1-Comments noted</p> <p>2-Comments noted</p> <p>3-Comments noted</p>	<p>No</p> <p>No</p> <p>No</p>

	<p>3-We are hopeful that these two documents will lead to a brighter future in design terms for Runnymede Borough. And not before time, one might add.</p> <p>4-It was said of Sir Christopher Wren that “if you seek his memorial, look around you”. Similarly in Runnymede it can be said that if you seek memorials to the inadequacy of past design guidance and control, just look around.</p> <p>5-In Egham and beyond there is no shortage of buildings that should never have been granted planning permission. Some of them are simply ugly; others are just ‘anytown, anywhere’ edifices that people pass daily without really noticing they are there. In both cases, no regard has been paid to the character and history of the surrounding area, and the main factor seems to have been to fill a hole as cheaply as possible.</p> <p>6-Arguably the most glaring example of bad design in Egham is the Precinct complex in the High Street. Such a model of 1960s’ grot is this that some people think it should be listed on a ‘let this be a lesson to you’ basis. Another is the horrible little office box plonked in front of St John’s Church.</p> <p>7-ERA has supported the Gateway West development in the town centre in principle, but design is hardly its strongest selling point. We are troubled by the height of two of the buildings in particular, which promises/threatens to change the Egham skyline for the rest of the century if not longer. We also think there is inadequate parking provision.</p>	<p>4-Comments noted</p> <p>5-Comments noted. All past planning applications would have been carefully considered against national guidance and the Council’s adopted local plan policies. Letters of representation received and consultee responses would also have been carefully considered by Officers prior to the granting of planning permission. The officer reports for the individual applications will set out the key considerations and the reasoning behind the Council’s decisions to grant planning permission in each case.</p> <p>6-Noted. See response to point 5.</p> <p>7-Noted. See response to point 5.</p>	<p>No</p> <p>No</p> <p>No</p> <p>No</p>
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	<p>In truth, furthermore, no great effort has been made to reflect the character of the rest of the town centre.</p> <p>8-The 40-44 High St site has, moreover, become something of a horror story in design terms. It stands right at the 'gateway' to the core of the shopping centre. One of its buildings looks absolutely resplendent in a photograph taken in 1911 that is in 'The Egham Picture Book'. It should have been restored, but it now awaits demolition - to make way for a building that will stand out only by being so very average and predictable in design.</p> <p>9-At Royal Holloway, moreover, the glory of the original building has been offset in recent times by a collection of structures that look as if they were designed by a child and have come off a conveyor belt. Thomas Holloway must be turning like a spinning top in his grave.</p> <p>10-One of the tragedies of all this is that so much rancour and regret could have been avoided by the paying of proper regard to design. Change does not have to be for the worse. There is no rule saying that buildings full of character have to be replaced by inferior ones. But in the Egham landscape - along with much of the rest of the country - people have too often seen evidence to the contrary (and it can confront them on a daily basis).If a new environment is created in which good design is really seen to matter to planning authorities, a more welcoming attitude to development schemes could and should emerge. Belief that people in power do care about a community's appearance and history could work wonders.</p> <p>11-The Draft Runnymede Design Supplementary Planning Document encourages us to think positively about the borough's future in design terms, and to believe that</p>	<p>8-Noted. See response to point 5.</p> <p>9-Noted. See response to point 5.</p> <p>10-Comments noted. Future development proposals will be assessed carefully by the Council against national policy and adopted local plan policies prior to the granting of planning permission. Once adopted, this Design SPD will also be a material planning consideration which sets out a clear design vision and expectations for the Borough. The Design SPD will supplement both national and local plan policy to achieve well designed places within the Borough.</p> <p>11-Comments noted and support welcomed</p>	<p>No</p> <p>No</p> <p>No</p> <p>No</p>
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	<p>mistakes made since the second world war will not be repeated. We like its broad theme and much of the detail. In short we applaud it, but we wish to make the following observations on it:</p> <p>12- This isn't a planning point at all, but in paragraph A2.1 of the document it is stated that the Magna Carta was "signed" by King John in 1215. Actually it wasn't signed; it was sealed. Not least in Egham there are people who care about this.</p> <p>13-Runnymede's "aspirations" (A2.4) look good.</p> <p>14-We very much welcome the emphasis placed on "community involvement" in the A3.1 section on "influences on good design".</p> <p>15-Design Standard 1 - "Strengthening Runnymede's character". Obviously, we support this. (How could we not?)</p> <p>16-Design Standard 2 - We like the sound of "making people-friendly places".</p> <p>17-Design Standard 3 - "Placemaking and creating character". We agree with much of what is stated here, but we are somewhat troubled by the following sentence: "On large sites, or where the proposed density is likely to be very different to its context, it may be more appropriate to create a distinctive identity....." Rather a lot of elaboration is needed here to make it clearer what this could lead to. Is there not a danger of contradicting Design Standards 5, 6 and 7 on "responding positively" to a site, its character and local history?</p>	<p>12-Agreed. To be corrected.</p> <p>13-Support welcomed</p> <p>14-Support welcomed</p> <p>15-Support welcomed</p> <p>16-Support welcomed</p> <p>17-Comments noted. Design standard 3 recognises that on some sites (including larger sites) there may be scope for increased densities and an opportunity to create a new character with its own distinctive identity. Design standard 3 however makes it clear that development should still relate well with its local context. Design standard 3 also continues by explaining that ...'in understanding and knowing place, development can respond positively, creating new character through</p>	<p>Yes</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>
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	<p>18-Design Standard 4 - “Achieving sustainable design”. We support this.</p> <p>19-Design Standards 5, 6 and 7 - We also agree with these.</p> <p>20-Design Standard 8 - “Creating a vision”. We like this, notwithstanding the reference to the possibility of developing at a higher density.</p> <p>21-Design Standard 9 - “Developing a masterplan or site strategy”. We approve of this too - and especially with the statement that “Runnymede is keen to ensure that sites come forward comprehensively and not in an ad hoc or unplanned way”.</p> <p>22-Design Standard 10 - “Making good connections”. This sounds good, and we very much approve of promoting walking, cycling and good public transport links.</p>	<p>the approach to development and through the application of design principles from the strategic to the detailed scale’. The Design SPD should therefore be read as a whole.</p> <p>National policy and Local Plan policy seek to ensure the efficient use of land which may result in development at a higher density. A clear understanding of the local context and policy within this SPD will help create a proposal which respects and enhances the existing character.</p> <p>18-Support welcomed</p> <p>19-Support welcomed</p> <p>20-Support welcomed. As outlined above, it is acknowledged that some sites may result in increased densities and this needs to be carefully considered in light of the design standards in the Design SPD.</p> <p>21-Support welcomed.</p> <p>22-Support welcomed</p> <p>23-Support welcomed</p>	<p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>
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	<p>23-Design Standard 11 - "Creating a permeable and legible structure". We agree that streets should vary in development schemes to reflect their different roles and that, generally speaking, there should be a block structure to new development in which fronts relate to other fronts and backs relate to other backs.</p> <p>24-Design Standard 12 - "Plot rhythm". The reference to "intensification" in this causes some concern.</p> <p>25- Design Standard 13 - "Built form and roofscape". We agree that it is important to have "coherent" building lines. It is stated here that "cars should be accommodated in terms of both movement and parking". Really? We were under the impression that development schemes are more likely to win favour these days if they don't accommodate cars or do so only partially. How does this ambition comply with this country's commitments to control and reduce carbon emissions?</p> <p>26-It is also stated with reference to roofscape that the design of it should "positively contribute to street views and</p>	<p>24-National policy and Local Plan policy seek to ensure the efficient use of land which may result in development at a higher density on sites within the borough. The Design Guide is therefore seeking to cover all types of development which may come forward in the future and set out the key design considerations. It is therefore considered important to include a case study on 'intensification'. This section of the Design SPD makes it clear that this type of development can have a negative impact if not handled sensitively and thoughtfully.</p> <p>25-Comments noted. Wording to be amended as follows:  "Cars should be accommodated in terms of both movement and parking, as far as is consistent with national and local policy and the Council's adopted parking standards. Cars should not however be allowed to dominate the layout or streetscene (Standard 23)".</p> <p>26-Noted. See response to point 5.</p>	<p>No</p> <p>Yes</p> <p>No</p>
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	<p>the wider skyline”. How does the Gateway West development in Egham score when set against this criterion?</p> <p>27-Design Standard 14 - “Using building heights positively”. We shall repeat the question just asked about Gateway West.</p> <p>28-Design Standard 15 - “Designing good buildings”. We agree that it is desirable to seek a combination of consistency and variety.</p> <p>29-Design Standard 16 - “Using landmarks, gateways, focal points and corners to create variety”. A very good objective - and one that has been very badly missed in the case of 40-44 Egham High Street.</p> <p>30-Design Standard 17 - “Patterns of activity”. It has become rapidly more evident - as a consequence of the growth of online shopping and the advent of the Covid-19 crisis - that town centres must have a mixture of uses if they are to thrive and, indeed, survive.</p> <p>31-Design Standard 18 - “Reinforcing landscape character and diversity”. We agree.</p> <p>32-Design Standard 19 - “Settlement edges”. This also makes good reading.</p> <p>33-Design Standard 20 - “Providing and managing recreational open space and landscape”. A round of applause for this. To our thinking, the statement that “recreational open space should be incorporated into major development proposals” is highly laudable.</p>	<p>27-Noted. See response to point 5.</p> <p>28-Support welcomed.</p> <p>29-Noted. See response to point 5.</p> <p>30-Comments noted. The Design Guide supports a mix of uses to strengthen Town Centres.</p> <p>31-Support welcomed</p> <p>32-Support welcomed</p> <p>33-Support welcomed</p> <p>34-Support welcomed</p>	<p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>
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	<p>34-Design Standard 21 - "Space between buildings". An important consideration.</p> <p>35-Design Standard 22 - "Protecting and enhancing ecology and biodiversity". Good. Obviously 'on the side of the angels'.</p> <p>36-Design Standard 23 - "Providing for vehicle and cycle parking". It is stated here that the provision of "parking for cars in residential development should aim to accommodate car ownership in a manner that is compatible with local character", and that cars should not "dominate the street scene". But in many streets in Egham cars do dominate the scene. As we all know, there are wider considerations too in seeking to manage car movements and parking. This design standard looks for a reasonable balance. It is easier said than achieved, but it is clearly right in our view to push in this direction.</p> <p>37-As is also stated here, town centres offer more opportunities to travel by means other than cars, and we welcome the greater emphasis being placed today on cycle parking.</p> <p>38-Design Standard 24 - "Ensuring residential amenity". It is indeed essential that all new homes are provided with high quality internal and external space. An increasing worry from the pressure for planning liberalisation is that we have started to build a new generation of slums. If this is done by design it will be all the more unforgivable.</p> <p>39-Design Standard 25 - "Remembering 'forgotten' elements". It is indeed important to keep the design of bins, letter-boxes, gutters, satellite dishes etc in mind. It does</p>	<p>35-Support welcomed</p> <p>36-Comments noted. The Council is in the process of producing updated Vehicular and Cycle Parking Guidance for the Borough which will provide further information to complement Design Standard 23. It is intended that this document will be subject to public consultation during the course of 2022.</p> <p>37-Comments noted.</p> <p>38-Comments noted.</p> <p>39-Support welcomed</p>	<p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>
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	<p>affect our perception of the quality of our neighbourhood and our lives.</p> <p>40-To reiterate: We give a warm welcome to this document. It should have come sooner, but much better late than never. It should have a very beneficial impact on our borough.</p> <p>41-One final point: The Government's planning reform White Paper proposes that each planning authority should have a chief officer for design. We look forward to the acceptance and implementation of that idea in Runnymede.</p>	<p>40-Support welcomed</p> <p>41-Comments noted. The Council is currently awaiting further steer from the Government in terms of which of the proposals set out in the White Paper will be taken forwards and when. Should the Government proceed with this proposal then the Council will seek to comply with the requirement.</p>	<p>No</p> <p>No</p>
Sports England	<p><b>1-Health and wellbeing – Active Design</b></p> <p>I note that the SPD includes reference to active and engaged communities; this is welcomed. I also note that it states that new and existing streets need to be easy to navigate, safe and comfortable to use, equitable for all modes of transport but with priority given to active travel and this is fully supported by Sport England. It is clear that this document aims to support a healthy lifestyle through design.</p> <p>Sport England believes these aims would be further strengthened by specifically referencing Sport England's Active Design Guidance, with the recommendation that future design proposals follow its principles.</p> <p>Sport England and Public Health England have refreshed our 'Active Design' guide which provides some really useful advice and case studies with clear reference to the NPPF to maximise the opportunities for design in physical activity. Sport England would commend this to you and suggest the concept of 'Active Design' be incorporated into</p>	<p>1-Support for approach welcomed. Comments noted regarding the Active Design guidance. Two references to this guidance have now been included within the SPD in Design Standard 2 – Making people friendly places and Design Standard 20 – Providing and managing recreational open space and landscape. The document has now also been referenced in the glossary and the web link provided.</p>	<p>Yes</p>

	<p>policy and any new developments – please see website extract and link below:</p> <p><b>Active design</b>  We believe that being active should be an intrinsic part of everyone’s daily life – and the design of where we live and work plays a vital role in keeping us active. Good design should contribute positively to making places better for people and create environments that make the active choice the easy choice for people and communities.</p> <p>That’s why Sport England, in partnership with Public Health England, has produced the Active Design Guidance. This guidance builds on the original Active Design (2007) objectives of improving accessibility, enhancing amenity and increasing awareness, and sets out the Ten Principles of Active Design.</p> <p><b>Ten principles</b>  The ten principles have been developed to inspire and inform the layout of cities, towns, villages, neighbourhoods, buildings, streets and open spaces, to promote sport and active lifestyles.  The guide features an innovative set of guidelines to get more people moving through suitable design and layout. It includes a series of case studies setting out practical real-life examples of the principles in action to encourage planners, urban designers, developers and health professionals to create the right environment to help people get more active, more often.  The Active Design Principles are aimed at contributing towards the Government’s desire for the planning system to promote healthy communities through good urban design.</p>		
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	Active Design has been produced in partnership with David Lock Associates, specialists in town planning and urban design.		
Environment Agency	<p>1-We have the following comments to make on Appendix 4: Householder Guidance for extensions and alterations with regard to the section on Walls and Fences. We recommend that flooding should be a consideration:</p> <p>Walls and fences can have a significant impact on the flow and storage of flood water, especially if they are constructed across a flood flow route. This can lead to higher levels of flood water on the upstream side which will potentially increase the flood risk to nearby areas. Therefore, all new walls and fences should be permeable to flood water. Walls should have openings below the 1% annual probability (1 in 100 year) plus an appropriate allowance for climate change flood level to allow the movement of flood water. The openings should be at least 1 metre wide by the depth of flooding and there should be one opening in every 5-metre length of wall.</p>	<p>1-Comments noted. Additional text agreed to be included following discussions with the Environment Agency following the close of the consultation. The following text is to be added in Appendix 4: Householder Guidance for extensions and alterations (section of walls and fences):</p> <p><i>Walls and fences can have a significant impact on the flow and storage of flood water. This can lead to higher levels of flood water on the upstream side which will potentially increase the flood risk to nearby areas. For planning applications submitted in Flood Zone 3 (1% or greater probability of river flooding), where the Environment Agency are consulted, there would be a requirement to assess and apply an appropriate allowance for climate change. Therefore, any new walls and fencing within the 1% annual probability flood with an appropriate allowance for climate change should be permeable to flood water. Walls should have openings below the 1% annual probability (1 in 100 year) plus an appropriate allowance for climate change flood level to allow the movement of flood water. The openings should be at least 1 metre wide by the depth of flooding and there should be one opening in every 5-metre length of wall.</i></p>	Yes

		A reference to appendix 4 and how walls and fences should be designed in flood zone 3 is also included in Design Standards 21: Designing the space between buildings	
Natural England	<p>1-While we welcome this opportunity to give our views, the topic this Supplementary Planning Document covers is unlikely to have major effects on the natural environment, but may nonetheless have some effects. We therefore do not wish to provide specific comments, but advise you to consider the following issues:</p> <p><b>2-Green Infrastructure</b> This SPD could consider making provision for Green Infrastructure (GI) within development. This should be in line with any GI strategy covering your area.</p> <p>The National Planning Policy Framework states that local planning authorities should ‘take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure;’. The Planning Practice Guidance on Green Infrastructure provides more detail on this.</p> <p>Urban green space provides multi-functional benefits. It contributes to coherent and resilient ecological networks, allowing species to move around within, and between, towns and the countryside with even small patches of habitat benefitting movement. Urban GI is also recognised as one of the most effective tools available to us in managing environmental risks such as flooding and heat waves. Greener neighbourhoods and improved access to nature can also improve public health and quality of life and reduce environmental inequalities.</p>	<p>1 Comments noted</p> <p>2/3/4/5 Comments noted. The Design SPD does include Design Standard 18: Reinforcing landscape character and biodiversity and Design Standard 22: Protecting and enhancing ecology and biodiversity. However more detailed consideration will be given to Green and Blue Infrastructure, landscaping and biodiversity enhancements within the Council’s Green and Blue Infrastructure SPD which is currently being prepared.</p> <p>Officers have added a reference within Design Standard 18 and Design Standard 22 to the Blue and Green Infrastructure SPD (G&amp;BI SPD) being prepared.</p> <p>Natural England will be consulted when the G&amp;BI SPD document is open for public consultation, but in the meantime the detailed comments made have been passed to the Council’s lead officer who is preparing</p>	<p>No</p> <p>Yes</p>

	<p>There may be significant opportunities to retrofit green infrastructure in urban environments. These can be realised through:</p> <ul style="list-style-type: none"> <li>• green roof systems and roof gardens;</li> <li>• green walls to provide insulation or shading and cooling;</li> <li>• new tree planting or altering the management of land (e.g. management of verges to enhance biodiversity).</li> </ul> <p>You could also consider issues relating to the protection of natural resources, including air quality, ground and surface water and soils within urban design plans.</p> <p>Further information on GI is include within The Town and Country Planning Association's "Design Guide for Sustainable Communities" and their more recent "Good Practice Guidance for Green Infrastructure and Biodiversity".</p> <p><b>3-Biodiversity enhancement</b> This SPD could consider incorporating features which are beneficial to wildlife within development, in line with paragraph 118 of the National Planning Policy Framework. You may wish to consider providing guidance on, for example, the level of bat roost or bird box provision within the built structure, or other measures to enhance biodiversity in the urban environment. An example of good practice includes the Exeter Residential Design Guide SPD, which advises (amongst other matters) a ratio of one nest/roost box per residential unit.</p> <p><b>4-Landscape enhancement</b> The SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for</p>	<p>the G&amp;BI SPD for consideration in the preparation of this document.</p>	
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	<p>example through green infrastructure provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider how new development might make a positive contribution to the character and functions of the landscape through sensitive siting and good design and avoid unacceptable impacts.</p> <p>For example, it may be appropriate to seek that, where viable, trees should be of a species capable of growth to exceed building height and managed so to do, and where mature trees are retained on site, provision is made for succession planting so that new trees will be well established by the time mature trees die.</p> <p><b>5-Other design considerations</b> The NPPF includes a number of design principles which could be considered, including the impacts of lighting on landscape and biodiversity (para 180).</p> <p><b>6-Strategic Environmental Assessment/Habitats Regulations Assessment</b> An SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in the Planning Practice Guidance here. While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If your SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, you are required to consult us at certain stages as set out in the Planning Practice Guidance.</p>	<p>6 Comments noted. The Council undertook a Strategic Environmental Assessment/Habitats Regulations Assessment screening which Natural England responded to. Natural England confirmed at this time that neither a full appropriate assessment nor an SEA were required.</p>	<p>No</p>
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	<p>Should the plan be amended in a way which significantly affects its impact on the natural environment, then, please consult Natural England again</p>		
<p>Surrey County Council</p>	<p><b>Heritage</b></p> <p>1-Surrey County Council are the lead authority for heritage matters in the county. Although the level of design advice provided throughout the document is good, there is very little mention within the Design Standards (beyond 'Design Standard 7: Respond Positively to Local History') relating to the specific character of Runnymede or its settlements. We would like to see the document go further by encouraging development that was genuinely characteristic of the area, as opposed to merely 'nice' or acceptable development. The document also does not give any reference to the recent 'Building Better, Building Beautiful' report which is a clear</p>	<p>1-Comments noted. The Design SPD does provide character areas of the borough within Appendix 2.</p> <p>1-The Design SPD is not intended to provide specific details of the character of settlements across the Borough as space is intentionally being left for Neighbourhood Plans to come forward in the Borough and provide this more finely grained level of detail. At the time of writing, there are 4</p>	<p>No</p> <p>No</p>

	<p>driver behind the recent planning reforms, whilst aiming to embed beautiful placemaking into our planning system and introduce locally-led design standards.</p> <p>2-In terms of specific considerations, although 'Design Standard 15: Designing Good Buildings' does state that 'building design should relate positively to local character' and suggests generic characteristics to emulate, the SPD document does not include a local materials palette which we would consider to be an essential requirement for local design distinctiveness guidelines.</p>	<p>designated Neighbourhood Areas in Runnymede which account for approximately 46% of the Borough's area.</p> <p>1-The SPD is intended to provide a workable framework (including design standards) to ensure high quality design across the Borough. The Design SPD places a strong emphasis on the design process and the importance of analysing the site and its context. This will encourage new development that is characteristic of its local surrounding area.</p> <p>1-Officers have included a reference to the 'Living with Beauty' document produced by the Building Better, Building Beautiful Commission in Design standard 1 and have included a link to the document in the glossary.</p> <p>2-Agree that reference should be made to the benefits of providing details of a local materials palette. Include reference to this within Design Standard 15: Designing Good Buildings. Add new sentence at the end of the 4<sup>th</sup> paragraph on page 38 as follows:</p> <p><u>...particularly where people will be in close contact with a building, i.e. at the entrance. It would be beneficial if applicants as part of their 'Design &amp; Access Statements and/or supporting information could provide details</u></p>	<p>No</p> <p>Yes</p> <p>Yes</p>
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	<p>3-'Design Standard 19: Addressing Settlement Edges' does provide a generic reference to the importance of views and viewpoints, but a catalogue of examples of protected views within Runnymede that the council has identified as significant should be provided. We would also expect to see a similar approach taken for the conservation of heritage trees.</p> <p>4-Although archaeology is very briefly alluded to, this should be covered in far greater detail within the SPD document. We would welcome a commitment to incorporating archaeological discoveries into development through art installations and creative design elements – Runnymede is one of the county's richer prehistoric landscapes which should be celebrated. We suggest as a minimum that Surrey's Historic Environment Record (HER) should be listed as a source in 'Design Standard 7: Respond Positively to Local History', whilst reference to Surrey Historic Landscape Characterisation (HLC) data would also be useful.</p>	<p><u>at the planning application stage of local materials and how this has influenced the design of the development.</u></p> <p>3-Appendix 3 includes details of key views within local town centres. The Runnymede 2030 Local Plan does not designate any 'protected views' or make reference to any significant views within the Borough.</p> <p>3-Design standard 5: Respond positively to the site - focuses upon the importance of an early analysis of the site to consider its existing characteristics which includes important views, urban design features, landscape and focal points.</p> <p>4- Design Standard 7: Respond Positively to Local History' – reference has now been included to Surrey's Historic Environment Record (HER) and Surrey Historic Landscape Characterisation Data (HLC)</p> <p>4-The Glossary at the back of the document already confirms what is meant by the term heritage asset. The definition includes reference to archaeological remains and ancient monuments. Design standard 7 then confirms that heritage assets that could directly or indirectly be affected by development proposals should be identified by applicants, and confirms that where heritage assets may be affected by development, applicants should assess their</p>	<p>No</p> <p>Yes</p> <p>Yes</p>
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	<p>5-Our only other comment would be to say that there are sections that repeat national guidance (e.g. Appendix 4) which could be removed in order to create a shorter and more concise document.</p> <p><b>Climate Change</b></p> <p>6-Our climate change team are pleased to see reference to designing roofs and roofscapes to take advantage of solar energy, form part of the wider water management system and include green roofs where possible. The inclusion of cycle parking and EV infrastructure within 'Design Standard 23: Providing for Vehicle and Cycle Parking' is also welcomed.</p> <p>7-'Design Standard 15: Designing Good Buildings' does state that the quality of building materials is important, however, this should be supplemented with a recommendation for the use of more environmentally</p>	<p>significance at an early stage and make sure the findings feed into the design concept and design proposals. A reference to the fact that design solutions could incorporate art installations or creative design elements has however been added.</p> <p>4-Additional text has also been incorporated into Design Standard 7 to confirm that, 'Runnymede is one of the county's richer prehistoric landscapes which should be celebrated'.</p> <p>5-Comments noted but no change proposed. For example-appendix 4- Householder Guidance is considered essential to provide additional guidance to applicants when designing householder schemes.</p> <p>6-Comments noted and support welcomed.</p> <p>7-Design Standard 4- Achieving sustainable design considers the importance of minimising waste at the construction stage, using materials and construction methods that are sustainable or renewable.</p>	<p>Yes</p> <p>No</p> <p>No</p> <p>No</p>
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	<p>sustainable materials to be used, such as timber. In addition, the consideration of whole life-cycle carbon emissions of a building over its entire lifetime within the SPD document would provide a more accurate picture of a building's impact on our environment.</p> <p>8-We would also like to see decarbonised heating, such as district heat networks and heat pumps, mentioned within the SPD document. The fabric used to construct buildings is key in determining building's suitability for heat pumps and therefore should be included within a design guide.</p>	<p>8-The Council is currently scoping a climate change strategy and these recommendations will be considered as part of this work and fed into the Local Plan review.</p>	<p>No</p>
<p>Private individual (late rep)</p>	<p>1.The document is confused in that it is titled as 'GUIDANCE' yet then lists 25 'STANDARDS' which then incorporate 4 Primary Standards separated into 4 further subcategories and in turn 20 further Design Standards. This is very confusing and leads to a lack of understanding. There are clearly defined standards such as minimum 'back-to-back dwelling dimension of 22 meters and 'close boarded fences will not be acceptable where clearly visible within the street scene'. However many of the 'Standards' are not specific in their definition. Users of this document have a need for clear differentiation between Standards which must be met and general Guidance setting out aspirations which may be desirable but not mandatory.</p>	<p>1.The Government's Planning Practice Guidance states that supplementary planning documents (SPDs) should build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making.</p> <p>Include the following additional wording on page 4 A1.2 Purpose of this Guide.</p> <p>This document provides design guidance for applicants making development proposals in the borough of Runnymede. Whilst the information within this document is a material planning consideration in the determination of planning applications and an important tool in raising design standards, it should be remembered that the role of SPD is to provide guidance and</p>	<p>Yes</p>

	<p>2. The document contains voluminous recital of basic statements and observations such as ‘detached dwellings tend to suit a larger plot’, and ‘all proposals for taller buildings must be of the highest quality’ (shouldn’t all proposals?) that are obvious even to lay people and condescending to the experience and knowledge of professional development designers and implementers. This detracts from the sound content lost in the volume of the document and its credibility.</p> <p>3. This Design Guidance document follows the ‘Urban Character Appraisal’ document of September 2009. Much of this is still relevant today, particularly its references to Government Guidance PPS1, PPS3 and PPG15. Whilst the PPGs are dated, the fundamental repetitive message which is still totally valid today is that development should recognise, maintain, and enhance local character. There are specific broad references to the character types in Ottershaw in the Urban Character Document. A more granular assessment (including photographic examples) of</p>	<p>advice on policies in the adopted Local Plan, not to introduce new policy into the Development Plan. The purpose of the SPD is to help support improvements in the design of new development and it is not intended to provide a mandatory set of requirements which must be complied with rigidly in all instances. Individual planning applications will be considered on their own merits in relation to the specific circumstances of the specific site and its context.</p> <p>2. The SPD which has been produced seeks to be accessible to different users of the planning system including people with very little knowledge so that they are able to understand the document. The document seeks to limit jargon as far as possible and seeks to cover a wide range of design related topics which are considered relevant for the borough.</p> <p>3. On adoption of the Design SPD, the 2009 Urban Character Appraisal will be formally superseded and no longer relied upon by the Council for decision taking purposes. As noted, the SPD seeks to follow on from this 2009 document but update it to more accurately reflect current Government policy and guidance, including the NPPF and National Design Codes. Appendix 2 of the SPD (page 59) Character Types and Guidance seeks to characterise the key features of the built- up areas within the</p>	<p>No</p> <p>No</p>
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	<p>the character and environment of Ottershaw Village is required (a potential task of the Neighbourhood Plan).</p> <p>4. Much of the Guidance relates to the Masterplanning and design of large-scale schemes (in excess of 1000 dwellings and associated other land uses such as employment, educational, etc). RBC define 'large' developments as being 10 or more dwellings. In land development industry terms schemes of 20 dwellings or less are 'small' and 21 to 200+ are 'medium size'. Small and Medium sized developments do not usually have the scale to incorporate much of the guidance given in the document. The only 'large' scale development demanding Masterplanning is Longcross, where most of the Guidance principles have and are being applied. This is a stand-alone new village development not being a part of an existing 'character' settlement, with a 'blank canvass' to originate Master planning design upon. It is recommended that RBC Guidance should be focussed on the Small and Medium scale schemes which are most</p>	<p>Borough defining them into different character types. This character assessment is broad and identifies the typical characteristics of each area and is not intended to provide a detailed character analysis for all individual areas within the Borough. The SPD guidance provides a series of standards to help improve design quality within the Borough, including providing more detailed guidance in analysing the site and context when considering the design of new development. This approach will provide an opportunity for neighbourhood plans to come forward for specific areas of the borough to provide a more detailed layer of locally specific design guidance.</p> <p>4. Whilst definitions in the guidance may differ from those used by the development industry, it is considered that the SPD is clear in terms of what the Council defines as a large development for the purpose of applying the guidance. The guidance has been prepared to respond to developments of different types and scale from householder schemes to housing schemes of 10 or more, to new settlements.</p>	<p>No</p>
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	<p>common as part of existing settlements with their existing Character and Features.</p> <p>5. The Draft Design Guide is dated October 2020. At end March 2021 it has not been completed or adopted. Does this Design Guide and its standards apply to applications submitted before its draft date and/or its adoption?</p> <p>6. The Design SPD is produced some 2 years after the adoption of 2030 Local Plan. It contains Standards and Guidance which are intended to be applied as relevant to the design of development schemes by applicants. Such important Design criteria should have been developed in advance of or alongside the Local Plan to ensure that the Design criteria are applied specifically to each allocated site as relevant.</p> <p>7. The timing of its production appears to be totally in conflict with the Local Plan allocations for development and the criteria set out for those sites. E.g., Site SL12 Ottershaw East is required to accommodate 'a minimum of 200 dwellings. The SPD Design Standards and Guidance, and aspirations simply cannot be fulfilled on SL12 with the density implications that at least 200 dwellings impose.</p> <p>8. The Design Guide is following the Local Plan. This is placing the 'cart before the horse'. Many of the design 'Standards' or 'Guidance' should have been incorporated in the LP document and the site consideration and appraisal in the selection.</p>	<p>5.The Design Guide will only apply to planning applications determined post its adoption. Adoption is anticipated in June 2021.</p> <p>6. The Runnymede 2030 Local Plan was only adopted in July 2020, less than 1 year ago at the time of responding to this comment. The SPD was developed alongside the preparation of the Local Plan however adoption was not considered possible until after the adoption of the Local Plan given that the role of SPDs is to build upon and provide more detailed advice or guidance on policies in an <u>adopted</u> local plan.</p> <p>7.Disagree. It must be remembered that the Design SPD is not setting new policy. It is seeking to build on and provide more detailed advice or guidance on policies in the Runnymede 2030 Local Plan.</p> <p>8.Please see response to point 6 above.</p>	<p>No</p> <p>No</p> <p>No</p> <p>No</p>
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	<p>9. The 'Purpose of The Guide' states that it provides more certainty about what is considered 'good' design. It states that it will secure the delivery of distinctive and high-quality Design. There is frequent reference throughout the Guide to 'high quality'. There is however no definition of high quality nor the parameters by which this is judged or determined.</p> <p>10. The SPD frequently acknowledges that local character, historic growth, architecture, and local histories require to be respected regarding each site proposals, and that high quality and distinct character with a sense of place are primary aspirations. It notes that 'good design needs to relate to and enhance the particular characteristics and identity of individual villages and towns...''...should enhance local character and preserve the distinctive identity of a place'. 'All proposals must respond positively to the site in its local context'. "... in the vicinity of the site', 'using traditional materials or details that are locally distinctive'. These are objectives which the vast majority of residents strongly seek. There is much preaching of these desirable attributes with little specific advice on how they can be achieved.</p> <p>11. It is encouraging that the document places such considerable emphasis on the production of a Design and Access Statement for each site application. It is therefore expected that this will be thoroughly interrogated by Officers, to ensure maximum adherence to the Design Standards, Guidance, and aspirational text of this SPD, and that the public are given sufficient time to examine the Design and Access statement relative to the Application documents. In view of the complexity and length of the SPD</p>	<p>9. Disagree. The purpose of the SPD is to provide design guidance to supplement policies in the Local Plan. The guidance in the SPD provides greater clarity about the process which the Council recommends is followed to ensure that the various elements which contribute to good design are fully considered from the outset of the development process.</p> <p>10. Disagree. Please see note 9 above. The guidance within the Design SPD highlights a series of 'design standards' which provide more detailed guidance on how development can be better designed to respond positively to the site, respond positively to local character and respond positively to local history.</p> <p>11. Disagree. Please see point 1 above.</p> <p>As part of the consideration of planning applications, the Development Management team comprehensively review all supporting documentation submitted as part of an individual planning application including the Design and Access Statement. The Development Management team consider</p>	<p>No</p> <p>No</p> <p>No</p>
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	<p>Design, determined by RBC, it is unreasonable to expect lay persons to be able to both examine, understand, and seek necessary professional advice within the statutory 6-week consultation period, normally allowed. It is suggested that the document be simplified significantly and/or the consultation period for representations be extended to enable proper and reasonable consideration and input.</p> <p>12. There is voluminous text within the document and the following are just some of the examples and comment upon them. The document is so extensive that to examine every item and provide comment upon is not possible with limited time.</p> <p>13. On page 15 under 'Developing Design Concept' the following bullet points should be added to ensure consistency with the text.</p> <ul style="list-style-type: none"> <li>• Local character/density/style</li> <li>• Local materials/ architectural details</li> </ul> <p>Under 'Detailed design':</p> <ul style="list-style-type: none"> <li>• Quantity, size, and format of parking.</li> </ul>	<p>whether the specific planning application complies with the policies contained in the adopted Local Plan and also other relevant guidance including the Design SPD which will be a material considerations during the decision making process.</p> <p>As part of the planning application process, neighbour consultations will be undertaken by officers and a period of 28 days will be given for the receipt of comments which is considered to be sufficient and in line with Council policy.</p> <p>Officers do not agree that the Design SPD should be significantly reduced in size as all of the areas covered within the SPD are considered to be important to the design process and will help to support better design within the Borough.</p> <p>12. Noted</p> <p>13. Disagree. These considerations are included within the 4 stages of the design process on page 15 which considers an analysis of the site and its context (Design standards 5 – 7) , Site Layout and Master Planning (Design Standards 10-20) and the fourth stage of the process on page 15</p>	<p>No</p> <p>No</p>
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	<p>14. Reference is regularly made, including photographs, of the Longcross Village. This is the only major large development, currently or having been produced within Runnymede which is masterplanned to incorporate mixed uses and the desirable features of designed public realm, discreet architectural style within its own largely unconstrained character. The first phase of this achieves much of the intentions contained within the draft SPD, and which has no doubt influenced the drafting of the content. The landscaping, street scenes, architectural style, and enclosures even at the early stages of development appear largely harmonious, and thoughtful in design. The incorporation of significant areas of cedar cladding however is already showing poor performance in its weathering and thus appearance. Whilst addressing use of sustainable materials, this represents a poor life and maintenance expectation, as well as detracting from the 'quality appearance'. Technical durability and practicality are not generally considered in the Guide.</p> <p>15. Design Standard 9 is devoted to Masterplanning and is largely unlikely to be of relevance to sites within the context of Runnymede, other than occasional exceptional large allocations such as Longcross. It would be more appropriate to produce a separate SPD ON Masterplanning for such exceptional sites requiring applicants to engage with the whole range of strategic Masterplanning consultants to produce such schemes in consultation with the Authority. This would reduce and significantly simplify this document and make understandable and deliverable for most users and sites.</p>	<p>which considers the detailed design (Design standards 21- 25)</p> <p>14. Comments are noted regarding Longcross and the use of cedar cladding. Design Standard 15 – Designing good buildings makes reference to the importance of the quality of materials (paragraph 4). The materials for new development will be assessed by individual officers on the basis of the individual site and its local context in combination with guidance in the design SPD.</p> <p>15. Disagree. Design Standard 9 refers to developing a masterplan or a site strategy for smaller sites. The guidance within this design standard is considered to be relevant for all types of development proposals ranging from large site allocations to smaller development sites.</p>	<p>No</p> <p>No</p>
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	<p>16. There is regular reference to sustainable transport and reducing the facility of car usage. Whilst enhancing and encouraging the facility for walking and cycling, particularly in Town Centres, there is little recognition of the rural nature of locations and villages with very little public transport along with a high proportion of older persons, who must rely on vehicular usage. Further dormitory villages such as Ottershaw contain a high proportion of dual working families who commute and deliver children to schools. The incidence of car ownership and use in each household is both necessary and high. 'Social' engineering to seek to deter car ownership will not work and should not be built into blanket Standards and Guidance in such circumstances.</p> <p>17. Further, the Parking provisions for new housing is set out in the Local Plan largely in conformity with the 2018 Surrey County Council parking standards document. In dormitory village locations the standards are inadequate and do not reflect car ownership and usage in reality. In addition, the space allowance includes garage space. This is now outmoded in its concept in that a large proportion of garages are used for purposes other than parking vehicles. This is recognised by RBC as Planning Authority in the approval of applications to convert garages to residential accommodation and loss of parking capacity. The standards should be changed to require the parking space standards to exclude garages. New development proposals which show parking spaces in 'tandem' are impractical, inconvenient and cause irregular on street /verge parking. Such parking configuration is a device to increase density by reducing the plot width, but causes the negative effects described. Much evidence of inadequate parking standards and design exists throughout Runnymede and is a major</p>	<p>16. The SPD seeks to build upon the policies contained in the adopted Local Plan, in particular policy SD3 in this instance is particularly relevant. This policy seeks to enhance the accessibility and connectivity between people and places by active and sustainable forms of travel. This policy was found to be sound by the independent Government Inspector who examined the Runnymede 2030 Local Plan and is considered to be consistent with national planning policy contained in the NPPF. Please also see comments below regarding parking standards for new development.</p> <p>17. The Council is currently developing a Parking SPD for the Borough. The draft SPD will be subject to public consultation in due course.</p>	<p>No</p> <p>No</p>
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	<p>contributor to illegal parking, constriction of footpaths to pedestrians, and destruction of the 'attractive street scenes' which the SPD Design document espouses. The design document should be changed to recognise and resolve these issues.</p> <p>18. Many of the illustrative photographs included are of very large-scale new town or major extensions where contemporary architectural styles were possible, in the absence of any existing settlement character and style. These have no context or place within most Runnymede locations and should be excluded.</p> <p>19. The street scene on the reverse of page 29, illustrates a bad example of layout design and elevational treatment with a large 3 storey flank gable of brickwork with no articulation or features, exposed as a predominant view. Further it exemplifies inadequate parking provision for probably 3/ 4-bedroom dwellings and random pavement parking.</p> <p>20. Design Standard 14 commendably in the Guidance states that 'height should not be driven by a need to accommodate housing numbers. It should be further stated that 'height should not be driven by a need to maximise square meterage of floor space'. This is frequently the motive to ignore the existing heights, character, and density of adjoining development. RBC in the allocation of sites in the 2030 Local Plan was blatantly driven to maximise housing numbers by citing 'minimum' unit volumes on many sites, ignoring the extent to which they can be accommodated adhering to both good design principles and the nature of the existing adjoining and local character and form.</p>	<p>18. The photographs included within the SPD of sites outside of the Borough are purely illustrative and used to support the relevant individual sections of the SPD. It is acknowledged that these photographs do not relate specifically to the Borough.</p> <p>19. It is agreed that this image should be removed.</p> <p>20. The Local Plan has been the subject of independent examination and all of the policies within the document, including the site allocation policies have been found sound.</p>	<p>No</p> <p>Yes</p> <p>No</p>
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	<p>21. The purpose of providing homes is to accommodate the safe and healthy habitation needs of a volume of people. Providing 'units' of dwellings does not in itself satisfy that need in a reliable ,refined and economical way. It is far more relevant to determine how many people are accommodated by the number of bed spaces or habitable rooms, that each 'unit 'affords. Simply, it is possible to meet the accommodation needs of people by providing bed/habitable rooms in many fewer dwellings, in most non dense urbanised centres.</p> <p>22. The very extensive guidance contained in this Guide must be examined in each application made for relevance, and compliance. Do RBC have the staff resource in quantum skills and experience to undertake such extensive and granular analysis and compliance of all relevant applications? Further, do you have the powers to enforce adherence to 'guidance' (as against specific enumerated Standards?) If not, then it is questioned why such voluminous 'Guidance' is given?</p> <p>23. Residents will rightly seek to hold RBC to account for every detail stated in the document when making representations on applications. There should be no 'get out' by stating that 'as this is only guidance'.</p>	<p>21. The Local Plan and supplementary planning documents have been prepared in line with Government policy which require the Council to plan for new housing on a per unit basis (for example, para 60 of the NPPF makes reference to the 'minimum number of homes' needed in a local authority area, and the Government's standard methodology for calculating housing needs again uses a formula to identify the 'minimum number of homes' expected to be planned for).</p> <p>22. Please see officer comments in point 1 above.</p> <p>23. As stated elsewhere in the Council's responses, the role of Supplementary Planning Documents is to build upon and provide more detailed advice or guidance on policies in an adopted local plan. They do not form part of the development plan and cannot introduce new planning policies into the development plan. (Planning Practice Guidance, Paragraph: 008 Reference ID: 61-008-20190315).</p>	<p>No</p> <p>No</p> <p>No</p>
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	<p>24. The intention of setting Design Standards is commendable where relevant to development size and location, where they can be objectively assessed and applied. Providing guidance, unless it is mandatory in application, cannot be enforced and leads to wide 'interpretation' disagreement and non-delivery. 'Guidance is no doubt well intentioned toward achieving outcomes, but is often simplistic naivety which destroys credibility, or statements of personal preferences open to wide variance and contrary view. Much of the document is standard 'motherhood and apple pie' applicable across the whole country and not specifically designed and directed at Runnymede and its environment.</p> <p>25. Within building and groups of building design and their environment there are very clear objective means of determining what is dominantly regarded as 'pleasing or conversely, offending to the eye'. This does not necessarily lead to a determination of total 'quality', but it goes a very long way to establishing the perception of 'quality and beauty', in the eyes of people generally, who are the constituents of Runnymede</p>	<p>Whilst the information within this document is a material planning consideration in the determination of planning applications, this document is guidance to help support improvements in the design of new development and it is not intended to provide a mandatory set of requirements which must be complied with rigidly. Individual planning applications will be considered on their own merits in relation to the specific circumstances of each specific site and its context.</p> <p>24. The Design SPD is not intended to provide detailed planning policies for specific sites within the borough. The purpose of the Design SPD is to provide guidance on how to secure better design across the borough focusing upon the importance of the design process and related design standards.</p> <p>25. The consideration of whether development is 'pleasing or offending to the eye' is considered to be subjective and will be dependent upon an individual's own views, tastes and opinions. The Design SPD provides objective guidance in the form of a detailed framework (including a design process and design standards)</p>	<p>No</p> <p>No</p>
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		which can be applied to new development across the Borough to secure better design.	
Runnymede Borough Council (officers in the Planning Policy team) have made a number of minor changes to the document. These are not in response to consultation comments received but are to correct typographical errors, spacing errors and to ensure the completeness and accuracy of the document prior to adoption. The changes made are listed below			
<b>Page number</b>	<b>Area where change is required (para number/bullet point/information box for example)</b>	<b>Change made</b>	
Inside cover	Under Quality Assurance	The revision history table has been updated	
Front cover page, pg2 & bottom of every page	Date	The date on the document ha been changed from Nov 2019 to June 2021 on front page and on the table on page 2. The words 'public consultation' have also been removed. The document footer has been changed throughout the document to state, 'Runnymede Design SPD-adopted June 2021'	
3	Cllr Willingales's introduction	<p>New text inserted as follows: I am delighted to see the adoption of this document which is a vital part of the Council's drive to deliver part of the vision contained in the Runnymede 2030 Local Plan; specifically the achievement of a high quality and inclusive built environment through place shaping opportunities across the Borough.</p> <p>The Runnymede 2030 Local Plan requires a step change in housing delivery in the Borough over its life time. Runnymede's communities who engaged in both the Local Plan process and the development of this guidance have been clear that they expect the quality of new development to be high, with Runnymede's intrinsic characteristics respected and maintained.</p>	

		<p>The guide seeks to ensure that developments of all scales and types which come forward in Runnymede complement and build upon the character of the area in which they are located, whether a proposal is for an extension to a family home, a major development for hundreds of homes or a new office building. The guide seeks to provide a valuable toolkit for all applicants as they design their proposals, taking them through the four main stages of the design process.</p> <p>The Design Guide then defines a set of twelve aspirations for the Borough that have emerged through the production of the guide. The aspirations describe the place that we want Runnymede to be in the future. A series of design standards for Runnymede are provided based on these aspirations, which seek to help deliver distinctive and high quality development across the Borough which is locally responsive and sustainable. The Design Guide also includes a detailed character assessment of the borough to help understand more local design characteristics and includes separate guidance specifically for householder extensions and alterations, as well as the design of gypsy and traveller sites.</p> <p>We are fortunate to have such a varied and attractive Borough which it is everyone's joint duty to protect and, where possible, enhance. We expect developers to utilise the guidance in this document to design their developments from inception to completion. I look forward to this document flying the flag for good design, so strengthening our resolve to enhance the special characteristics of Runnymede and leaving us better able to resist poorly designed schemes.</p>
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		<p>Prior to its adoption, the Design Guide has been through detailed preparation in the form of internal and external workshops and formal consultation. There were a number of very useful consultation responses which have helped the Council prepare this final document and I wish to thank all interested parties for the time and effort that they put into reading the document and contributing to its production.</p> <p><b>Councillor Myles Willingale, Chairman of the Planning Committee</b></p>
4	A1.2 Purpose of this guide – Column one, 4 <sup>th</sup> paragraph	This paragraph has been amended to read... This Design Guide was adopted on 30 <sup>th</sup> June 2021. It draws upon, but now supersedes the Council's Urban Area Character Appraisal (2009) and Householder Guide (2003).
7	A2.2 1 <sup>st</sup> column, 3 <sup>rd</sup> Paragraph, 3 <sup>rd</sup> line	The two reference to 'countryside' have both been changed to 'Green Belt'
7	A2.2 2 <sup>nd</sup> column, 5 <sup>th</sup> bullet point	'Institutions in the Countryside' has been amended to 'Institutions within the Green Belt'.
8	last paragraph in first column	New text has been added as follows (as shown underlined), 'Whilst the whole of the rural area is covered by Green Belt, development is still possible in these areas <u>subject to compliance with Green Belt policy contained within the NPPF and the Local Plan</u> '
9	National Policy and Guidance section. New para at end of section	The National Design Guide was originally published by the Government in October 2019 and updated in January 2021. It sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

9	Third column, 3 <sup>rd</sup> bullet point in list mid way down column	In relation to the IE policies, text amended to read 'IE1 and IE7- IE12'
17	Green box, design standard 12	The words 'site strategy' have been changed to 'Reflecting plot rhythm'.
17	Blue box, design standard 23	The words 'Providing for parking' have been changed to 'Providing for vehicle and cycle parking'.
19	Design Standard 2 – First Column bullet points	An additional bullet has been added to read...'access to a network of high quality spaces to provide opportunities for physical activity and interaction with nature'.
19	Design Standard 2 – Part B the Design Standards under Design Standard 2: making People Friendly places on RHS	The bullet point starting 'Safety & convenience' has been changed to read ... 'Safety and convenience for pedestrians and for people with disabilities'.
19	Design Standard 2. Purple bullet point list at start of text and also in bullet point list on right hand side	An additional bullet point has ben included to read...access to a network of high quality spaces to provide opportunities for physical activity and interaction with nature.
19	Design Standard 2 – Part B the Design Standards on RHS Under Policies/Refs	Additional policy references added as follows: SL1, EE11, EE12 Active Design (2015) Building for a Healthy Life 2020
20	Design Standard 3: Page title	Spelling from Desing to Design corrected
20	Design Standard 3: Policies & ref Bottom RHS	Policy to SD8 deleted. References to SD7, EE11 and EE12 added
21	Policies and refs box	Reference to policy SD8 addeddddd
23	Design Standard 6: Page Title	Page title changed from Design Standard 6: 'Respond positively to site character' to Design Standard 6: 'Respond positively to local character'.
23	Design Standard 6: 1 <sup>st</sup> Column, 3 <sup>rd</sup> Paragraph, 2 <sup>nd</sup> line	Please remove the word 'urban', so it will read five character types within ...
24	Design standard 7: Respond Positively to local history – Policies & Refs bottom RHS	Reference to EE9 deleted and references to EE3-EE8 added. Reference to Active Design (2015) also added.

26	Developing a Masterplan or site strategy – First Column bullet points AND bullet points on RHS	An additional bullet point has been added as follows:  • Consider street networks and public transport routes
28	Design standard 11 – first column bullet points AND bullet points on RHS	An additional bullet point has been added as follows:  • Integrating tree lined streets.
31	First line of second column	Typo corrected ‘Any deign’ to ‘Any design’
31	Design Standard 12 – Policies/Refs – bottom RHS	Reference to SL19 removed
34	Design Standard 13 – Policies/Refs – bottom RHS	In Policies & Refs reference added to SD8 so list now reads SD7, SD8, EE1
37	Design standard 14, 2 <sup>nd</sup> column, last para 2 <sup>nd</sup> line	Amended from ‘of a site faces the open countryside, the’ to ‘of a site faces open Green Belt land, the’
38	Design Standard 15 – Policies/Refs – bottom RHS	In Policies & Refs reference to policy SD8 added so will read SD7, SD8, EE1
38	Design Standard 15: Designing good buildings, first column, fourth paragraph, fourth line	Remove the ‘s’ in the word buildings.
42	Design standard 17, 1 <sup>st</sup> column, 2 <sup>nd</sup> paragraph, 4 <sup>th</sup> line	The word ‘been’ has been inserted between ‘have’ and ‘established’
42	Design Standard 17: patterns of Activity, Column one, 3 <sup>rd</sup> bullet point	After the word ‘quality’ the word ‘design’ has been added so it reads... and high quality design for each....
44	Design standard 19, 1 <sup>st</sup> para, 2 <sup>nd</sup> line	The word ‘countryside’ has been changed to ‘Green Belt’. This same change has also been made in the 3 <sup>rd</sup> box down on the RHS (first para, 3 <sup>rd</sup> line down)
45	Second column, first para after bullet points.	There were 2 full stops at the end of this paragraph. One has now been removed

45	Design Standard 20: providing and Managing recreational open space and landscape – Policies and Refs, bottom RHS	A reference to policy SL28 has been added
48	Design Standard 22 – Policies /Refs Bottom RHS	A reference to the 'Green and Blue Infrastructure SPD' in the policies/refs box has been added
48	Design standard 22, column one, second paragraph	The following words have been added at the end of the second paragraph....'Development should comply with national and local policy regarding biodiversity net gain'.
49	1 <sup>st</sup> para, penultimate line	A comma has been added after electric vehicles
49	RHS, third box down, first para, penultimate line	A comma has been added after electric vehicles
49	Design Standard 23 – Policies/Refs – bottom RHS	please change the reference to the Runnymede Parking Guidance SPD to Runnymede Vehicular and Cycle Parking Guidance SPD
50	Text under Parking Space standards heading.	The first sentence and first part of 2 <sup>nd</sup> sentence) which reads, 'Parking spaces should have dimensions of 2.4m x 4.8m within new development' has been deleted and replaced with 'Further detail on parking space standards will be provided in the Council's Vehicular and Cycle Parking Guidance SPD. However schemes should provide...'.
50	RHS, third box down, first para, penultimate line	A comma has been added after electric vehicles
50	1 <sup>st</sup> column, under Cycle Parking heading	The text above the bullet points has been amended from, 'Residential development must provide cycle parking. It should be provided within flats and houses without garages and gardens. Cycle parking should be' To: 'Cycle parking should be provided in new development in line with the Council's adopted Vehicular and Cycle Parking Guidance. Cycle parking should be.'

51	Page 51 – Design Standard 24: Ensuring residential amenity.	An additional paragraph has been included after the first paragraph to read....The Covid 19 outbreak has resulted in many people spending more time at home and it is crucial that places we call home are comfortable.
51	Page 51 – Policies/REFS, bottom RHS	A reference to - 'Secured by Design' and Home Security - Part Q of the Building Regulations in box on the RHS at the bottom has been added.
55	Under 'Analysing site and D context heading in first box	A comma has been added in the third line between site and size.
55	Under 'developing a design context' heading, in penultimate box	A comma has been added between services and open (one line up from end of text)
57	Pre application advice section, 1 <sup>st</sup> column, 2 <sup>nd</sup> paragraph	In the second line the word 'start' has been changed to 'starting'.
57	2 <sup>nd</sup> column under Design and Access Statements heading	In the 2 <sup>nd</sup> bullet point, in the fifth line the capital letter from the word Houses has been removed. In this same bullet point, in the next line, please amend the 2 in m <sup>2</sup> to m <sup>2</sup>
59	Bullet points under character heading in first column	A semi colon has been added at the end of bullet point 6
59	2 <sup>nd</sup> column under heading 1b Chertsey Revitalisation Area	In the opening para-a full stop has been added at the end of the sentence.  Then in first bullet point under character heading, in the second line, a comma has been added between roads and geometric.
60	1 <sup>st</sup> column, first para, first line	The word 'urban' has been removed
62	Second column	The title at top of the column has been changed from 'Local Centres' to 'Local Centres and notable shopping parades'
63	1 <sup>st</sup> column, 3 <sup>rd</sup> bullet point under character heading	The word 'a' has been deleted from the second line.
63	Grey box titled Wentworth Estates, second paragraph, first line	A 'the' has been added between 'to' and 'urban'

64	Heading for 5.	The word 'countryside' has been changed to 'Green Belt'
64	Third column, bullet point list under Within the Green Belt (edge of settlement) heading	Text amended: RHU to RHUL in first bullet point. Text amended: P&G to Rusham Park in second bullet point Text amended: Homewood Park to Hillswood Business Park in fifth bullet point Text amended: St George's to St George's College in sixth bullet point The seventh bullet point has been deleted
67	Key for map tile 3	'21 <sup>st</sup> Century Urban' has been amended to '21 <sup>st</sup> Century'
70	Appendix 3 – second column – fourth paragraph, fourth line	The word 'and' has been changed to be 'an', so it reads... town centre, and provides an important landmark....
71	First paragraph	The text has been amended from 'The Local Plan identifies two allocations at Gateway East (IE9) and Gateway West (IE10) and three opportunity areas (High Street North, Strodes College Lane and Egham Library, all IE11)'.  To  The Local Plan identifies three allocations at Gateway East (IE9), Gateway West (IE10) and Strodes College Lane (IE11), as well as two opportunity areas (High Street North and Egham Library, under policy IE12).  Then the following line has been amended to: <u>There are</u> opportunities through development to: (underlining is new text)
71	5 <sup>th</sup> bullet in list	An 's' has been added to the word building in the last line.
71	Bottom of bullet point list	The following new bullet point has been added at the end of the existing list: Implement practice and projects recommended by the Conservation Area Appraisal.



72	2 <sup>nd</sup> column, 2 <sup>nd</sup> para, last line	The policy reference has been changed from policy IE11to (policy IE12).
72	3 <sup>rd</sup> column, 2 <sup>nd</sup> paragraph, 6 <sup>th</sup> line	The comma after the word 'narrow' has been removed.
72	3 <sup>rd</sup> column, last para, first line	He reference to 'Pycroft Way' has been deleted and replaced with 'Pycroft Road/Eastworth Road'
72	3 <sup>rd</sup> column, 2 <sup>nd</sup> para, first line	The word Street has been changed to Lane
72	3 <sup>rd</sup> column, last para, third line	The wording has been ameded from 'access to the town centre It's major barrier' to 'access to the town centre. It is a major barrier'
73	1 <sup>st</sup> paragraph under heading	The policy reference has been changed from (IE11) to (IE12). Then the following line has been amended to: <u>There are</u> opportunities through development to: (underlining is new text)
73	2 <sup>nd</sup> bullet point	Pycroft Road has been amended to Pycroft Road/Eastworth Road
74	3 <sup>rd</sup> paragraph in first column	The word Travelodge has been amended to Premier Inn in 9 <sup>th</sup> line down.
74	3 <sup>rd</sup> column, first para, 2 <sup>nd</sup> sentence	Text amended from, 'Mixed building types exist to the Aviator Park development, a new office and residential development on the site of the former Plessey factory' to 'Mixed building types exist in the Aviator Park/Bleriot Place area where there is a mix of office and residential development on the site of the former Plessey factory'.
75	3 <sup>rd</sup> line down	Text amended to: <u>There are</u> opportunities through development to: (underlining is new text)
76	2 <sup>nd</sup> column, 2 <sup>nd</sup> bullet point, fourth line	The 's' has been deleted from applications so it reads application
76	3 <sup>rd</sup> column, first para under Design Principles heading, second line	The word 'the' has been deleted so it reads 'within a single housing plot'.

77	First column, bold text midway down page	Text amended as follows: Extensions should respect the materials, scale, <del>and</del> mass and architectural style of the original building.
77	2 <sup>nd</sup> column first bullet point	The word material has been changed to materials in the second line.
77	2 <sup>nd</sup> column, 2 <sup>nd</sup> bullet, last line	The last sentence has been amended as follows, 'Where they are visible in the streetscene, two storey developments should generally not have flat roofs or alien roof forms'
77	2 <sup>nd</sup> column, final bullet point	The wording has been amended from, 'as a guide, two-storey rear extensions should not extend beyond a 45 degree line from the centre of the nearest adjoining neighbour's window' to 'as a guide, two-storey rear extensions should not extend beyond a 45 degree line drawn from the centre of the <u>primary or only windows which serve habitable rooms of the adjoining/adjacent dwellinghouse(s).</u> (new text underlined)
77	Bottom image. Text under image	Amend last sentence as follows, 'Where they are visible in the streetscene, two storey developments should generally not have flat roofs'
78	First column, first bullet point	Wording amended from, 'ground floor extensions, as a guide, are acceptable where they do not extend more than 3 metres from the rear of the property or a 60 degree line from the centre of the nearest adjoining neighbour's window, and' to 'ground floor extensions, as a guide, are acceptable where they do not extend more than 3 metres from the rear of the property or a 60 degree line from the centre of the <u>primary or only windows of habitable rooms serving the adjoining/adjacent dwellinghouse(s),</u> and' (new text underlined)
80	First column, second bullet point, line 3, and then last line	In line 3, the comma has been moved from after 'general' to after 'terms' so it reads: In general terms, where...  In the last line one of the full stops after the last word has been deleted.

81	1 <sup>st</sup> column, fourth para, last sentence	The last sentence has been deleted which reads 'On-going maintenance and effective management is also essential' and replaced with 'Consideration should be given as to how effective management and maintenance can be achieved in the long term'.
81	Bullet point 4, 3 <sup>rd</sup> line	The text has been amended from 'each pitch, based on trailers...' to 'each pitch/plot, based on trailers...'
81	Bullet point 6	The existing wording has been replaced with: Maximising opportunities for natural surveillance;
81	2 <sup>nd</sup> column	A new bullet point has been added as follows: Incorporation of green infrastructure including boundary hedging, soft landscaping and green space where appropriate
81	Bullets point 7 and 8	These 2 bullet points have been merged so it reads: a communal play area for children and potentially a building to house communal facilities may be appropriate for larger proposals for pitches/plots. In such cases there should be a clear delineation of public communal areas and private space, with boundaries to each pitch.
81	Last para in second column (which goes over into 3 <sup>rd</sup> column)	This text has been retained but relocated so it becomes fifth para at the end of the 1 <sup>st</sup> column.
81	3 <sup>rd</sup> column 3 <sup>rd</sup> bullet point.	This bullet point has been added to list of bullet points in column 2 so it becomes the 3 <sup>rd</sup> bullet point down in column 2.
81	Appendix 5, column 3.	The wording from 'Individual pitches/plots require...' has been amended as follows:  As a guide, individual pitches are generally expected to be in the region of 450-500sqm, whilst the Showmen's Guild recommends plots should have an area of at least ¼ acre. Individual pitches/plots should be large enough to accommodate the following as a minimum: <ul style="list-style-type: none"> <li>■ <i>adequate space for car parking</i> (and storage of equipment in the case of a Showmen's plot);</li> </ul>

		<ul style="list-style-type: none"> <li>■ <i>pitch boundary treatment which respects and enhances existing character;</i></li> <li>■ space for a mobile home and touring caravan;</li> <li>■ an area of private amenity space capable of accommodating activities such as outdoor play, drying clothes and storage;</li> <li>■ <i>an attractive hard standing area suitable for use by trailers, touring caravans or other vehicles and which takes account of sustainable drainage; and</i></li> <li>■ <i>an amenity building to provide as a minimum water and electricity supply, toilet, personal washing and laundry facilities.</i></li> </ul> <p>Please note that the text in italics was existing text but which has been relocated.</p>
84	Glossary, 1 <sup>st</sup> Column, 4 <sup>th</sup> Paragraph, under Affordable Housing	Paragraph amended to read... Housing which should meet the needs of eligible households, determined with regards to local incomes and house prices. Affordable housing includes social and affordable rented and other forms of affordable housing provided for specified eligible households whose needs are not met by the market (see policy SL20 of the 2030 Local Plan).
84	Glossary, Amenity section, 4 <sup>th</sup> line	A comma has been added after the word privacy.
85	Glossary, Climate change	Last sentence removed which relates to the Code for Sustainable Homes.
85	Glossary, Countryside	Entry removed from the glossary.
85	Glossary, 3 <sup>rd</sup> column, Enclosure, 2 <sup>nd</sup> line	A comma after the word space has been added.
86	Glossary, Gypsy/traveller	The words (definition for planning purposes) have been added after the title and then the words 'or permanently' have been deleted from the 6 <sup>th</sup> line of the description

86	Glossary – Habitable Rooms	Wording amended as follows:  Any room used or intended to be used for sleeping, living or eating and cooking purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition as are smaller kitchens primarily used for cooking only. Large kitchen dining rooms (usually larger than 14m <sup>2</sup> ) with a clearly defined dining space may be counted as a habitable room depending on circumstances.
87	Glossary, Heritage asset, 8 <sup>th</sup> line	Text added as follows please: (including local listing) and then add then remove the word 'listed' at the end of this line and replace with the word 'nationally'
87	Glossary, Local Plan, last 2 lines	The word 2030 has been moved from the last word to between 'Runnymede' and 'Local' so it reads Runnymede 2030 Local Plan.
88	Glossary, Natural Surveillance, first line	The word 'to' has been changed to 'of'
90	Glossary, spatial strategy, 8 <sup>th</sup> line	The word 'and' has been removed and a comma has been added in its place
90	Glossary, spatial strategy, 9 <sup>th</sup> line	After the word 'these' the words 'and at Longcross Garden Village' have been added
91	Glossary Traveller or Gypsy	This entry has been deleted (repetition with previous entry)
91	Glossary, Traveling Showpeople	The word (definition for planning purposes) have been added after title and then the words 'or permanently' have been deleted from the 9 <sup>th</sup> line of the description

8. **DECISION TO MAKE THE THORPE NEIGHBOURHOOD PLAN (PLANNING POLICY & ECONOMIC DEVELOPMENT- HELENA MERRIOTT)**

**Synopsis of report:**

This report seeks the approval to formally 'make' (i.e. adopt) the Thorpe Neighbourhood Plan, and to confirm that it forms part of the Council's statutory development plan. The plan will then be used alongside the Runnymede 2030 Local Plan, Policy NRM6 of the South East Plan, Surrey County Council Minerals and Waste Plans.

The Thorpe Neighbourhood Plan has been through independent examination and was subject to a referendum on 6<sup>th</sup> May 2021, where the majority (85%) of those who voted were in favour of the plan. Under the Neighbourhood Planning (General) Regulations 2012 (as amended), the Council should declare if it decides to make (i.e. adopt) the plan within eight weeks of the referendum result (not later than 6 July 2021).

**Recommendation(s):**

The Planning Committee is recommended to **MAKE** the Thorpe Neighbourhood Plan with a commencement date of 30<sup>th</sup> June 2021.

**1. Context of report**

- 1.1. Neighbourhood plans are statutory planning documents, which establish general planning policies for the development and use of land in a designated neighbourhood area. The Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012 (as amended), introduced powers to allow qualifying bodies neighbourhood forums to produce neighbourhood plans. Neighbourhood planning allows forums to set planning policies in plans for their area. Once prepared, these plans are subject to public consultation, independent examination and a referendum.

**Preparation of the Thorpe Neighbourhood Plan**

- 1.2. Preparation of the Thorpe Neighbourhood Area and Forum was designated by the Council on 24<sup>th</sup> August 2016 in accordance with Section 61F and 61G of the Town and Country Planning Act 1990.
- 1.3. On 26<sup>th</sup> June 2020 the forum submitted its neighbourhood plan to the Council, under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The Council undertook the formal period of consultation under Regulation 15 for a six week period between the 7<sup>th</sup> July and 18<sup>th</sup> August 2020.
- 1.4. The submitted plan was accompanied by a Sustainability Appraisal, Strategic Environmental Assessment, Habitats Regulations Assessment, Consultation Statement and Basic Conditions Statement.

**Examination**

- 1.5. In August the Council, in consultation with the Thorpe Neighbourhood Forum, appointed John Slater BA (Hons), DMS, MRTPI as independent examiner for the plan. The purpose of the examination was to determine if the Plan met the basic conditions required by legislation as well as other legal requirements, and should proceed to referendum.
- 1.6. The examination took place at the end of August and closed on 6<sup>th</sup> November 2020 when the examiner issued his report. The Examiner's report supported the neighbourhood plan subject to a number of modifications. The recommendation was that the plan met the basic conditions in legislation and could proceed to referendum. The Council is responsible for deciding what action to take in response to the

Examiner's recommendations. The Council agreed with the recommendations, decided the plan should proceed to referendum and on the 11<sup>th</sup> December 2020 the Council published the Regulation 18 Decision Statement which reflected this.

## **Referendum**

- 1.7. The plan was modified to incorporate the Examiner's recommendations. However due to the COVID 19 pandemic the referendum was delayed to the 6<sup>th</sup> May 2021. This was the first neighbourhood plan in Runnymede to meet this milestone. As far as officers are aware, the Thorpe Neighbourhood Plan was also the first neighbourhood plan in the country to re designate Green Belt land as urban land (1.76ha) and allocate it for residential development.
- 1.8. At the time of writing this report, the Neighbourhood Plan carries significant weight when determining planning applications in the neighbourhood area. This is due to the advanced stage of the Neighbourhood Planning process that the Plan has reached. Notwithstanding this, Regulation 18A of the Neighbourhood Planning (General) Regulations 2012 (as amended) sets out that the Council should formally 'make' the plan within 8 weeks of the referendum. Once the plan is 'made' it will have full weight in determining planning applications.

## **2. Report**

- 2.1. The purpose of this report is to inform Members of the present position regarding the Thorpe Neighbourhood Plan following a referendum on the 6<sup>th</sup> May 2021, and to set out the reasons for the recommendation to "make" (adopt) the plan.
- 2.2. The referendum question was "Do you want Runnymede Borough Council to use the Neighbourhood Plan for the Thorpe Neighbourhood Area to help decide planning applications in the neighbourhood area?" The result of the referendum vote was as follows: 471 voted 'yes' and 82 voted 'no'. Therefore, 85% of those who voted were in favour of the plan being used to determine planning applications in this part of the Borough.
- 2.3. There is a narrow range of circumstances where the Council is not required to 'make' the plan. These are where it considers that the making of the Plan would breach, or otherwise be incompatible with any retained EU obligation or any of the Convention rights (within the meaning of the Human Rights Act 1998). Officers have not identified any concerns in this regard, and given the high level of community support for the Neighbourhood Plan as evidenced through the referendum, recommend that the Thorpe Neighbourhood Plan at Appendix D (available to view on Web only) should now be 'made' in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 2.4. Officers have made some minor changes to the text in the plan prior to adoption. These are detailed in Appendix E.

## **3. Policy framework implications**

- 3.1. The Thorpe Neighbourhood Plan, as part of the statutory development plan for the Borough, will have an important role in supporting the delivery of development in the Thorpe Neighbourhood Area.

## **4. Resource implications**

- 4.1. Neighbourhood planning legislation imposes a number of obligations on local authorities. This includes taking decisions at key stages in the neighbourhood planning process within the time limits that apply, and providing advice or assistance to a parish council, neighbourhood forum or community organisation that is producing

a neighbourhood plan or Order as required by paragraph 3 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

- 4.2. All costs are met from existing budgets and where applicable, offset by grant funding from the Ministry of Housing, Communities and Local Government (MHCLG). This grant supports the roll out of neighbourhood plans. Grant funding to cover the costs of this referendum have already been received from MHCLG.
- 4.3. Once made, under Community Infrastructure Levy (CIL) regulations, the portion of CIL receipts generated by new development in the neighbourhood area will increase from 15% to 25%. This means that the Thorpe Neighbourhood Forum will have a say on how 25% of the CIL generated receipts by development granted in the Thorpe Neighbourhood Area should be spent. The increased neighbourhood portion of CIL only applies to developments granted after the neighbourhood plan has been made. Furthermore, any spend of the neighbourhood portion of CIL will still need to be agreed with the Council who remain the charging authority.

## **5. Legal implications**

- 5.1. The designation of Neighbourhood Forums, Areas and the making of neighbourhood plans are governed by the Town and Country Planning Act 1990, Planning and Compulsory Purchase Act, The Localism Act 2011 the Neighbourhood Planning Act 2017 and the Neighbourhood Planning (General) Regulations 2012 as amended.
- 5.2. Paragraph 38A (4)(a) of the Planning and Compulsory Purchase Act 2004 (as amended) requires the Council to make the Thorpe Neighbourhood Plan if more than half of those voting in the referendum have voted in favour of the plan.
- 5.3. The Neighbourhood Planning (General) Regulations 2012 (as amended) state the plan should be made within eight weeks. This Planning Committee meeting falls within this timeframe.

## **6. Equality implications**

- 6.1. The plan will bring new opportunities for the residents of Thorpe Village. Policies and site allocations will promote and improve pedestrian and cycle movements for all in the village. Policy TH7 Green and Blue Infrastructure and Policy TH8 Local Green Spaces will contribute to the health and well-being of the community, as well as protecting biodiversity and wildlife assets. The Plan will provide access to new parkland, access to new multi-use community facilities (for sport/recreation uses), a new car park and cemetery space providing a range of benefits in close proximity for all residents, workers and visitors in the village. Overall, the Neighbourhood Plan will have an impact on the local community in Thorpe but the intention is to bring positive benefits for the whole community.

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

- 7.1 The Thorpe Neighbourhood Plan includes a number of policies which will have a positive impact on the local environment. These include policies which respect the existing character and heritage, support good quality design, support walking through new pedestrian routes and cycling through new cycle routes. Policy TH7 also defines opportunities to enhance the blue and green infrastructure network in the Neighbourhood Area and requires all development proposals that lie within, or adjoin the network, to consider how they may improve it or contribute to its effectiveness, or at the very least not undermine its integrity.

## **8. Other implications**

- 8.1. None



## **9. Conclusions**

- 9.1. Officers recommend that the Planning Committee makes the Thorpe Neighbourhood Plan in Appendix D.

**(To resolve)**

### **Background Papers**

Appendix D Thorpe Neighbourhood Plan Adopted June 2021.

Appendix E Schedule of minor changes to the Thorpe Neighbourhood Plan.

## Appendix E-Proposed minor changes to the Thorpe Neighbourhood Plan

Changes to text to allow the document to be adopted.

<b>Existing Text</b>	<b>Amendment</b>	<b>Reason</b>
Front cover Referendum Version.	Delete.	Referendum complete.
December 2020.	Replace with Adopted June 2021.	Date document due to be adopted.
Footer text Referendum Version – December 2020.	Replace with Adopted June 2021.	Date document due to be adopted.
Pg 6 paragraph 1.1 on 24 August 2016 (see Plan A below).	Pg 6 paragraph 1.1 on 24 August 2016 (see Plan A <del>below</del> ).	Pg 6 removed word below as Map A appears on next page.
Missing full stop paragraph 1.6.	Added full stop to page 8 para 1.6.	Typo.
Spacing on paragraph number inconsistent.	Change numbering.	Consistent approach to paragraphs.
Paragraph has no number between 2.13 and 2.14.	Change paragraph adding in new paragraph 2.14.	Consistent approach to paragraphs.
Paragraph has no number between 5.11 and 5.12	Change new paragraph adding in new paragraph 5.12	Consistent approach to paragraphs.
Page numbers incorrect on contents page and list of policies.	Updated	To ensure easy navigation of the document

**9. RUNNYMEDE BOROUGH COUNCIL SELF AND CUSTOM BUILD REGISTER  
(PLANNING POLICY AND ECONOMIC DEVELOPMENT- MIKE CORBETT)**

**Synopsis of report: The introduction of a Local Connection Test, Financial Solvency Test and fees for entering and then remaining on the Council's Self and Custom Build Register were approved by the Planning Committee on 19<sup>th</sup> April 2017 and subsequently introduced. Since this time a period of approximately 4 years has elapsed and officers have taken the opportunity to review the existing requirements for entry to check whether they continue to be reasonable.**

**Following the review carried out by officers, it is recommended that some amendments to the eligibility criteria for the Self and Custom Build Register are made. This report seeks Members' approval for amendments to:**

- **the criteria for the local connection test,**
- **the requirements in relation to provision of financial information for those who would like to be included on the register; and,**
- **the fees for being added to and remaining on the Runnymede Borough Council Self and Custom Build Register.**

**Recommendation(s):**

**The Planning Committee is asked to APPROVE with an implementation date of 2<sup>nd</sup> August 2021:**

- i) The amended criteria for the Local Connection Test for inclusion on the Runnymede Self and Custom Build Register, as set out in paragraph 2.7 of this report;**
- ii) The amendments to the Financial Solvency Test as set out in paragraph 2.14 of this report; and**
- iii) The amended fee regime for inclusion on the Runnymede Self and Custom Build Register described in para 2.18 of this committee report.**

**1. Context of report**

1.1. The Self-Build and Custom Housebuilding Act 2015<sup>1</sup> and subsequent Self-Build and Custom Housebuilding Regulations 2016<sup>2</sup> required 'Relevant Authorities', including Runnymede Borough Council, to have established and publicised a Self-Build and Custom Housebuilding Register by 1<sup>st</sup> April 2016. The registers are intended to identify the demand for self-build and custom housebuilding within each Relevant Authority's area. To meet this requirement, Officers in the Council's Planning Policy team created and publicised a register from 1<sup>st</sup> April 2016.

1.2. The Council is required to have regard to the register in its planning, housing, regeneration and land disposal functions. Further details regarding these requirements, including the duty to provide 'suitable development permissions' to meet the demand for self-build and custom housebuilding, are set out within the Housing and Planning Act 2016<sup>3</sup>.

<sup>1</sup> <https://www.legislation.gov.uk/ukpga/2015/17/contents/enacted#:~:text=%20Self-build%20and%20Custom%20Housebuilding%20Act%202015%20,6%20Extent%2C%20commencement%20and%20short%20title%20More%20>

<sup>2</sup> <https://www.legislation.gov.uk/uksi/2016/950/contents/made>

<sup>3</sup> <https://www.legislation.gov.uk/ukpga/2016/22/contents/enacted>

- 1.3. Eligibility criteria for entry onto the Council's register are set out in the 2016 Regulations. These state that applicants would be eligible to be placed on the Council's register if they are:
  - Aged 18 or over; and
  - A British citizen, a national of an EEA state other than the UK or a national of Switzerland; and
  - Seeking (either alone or with others) to acquire a serviced plot of land in the relevant authority's area to occupy as that individual's sole or main residence.
- 1.4. Applications from associations or individuals can only be successful if all of the criteria are met.
- 1.5. The 2016 Regulations also specify that in addition to complying with the eligibility criteria set out above, Relevant Authorities can introduce additional eligibility criteria for entry onto their register in the form of a local connection test and a financial solvency test (an assessment of an applicant's ability to purchase land for their own self-build project). Relevant Authorities are also able to introduce an entry fee and an annual charge for applicants wanting to remain on the register.
- 1.6. The 2016 regulations specify that applicants who meet all the eligibility criteria (including a local connection test, financial solvency test and payment of the requisite entry fee (if introduced by the authority)) should be placed onto Part 1 of the register. Those applications that fail a local connection test but otherwise meet the eligibility criteria must be entered onto Part 2 of the register.
- 1.7. The Council is required to provide sufficient suitable development permissions to meet the demand for self-build and custom housebuilding as evidenced on its register within three years of the conclusion of each base period. The first base period commenced on the date the Council first established its register (1<sup>st</sup> April 2016) and concluded on 30<sup>th</sup> October 2016. The second base period commenced on 31<sup>st</sup> October 2016 and lasted a period of one year. Subsequent base periods begin the day immediately following the conclusion of the previous base period and have a duration of one year.
- 1.8. The 2015 Act and 2016 Regulations provide little incentive for developers to provide self-build or custom housebuilding plots. However, through the adoption of the Runnymede Local Plan 2030 on 16<sup>th</sup> July 2020, Policy SL24: Self & Custom Build Housing is now in operation. In this policy, the Council sets out that self and custom build housing is encouraged and will be approved in suitable, sustainable locations. This policy also requires large development schemes of 50 or more homes to demonstrate that consideration has been given to custom and self-build plots as part of housing mix with a serviced plot(s) being provided where there is an identified need and it is viable and feasible to do so. This policy approach should theoretically encourage people to sign up to the Council's self and custom house build register<sup>4</sup>, which in its current form includes an entry fee of £65 to join the register, and a £60 annual fee for each year after to remain upon it.
- 1.9. Currently there are 2 individuals and 0 associations registered on the RBC self and custom build register. Of these, 1 is in part 1 and 1 is in Part 2 of the register, and thus only 1 individual is deemed to have met the local connection and financial

<sup>4</sup> <https://www.runnymede.gov.uk/article/15592/Runnymede-Self-Build-and-Custom-Housebuilding-Register>

solvency tests as they currently stand. Whilst other individuals have previously been on the register, they did not renew their entry either as a result of the introduction of fees and other eligibility criteria following committee approval in 2017, or they initially re-joined the register but have not subsequently paid the fee required to remain on the register. Due to the limited number of individuals who have sought to join the register post the introduction of fees, a local connection test and financial solvency criteria in 2017, coupled with the new more positive approach to self and custom build contained in the Local Plan, officers have deemed it suitable to review the current eligibility criteria to join the register.

## **2. Report**

- 2.1 Due to limited land availability and tightly-drawn Green Belt boundaries, officers continue to consider it appropriate to only allow people to enter on to the Council's Self and Custom Housebuilding Register if they are able to demonstrate a local connection to the Borough as well as an ability to purchase land for a self or custom build project.

### Local connection test

- 2.2 The current local connection test to be placed into Part 1 of the RBC self and custom house building register requires applicants to demonstrate that;
- They have been living in the Borough for three consecutive years; or
  - They have previously lived in the Borough for a period of three consecutive years within the past 10 years; or
  - They are currently employed in the Borough and have been for the past twelve consecutive months<sup>5</sup>; or
  - They are currently self-employed, with an ongoing viable venture where the work is within the Borough, and has been for the past twelve consecutive months<sup>6</sup>; or
  - They are current or former personnel (who have been out of service for a period of 3 years, as this is the longest time identified by Runnymede in the local connection test) of the armed services (this will automatically satisfy the local connection test).
- 2.3 To prove this, they would need to provide (or confirm they would be able to upon request) the following documentation / proof:
- Historic (at least 3 years old) and current utility bill demonstrating name and home address(es) of the applicant or;
  - Historic (at least 10 years old) and subsequent utility bill demonstrating name and home address(es) of the applicant for three consecutive years or;
  - Historic (at least 12 months old) and current P45 or Payslip demonstrating the applicants address(es) of employment or;
  - Assessment of a self-employment statement, the applicant must provide any evidence that they feel is relevant to support the statement; or
  - Proof of employment in the armed forces.

<sup>5</sup> Employment must be more than 16 hours per week and where working hours fluctuate, an average will be taken over 12 months.

<sup>6</sup> Self-employment must be more than 16 hours per week, and where working hours fluctuate, an average will be taken over 12 months.

2.4 Officers have undertaken a review of the local connection tests used by the other Surrey authorities to see how they compare to the test applied by RBC. A summary of the findings of this benchmarking work are set out in the table below:

<b>Local Authority</b>	<b>Local connection test requirements</b>
<b>Elmbridge Borough Council</b>	To be in Part 1 applicants must have one of the following connections: Lived in Elmbridge Borough for a minimum of 5 years; or Have family members who have lived in the Borough for 5 years; or Worked in Elmbridge Borough for a minimum of 5 years; or Currently or, have been in the past 5 years, a member of the Armed Forces.
<b>Epsom and Ewell Borough Council</b>	None set out in the registering interest form.
<b>Guildford Borough Council</b>	To be in Part 1 applicants must have: Lived in Guildford Borough for at least 5 years prior to the date of the application; or Worked in permanent full-time employment (more than 16 hours per week) in Guildford Borough for at least 3 years and continue to do so; or Currently or, have been in the past 5 years, a member of the Armed Forces.
<b>Mole Valley District Council</b>	To be in Part 1 applicants must have: Lived in the District for the last 2 years; or Been employed in the District for more than 16 hours per week for the last 2 years; or Close family who have lived in the District as their main place of residence for the last 5 years and need the support of the close family or the close family needs the support of the applicant; or Been in the service of the regular armed forces of the Crown or have left the service of the armed forces for a period of 5 years or less.
<b>Reigate and Banstead Borough Council</b>	Local connection: For the purposes of the register, a local connection is defined as: Being resident in the borough for at least 2 years; Being employed in the borough for at least 1 year; or Having a close relative (parent, grandparent, sibling, child, or grandchild) resident in the borough for at least 5 years. Current members of the armed forces, or people who have served in the armed forces within the last 5 years are exempt from the local connection test, but will need to provide evidence of their status.
<b>Spelthorne Borough Council</b>	No mention of any local connection test on the webpages or form.
<b>Surrey Heath Borough Council</b>	The self and custom build webpage states that the 'Local Connection Test will be strengthened to demonstrate a stronger link to the Borough'. This seems to have been consulted upon in 2018 but no conclusion is provided on the page as to what impact this had.
<b>Tandridge District Council</b>	Applicants must be able to demonstrate that they: Currently live in the Tandridge district and have for at least 1 year. Have previously resided in the district for 3 out of the last 5 years. Are Tandridge district key workers.

Local Authority	Local connection test requirements
	<p>Have immediate family (e.g. mother, father, son, daughter) who have lived in the district for 5 or more years and need to move to the district to receive support from, or give support to, the applicant.</p> <p>Have been accepted as having another special reason why they need to live in the Tandridge district.</p>
<b>Waverley Borough Council</b>	<p>To be added on to Part 1 applicants must demonstrate that one of the following applies:</p> <p>The applicant or partner has, by choice, lived in the Borough of Waverley for at least 3 out of the 5 years immediately preceding the date the application is made or reviewed; or</p> <p>The applicant or partner has, by choice, lived in the Borough of Waverley continuously for at least 5 years at any time in the past; or</p> <p>The applicant or partner has been employed permanently (not temporarily) for a minimum of 16 hours per week in the Borough of Waverley for at least 12 months and remains in employment in the Borough continuously from the date of their application; or</p> <p>The applicant or partner has a close relative that lives in the Borough of Waverley and has done so for at least 5 years immediately preceding the date the application is made or reviewed. For the purposes of this paragraph a close relative means mother, father, adult son or daughter, brother or sister; or</p> <p>The applicant or partner has demonstrated, to the Council's satisfaction, that a local connection applies to the Borough of Waverley through special/exceptional circumstances.</p>
<b>Woking Borough Council</b>	No criteria are shown on online registration form.

2.5 To summarise the above, some Councils do not appear to have any local connection tests (Epsom and Ewell, Spelthorne and Woking Borough Councils). For those that do they tend to include the following criteria:

- A requirement to prove that they (or a close relative that gives / requires care) have been living in the council's administrative area for between 1-5 years (or a period of 3 years out the past 5).
- They or a partner have worked (e.g. at least 16 hours per week) in the council's administrative area for at least 1-3 years.
- Are or have been a member of the armed forces in the past 5 years.

2.6 Based on the above, RBC's local connection criteria area are generally not as strict as those set out by the other councils, e.g. the requirement is to be able to prove residency for a period of 3 years in the previous 10 as opposed to up to 5 years. The only element which is stricter in RBC is the requirement for those members who have previously been in the armed forces to have been so within the previous 3 years, as opposed to 5 as set out by Guildford, Mole Valley and Reigate and Banstead councils. Therefore, if RBC wanted to more closely align with other Council's local connection tests, the local residency test period could be shortened to 5 years from its current 10, and the armed forces exception could be increased from 3 years to 5. This approach is recommended by officers.

2.7 Recommendation: That the Local Connection Test is amended as follows:

- The applicant has been living in the Borough for three consecutive years; or

- The applicant has previously lived in the Borough for a period of three consecutive years within the past **5** years; or
- The applicant is currently employed in the Borough and have been for the past 12 consecutive months; or
- The applicant is currently self-employed, with an ongoing viable venture where the work is within the Borough, and has been for the past 12 consecutive months
- Currently or, have been in the past **5** years, a member of the Armed Forces.

Financial solvency test

2.8 The current financial solvency test that needs to be passed for applicants to be eligible to be entered onto Part 1 of the RBC self and custom house building register is as follows:

*'The Council requires evidence from applicants which demonstrates that they have sufficient funds to purchase a plot of land to fund the construction of their self-build project at a value of £311,500. The Council has utilised the Government's land value estimates for policy appraisal which states that the estimated value for a typical residential site, per hectare in Runnymede is £6,230,000.'*

2.9 This is based on a density of 20 dwellings per hectare (dph). However, based on the Runnymede 2030 Local Plan objective 7 (detailed in Appendix A: Monitoring Framework within the Local Plan) the Council seeks to achieve average density of no less than 30dph across the Borough's urban areas in each monitoring year. This would adjust the current fund requirement from £311,500 as set out above, down to £207,666. However, it should be noted that this figure is only for the purchase of the development plot itself and does not include any allowance for the actual construction of a dwelling. This is in line with the 2016 regulation 5(4) of the Self-build and Custom Housebuilding Regulations 2016 which state that, 'A *relevant authority may set a criterion whereby only individuals who can demonstrate that they will have sufficient resources to purchase land for their own self-build and custom housebuilding, are eligible*' rather than for the total cost of the project including construction.

2.10 Another point to consider is that this figure of £311,500 is based on a land value estimate from 2015<sup>7</sup>. The most recent figure is from 2019<sup>8</sup> which sets the land price per hectare at £7,780,000. This would equate to a plot price of £389,000 at 20dph, or £259,333 at 30dph.

2.11 This approach is similar to that taken by a limited number of the other Surrey Councils (where they have a criterion), as set out in the table below.

<b>Local Authority</b>	<b>Financial solvency test</b>
<b>Elmbridge Borough Council</b>	None set out.
<b>Epsom and Ewell Borough Council</b>	None set out in the registering interest form.
<b>Guildford Borough Council</b>	Applicants must demonstrate that they have sufficient resources and demonstrate that they can afford to purchase

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[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/488041/Land\\_values\\_2015.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/488041/Land_values_2015.pdf)

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[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/923759/VA\\_land\\_values\\_2019.xlsx](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/923759/VA_land_values_2019.xlsx)



<b>Local Authority</b>	<b>Financial solvency test</b>
	land for their self-build or custom housebuilding project. Applicants don't need to show that they have sufficient resources to cover build costs.
<b>Mole Valley District Council</b>	Requests estimated budget for the project sources of finances (e.g. savings, mortgage, other) but does not seem to set a threshold.
<b>Reigate and Banstead Borough Council</b>	Applicants should demonstrate access to at least £388,640 in finance, to demonstrate that they have sufficient financial resources to purchase land for their self or custom house building project. This figure is based on a sample of plot sizes and land prices for non-greenbelt land in the borough. This could be in the form of savings, or an in-principle loan agreement from a financial institution.
<b>Spelthorne Borough Council</b>	None set out.
<b>Surrey Heath Borough Council</b>	None set out.
<b>Tandridge District Council</b>	For the financial solvency test to be met, applicants must demonstrate that they have the financial ability to purchase land, for example evidence of savings or a mortgage in principle. The Council has set a threshold for applicants to demonstrate they have funds of at least £150,000 to buy a plot of land.
<b>Waverley Borough Council</b>	None set out.
<b>Woking Borough Council</b>	None set out.

2.12 As can be seen from the above, the Councils that do set a threshold (Tandridge and Reigate and Banstead Councils) have a range of £150,000 to £388,640, through others do require that applicants can demonstrate that they can borrow / have sufficient finances to purchase a plot. This aligns with the current approach taken by RBC.

2.13 Overall, the approach taken by the Council is considered to remain robust however it is recommended that the amount that an applicant needs to be able to demonstrate they can afford to purchase a plot for a self or custom build property is amended to £259,333 based on the updated Government Residential Land Value Estimate for Runnymede and a revised density figure of 30dph rather than 20dph.

2.14 Recommendation: The Council's financial solvency test is amended as follows:

The Council requires evidence from applicants which demonstrates that they have sufficient funds to purchase a plot of land ~~to fund the construction of~~ for their self-build project at a value of **£259,333**.

#### Registration and retention fees

2.15 Currently RBC charges an initial £65 registration fee and then an annual renewal fee of £60 for both individuals and associations. These charges are supposed to cover the Council's costs in administering the self and custom build register, but due to a relatively low sign-up rate, these costs have been considerably lower than expected. Therefore, officers have reviewed the costs charged by the other Surrey Councils for their self and custom build registers, which have been set out in the table below.

<b>Local Authority</b>	<b>Initial fee to join the register</b>	<b>Annual renewal fee</b>
<b>Elmbridge Borough Council</b>	None	None
<b>Epsom and Ewell Borough Council</b>	£30	£15
<b>Guildford Borough Council</b>	£27 for new applications and Associations preliminary application.	£11 annual renewal fee due by 31 October of every year, regardless of the date of joining the register. £11 for those wishing to onto Part 2 of the register.
<b>Mole Valley District Council</b>	£25	£10
<b>Reigate and Banstead Borough Council</b>	None apparent on website.	None apparent on website.
<b>Spelthorne Borough Council</b>	None apparent on website.	None apparent on website.
<b>Surrey Heath Borough Council</b>	Initial part 1 inclusion fee: Individual: £75, Association: £125 Initial part 2 inclusion fee: Individual: £75, Association: £125	Annual Part 1 fee: Individual: £30, Association: £30  Annual Part 2 fee: Individual: £0, Association: £0
<b>Tandridge District Council</b>	£100	£25
<b>Waverley Borough Council</b>	£31	£15.50
<b>Woking Borough Council</b>	None apparent on website.	None apparent on website.

- 2.16 As can be seen from the above table there is a wide variety of charges across Surrey. Four authorities either do not, or do not appear to charge any fees to join or remain on their self and custom build registers. For those that do charge, the initial registering fee varies from between £25 to £100 for individuals and up to £125 for an association. It should however be noted that 4 of the 6 that do charge a joining fee only charge between £25-£31, with the higher amounts appearing to be outliers. The renewal fees range from £11 to £30, significantly lower than the rate charged by RBC (£60). Based on the above, it would seem that RBC's charges are relatively high compared to the other councils in Surrey
- 2.17 In light of the above, and based on the experience of officers in the Planning Policy team over the last 4 years, the management and maintenance of the self and custom build register is considered to be comparable (or involve considerably less work in many cases) to managing other core elements of the Planning Policy Team's work, such as responding to general enquires, responding to Freedom of Information requests etc. Officers are therefore of the view that there is no justification for charging either a joining or retention fee for the management of the self and custom build register, owing to the fact that it only comprises a very minor part of the team's overall workload, primarily in an administrative role.
- 2.18 Recommendation: Officers recommend that the fee to join the Self and Custom Build register, and the annual renewal fee are deleted.

### **3. Policy framework implications**

- 3.1 The Self and Custom Build Register forms part of the framework of evidence underpinning the delivery of the Local Plan and constituting a material consideration in the determination of planning applications.

### **4. Resource implications**

- 4.1 As noted in paragraph 2.17 above, if fees are to be deleted there would no longer be an element of cost recovery for any future management of the self and custom housebuilding register, however, as noted above, the amount of time devoted to this element of the Planning Policy Team's overall workload is minimal.

### **5. Legal implications**

- 5.1 There is a legal requirement on the Council as Local Planning Authority to provide sufficient suitable development permissions to meet the demand for self-build and custom housebuilding in line with the level of demand shown in Part 1 of their register.

### **6. Conclusions**

- 6.1 Officers recommend the Committee agrees the amendments to the criteria of the local connection test, financial solvency test and fees for the Runnymede Self and Custom Build Register as described above.

(To resolve)

### **Background papers**

None

## **10. EXCLUSION OF PRESS AND PUBLIC**

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

**OFFICERS' RECOMMENDATION that -**

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

**(To resolve)**

**PART II**

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

**Para**

a) **Exempt Information**

No reports to be considered.

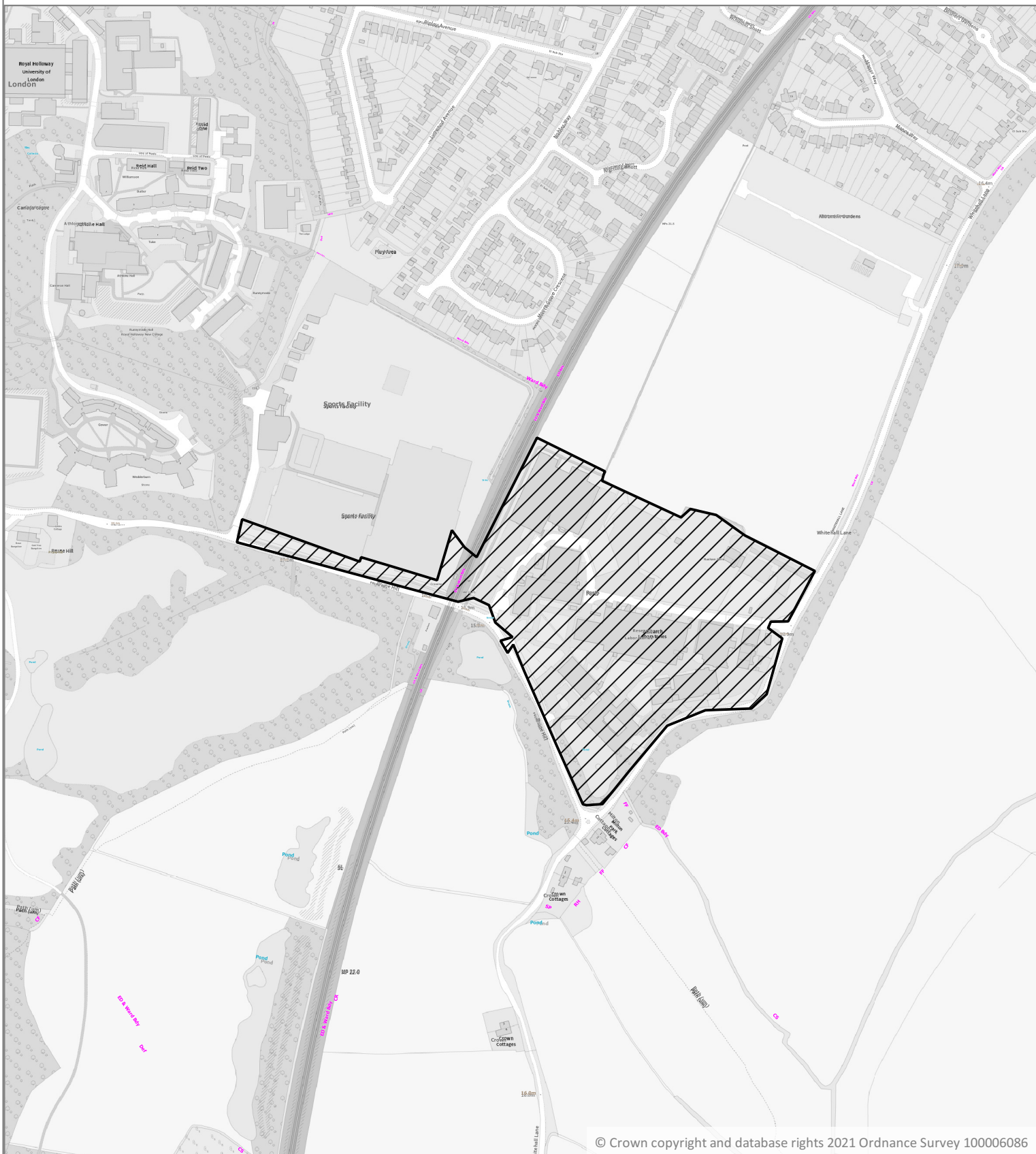
b) **Confidential Information**

No reports to be considered.



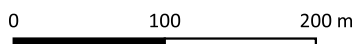
Date: 23/06/2021

**Rusham Park, Whitehall Lane, Egham**



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Scale: 1:5,000



**RU.20/0098**



**COMMITTEE AGENDA REFERENCE: 6A**

<b>APPLICATION REF:</b>	<b>RU.20/0098</b>
<b>LOCATION</b>	Rusham Park Whitehall Lane Egham TW20 9NW
<b>PROPOSAL</b>	Outline planning application (amended proposal) for the demolition of existing buildings and erection of purpose built student accommodation up to 1,400 study bedrooms, energy centre and ancillary uses, including a pedestrian footbridge over the railway, and associated landscaping - ("a student village") on land at Rusham Park, Whitehall Lane, Egham, Surrey
<b>TYPE</b>	Outline planning application
<b>EXPIRY DATE</b>	30 <sup>th</sup> June 2021
<b>WARD</b>	Egham Town, Englefield Green East and Virginia Water
<b>CASE OFFICER</b>	Louise Waters
<b>REASON FOR COMMITTEE DETERMINATION</b>	<ul style="list-style-type: none"> <li>- Delegated authority not available as it is a major application.</li> <li>- Brought back by CHDMBC due to changes to submitted plans.</li> </ul>
<b><i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i></b>	

**INTRODUCTION**

This application was originally reached a resolution to approve by the Planning Committee on the 16<sup>th</sup> of December 2020 subject to referral to the Secretary of State, the CHDMBC was authorised to grant permission subject to the approval of a suitable strategy with Natural England to mitigate impacts on the Thames Basin Heaths SPA and the completion of S106 legal agreement to provide the following:

- The agreed SAMM payments and a suitable SANG avoidance strategy in accordance with the requirements of Natural England.
- A figure of £46,703.50 which represents a 50% proportion of the total costs for setting up a CPZ to cover all areas affected by student parking within the vicinity of the university.
- The public use of the new railway bridge which will be funded and built by RHUL.

The Secretary of State has decided not to call in this application and is content that it should be determined by the local planning authority.

An amended Site Location Plan and Parameters Plan has been received on the 18 May 2021. Officers have undertaken additional consultations with respect to these revised plans and have erected updated site notices.

The revised Site Location Plan seeks to enlarge the extent of the red line to include additional land along the railway and to the west of Rusham Park (within the RHUL campus) to allow for the repositioning of the bridge further to the north of the site. The applicant is currently in discussions with Network Rail to agree the design and positioning of the bridge which will be submitted as part of a future reserved matters application following the approval of the outline application.

The Parameter Plan has also been amended to allow for the revised area for the proposed new bridge (as outlined above) and to revise the extent of the proposed 'Student Village New Build Development Zone'. This includes a reduction in the size of the Student Village New Build Development Zone to the east of the site and an enlargement to the north.

The alteration to the bridge area is not considered to cause any significant changes or impacts however the application is brought back to the committee by the CHDMBC as the change to the red line for the

repositioning of the bridge is considered to be relatively significant and as such the CHDMBC did not consider it appropriate to use delegated authority on this occasion for this amendment.

## 1. SUMMARY OF RECOMMENDATION

<b>It is recommended the Planning Committee authorises the CHDMBC:</b>	
1.	<p>Subject to an amended consultation period in respect of the amended plans, to grant permission subject to the approval of a suitable strategy with Natural England to mitigate impacts on the Thames Basin Heaths SPA and the completion of S106 legal agreement to provide the following:</p> <ul style="list-style-type: none"><li>• The agreed SAMM payments and a suitable SANG avoidance strategy in accordance with the requirements of Natural England.</li><li>• Agreed contributions towards setting up of a Controlled Parking Zone.</li><li>• The public use of the new railway bridge which will be funded and built by RHUL.</li></ul>

## 2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 Rusham Park is located within Egham accessed from Prune Hill and Whitehall Lane. The site was originally owned and occupied by Procter and Gamble (P&G) and utilised as offices and a research and development facility known as the Greater London Innovation Centre. P&G have sold the site and moved the majority of their workforce to their new headquarters in Reading. The site has been purchased by Royal Holloway University of London (RHUL). The railway is positioned immediately to the west of Rusham Park and an existing public footpath surrounds the site. The existing RHUL campus is located to the west of Rusham Park which includes the existing sports facilities for the university.
- 2.2 Existing allotments are located to the north east of the site. The nearest residential properties to the site include dwellings along Moore Grove Crescent to the north west and Milton Park Cottages and Rusham Cottage accessed off Prune Hill. Open fields are located to the east and south of the application site. This open land includes Milton Park Farm and Whitehall Farm which are both identified in the Surrey Minerals Plan. The site contains a variety of commercial buildings ranging in height from single storey to three storey buildings. These buildings are designed with a large footprint and comprise flat roof designs. There are a number of older style properties within Rusham Park known as 'Greenfield' and 'Nightingale'.
- 2.3 The site is located within the Green Belt with the urban area of Egham positioned towards the north. An 'Area of High Archaeological Potential' is located to the south east of the site. The Founders Building (Grade I) and the swimming pool (Grade II) are both statutory Listed Buildings located within the Royal Holloway University Campus (RHUL) positioned some 600 metres from the application site to the north west. Land to the south and east falls within a 'Safeguarded Mineral Site' and a 'Mineral Safeguarding Area'. The site falls within flood zones 1 and 2 and land to the south falls within a 'Priority Habitat Inventory'. Rusham Park is also located within 5km and 5-7km of the Thames Basin Heaths SPA. The site does not fall in an 'Air Quality Management Area'.
- 2.4 There are a number of existing mature trees within the site, none of which are subject to Tree Preservation Orders. Special Protection Areas comprising the South West London Waterbodies are located to the north of the River Thames near Staines, and to the south east near Thorpe. There are also a number of sites of Nature Conservation Importance within the borough which includes Windsor Great Park to the west, Coopers Hill and Coopers Hill Slope to the north and Abbey Lake and The Dell to the south. Special Areas of Conservation are also located to the west and south including Windsor Forest and Great Park and Thursley, Ash, Pirbright & Chobham to the south.

## 3. APPLICATION DETAILS

- 3.1 The application seeks Outline Planning Permission for the demolition of the existing buildings within Rusham Park (excluding the multi storey car park (MSCP) Greenfield and Nightingale) and the erection of purpose built student accommodation comprising up to 1,400 study bedrooms, an energy centre and ancillary uses.
- 3.2 RHUL are seeking consent for the 'principle' of the quantum of development with all matters reserved for future consideration. Reserved matters would include details of access, appearance, landscaping, layout and scale. These would need to be considered under a separate 'reserved matters' application.
- 3.3 The application is supported by a series of 'illustrative' plans and documents to demonstrate how the quantum of development could be accommodated on the site. This includes details indicating the potential height, floor area and layout of buildings. The application is supported by a detailed Planning, Design & Access Statement which explains the evolution of the design process and how the university has sought to balance the need for student accommodation whilst considering the characteristics of the site and the surrounding area.
- 3.4 The existing MSCP will be retained and managed for use by RHUL for use by both staff and students. The MSCP provides for a total of 408 car parking spaces. RHUL main objective is to increase the total number of available car parking spaces for RHUL as a whole to reduce pressure for student parking in the surrounding area, particularly Englefield Green. RHUL will restrict parking within the MSCP to those students who currently live more than 1.5 miles from the campus and focus primarily upon students whom would otherwise be likely to travel through and park in Englefield Green. There would be no allocated parking for the new students within Rusham Park (with the exception of disabled parking and spaces to allow for students to be dropped off and picked up at the beginning and end of each term)
- 3.5 The illustrative plans and statements provide for on -site cycle parking and focus upon pedestrian movement across the site. The development would also include the construction of a new pedestrian footbridge over the railway for student use and for use by the general public. RHUL consider this to be a fundamental part of the scheme to allow for a safe and direct access from the proposed new student village into the main RHUL campus.
- 3.6 The applicant acknowledges that the development will represent an inappropriate and harmful development within the Green Belt and has put forward a package of material considerations which they believe represent the 'very special circumstances' to support the proposals.

#### 4. RELEVANT PLANNING HISTORY

- 4.1 The following history is considered relevant to this application:

##### Rusham Park

Reference	Details
RU.92/0977:	Demolition of an existing building and replacement by a two storey research and development building consisting of laboratories and ancillary offices. Granted.
RU.93/0539	Change of use of dwelling to multiple occupancy use to provide 12 no. study bedrooms plus shared facilities for a maximum of 12 students to occupy (Greenacres) Granted.
RU.95/0489	Outline planning permission for the redevelopment of site incorporating the replacement of some outworn, mostly single storey buildings & the refurbishment of the remaining buildings along with car park facilities & landscaping areas. Granted.
RU.96/0327	Change of use from student accommodation to meeting facilities and residential purposes ancillary to the site (Greenacres) Granted.
RU.96/1048	Erection of temporary two storey office accommodation. Granted.



RU.96/1049	Construction of new multi deck car park with associated landscaping works and provision of temporary surface car park for use during construction. Granted.
RU.98/0498	Construction of two storey design and development centre, R & D laboratory, support functions and offices with associated roof plant. Granted.
RU.99/0184	Temporary retention of existing 2 storey office accommodation, provision of enlarged two storey temporary office accommodation for a two year period following removal of existing, provision of landscaping to site frontages. Granted.
RU.99/0777	Construction of surface car park adjacent to decked car park. Granted.
RU.03/0139	Erection of single storey & three storey buildings with single storey link, alterations to existing building, formation of internal access road & service area off Whitehall Lane, following demolition of 3497sqm. Granted.
RU.03/0140	Outline application for the erection of single storey & three storey buildings with single storey link, alterations to existing building, formation of internal access road & service area off Whitehall Lane, following demolition of 3497sqm. Granted.
RU.06/0593:	Erection of a 150 sq m single storey storage building for a temporary period of 5 years. Granted.
RU.11/0797	Renewal of RU.06/0593 for the temporary retention of a 150 sqm single storey storage building for a further two years. Granted.
RU.14/1362	Refurbishment of Block 8 Berners Lee, including the demolition of part of the existing building and construction of single storey office and storage space, replacement of all windows and provision of an entrance door with glazed canopy over. Granted.
RU.19/1379	EIA Screening Opinion in respect of the proposed development of the site for a student accommodation village. Not EIA development.
RU.20/0092	Variation of Condition 3 of planning approval RU.96/1049 (construction of multi deck car park) to enable use by Royal Holloway University of London as part of a Campus Wide Car Parking Management Strategy. Granted.

Royal Holloway University of London (most relevant to application)

RU.14/0099	Outline planning application for the university's masterplan for development up to 2031. Demolition of selected existing buildings and construction of an additional 55,000sqm (net) academic and operational buildings, an additional 71,128sqm (net) student accommodation (c.2,650 bedspaces), alterations to Egham Hill to provide a new vehicular access, alterations to 19 Highfield Road/Harvest Road/Egham Hill junctions to provide amended vehicular access, new car parks, sports facilities and associated hard and soft landscaping. (Revision to Masterplan illustrative layout plan) (amended proposal increasing car parking provision). Granted.
RU.20/0260	Construction of new internal link road between existing halls of residence and sports pitches to south of campus (including revisions to existing land levels, removal of existing trees and proposed new mitigation tree planting) and proposed alterations along existing internal university road network to allow access for the shuttle bus. Granted.

**5 SUMMARY OF MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION**

- 5.1 National Planning Policy Framework and Guidance.
- 5.2 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. CONSULTATIONS CARRIED OUT**

**6.1 Consultees responses in response to the original scheme.**

Consultee	Comments
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Affinity Water	Raise no concerns as the site falls outside of the groundwater protection zone 2 but advise that further consideration is required to consider the impact and feasibility of the development and its impact on water supply.
Airside Operations Manager – Heathrow	Raise no objection subject to conditions.
BAA Aerodrome Safeguarding	No comments have been received.
Civil Aviation Authority	No comments have been received.
Englefield Green Village Neighbourhood Forum	No comments have been received.
Historic England	Raise no objection.
The Councils Head of Community Development	Raise no objections.
Environment Agency	Raise no objections subject to conditions.
Natural England	The applicant has been in ongoing discussions with Natural England through their discretionary planning advice service to discuss an agreement on proposed mitigation measures for impacts upon the Thames Basin Heaths SPA. The applicant has submitted a Green Space and Visitor Management Plan. Formal comments with respect to this application are awaited from Natural England.
Network Rail	Raises no objection subject to conditions.
The Councils Arboricultural Officer	Recommends that further supporting information is submitted in respect of new tree planting and planting methodology.
The Councils Listed Building & Conservation Officer	Raises no objections.
The Councils Contaminated Land Officer	Raises no objections subject to conditions.
The Councils Drainage Engineer	Raises no objection.
The Councils Environmental Health Manager	Has provided comments.
Safer Runnymede	No comments have been received.
Surrey County Archaeology	Raises no objections subject to conditions.
The County Highway Authority	Raises no objections subject to conditions.
The Lead Flood Authority	Raise no objections subject to conditions
Surrey County Minerals and Waste	Raise no objections subject to suitable mitigation to safeguard the future operation of Milton Park Farm & Whitehall Farm (safeguarded mineral sites)
Surrey County Rights of Way Officer	No comments have been received.
Sport England	Raise no specific comments but provides some advice to aid the assessment of the application.
Surrey Crime Prevention Design	Recommends that the detailed design of the development should secure a 'Secured by Design' award.
Surrey Wildlife Trust	Raise no objections subject to conditions.

Thames Water Utilities	Raise no objections subject to conditions.
Victorian Society	No comments have been received.
Virginia Water Neighbourhood Forum	No comments have been received.
Highways England	Raise no objection subject to conditions.
National Health Service (NHS)	No comments have been received.

Any additional consultation responses received with respect to the amended plans received on the 18 May 2021 will be reported to the planning committee as part of an addendum item.

## 6.2 Representations and comments from interested parties

Site notices have been placed on and surrounding the application site and 35 letters were sent to individual neighbouring properties. In addition the application has been advertised in the local paper.

In response to the consultations undertaken for the original scheme (considered by the Planning Committee back in December) 13 letters of representation were received outlining the following comments and concerns.

- Objections raised to the high number of students being housed on this isolated site. RHUL now dominates Egham & Englefield Green and the local village/town feeling and purpose is being lost. The local area is overwhelmed.
- Detrimental impacts upon the Green Belt and the erosion of rural visual amenity. This development will result in the beautiful surrounding area in Whitehall Lane being spoilt.
- No benefits to the local community.
- Detrimental impacts upon the existing Boshier allotments. Many people take on an allotment as an escape and treasure the peace the site offers with surrounding fields. Noise and light pollution will also have detrimental impacts upon the quality of produce grown.
- No objections to the proposal and wish RHUL (which is an internationally renowned college) every success for the future.
- The reduction in student numbers from 2000 to 1400 is welcomed. Although it is understood that it will be a 2 stage phased process.
- Access issues and increased traffic along local roads.
- Parking problems in local area given lack of on
- Site parking for the new students and harmful impacts on road safety.
- Where will the new students be expected to park. Whitehall Lane and Prune Hill will become 'rat runs' for students with increased parking in surrounding roads.
- RHUL is totally ineffectual in their approach to complaints by residents with regard to the problems of student parking.
- Fear of pressure for redevelopment on the neighbouring allotment site and Mrs Caddy's field.
- Detrimental impacts of light pollution upon surrounding properties.
- Many students do their shopping on line, use taxi's and have visitors, . How will this be managed on site.
- Fear of increased crime in the local area.
- Noise pollution and disturbance to neighbouring residents.
- Flooding and drainage issues on the site and on surrounding land
- Flood risk will only worsen when neighbouring land is used for extracting gravel and landfill.
- Flood water along Prune Hill is significant despite attempts to install drainage.
- RHUL advises that it is acutely aware of the strength of local feeling in Englefield Green regarding student accommodation. The university should be similarly responsive to the feelings of local residents in Egham.
- The proposal will place a significant impact on infrastructure.
- Detrimental impacts on highway safety and concerns over access.

- Danger to students. How can 2000 students safely navigate this site given the narrow winding lanes with bends and a railway crossing.
- Concerns are raised given the predicted number of vehicles predicted to enter and leave the site.
- There should be a shuttle bus to serve the site, RHUL and the local train station.
- What provisions would be made for cycle storage.
- The 'student village' should be self-contained for the wellbeing of its students to prevent them having to cross the railway into the main campus.
- Whitehall Lane and Prune Hill are narrow roads which already have a significant volume of rush hour traffic and are not suitable for large volumes of traffic.
- Danger to the highway during construction works and impact on local school children.
- The proposal to restructure the railway crossing would increase time waiting for barriers and create more traffic pressure on the road, especially at peak times. Two narrow bends in Whitehall Lane will only worsen this situation.
- The construction of a new footbridge will be intrusive, impractical and unsightly.
- Health & safety concerns should the gravel extraction go ahead resulting in significant traffic movements and pollution for local residents.
- Major concerns that the development will result in an overspill of parking on surrounding roads which is already a massive problem for both Egham and Englefield Green.
- Potential for noise from the development including the energy centre and other facilities.
- The supporting information advises that RHUL seek to dispose of the Kingswood Halls. Have these future plans been made available to the public as these plans could detrimentally impact upon the residents of Englefield Green. Without stringent controls there will be harm to the Green Belt and traffic issues.
- RHUL argue that they wish to relocate the students from Kingswood Hall to Rusham Park so as to be less isolated. The Rusham Park site is arguably more isolated.
- A preferred option would be to utilise the existing playing field adjacent to the railway within the main RHUL campus
- The noise assessment has not recognised the potential for noise from the level crossing when the barriers are in operation. Students are very sensitive to noise particularly during exam times which can result in mental health issues.
- Impacts on the Heathrow Southern railway proposals and neighbouring protected mineral sites.
- It would be better for RHUL to utilise the existing buildings and laboratories at Rusham Park for the university and build new student living accommodation on the main RHUL campus
- Additional students will bring a great deal of upset, distress and disturbance to local residents.
- Potential for land contamination.
- If this development is intended to prevent the use of multi-occupancy accommodation in Englefield Green then it should have a higher proportion of budget rooms

2 letters were received from the Egham Residents Association (ERA) for the original scheme (considered by the Planning Committee back in December) raising the following comments and concerns:

- Notwithstanding the Green Belt status of the land, it is recognised that the application site became developed many decades ago.
- As much as the ERA would like to see the land reverted to a green open space, it is accepted that this realistically is not going to happen
- The ERA have serious concerns regarding the form and scale of development – it would be good to have a clear understanding of how the overall footprint and mass would compare to P&G.

- The development only offers a vague prospect of relief from the spread of student HMO's (House in Multiple Occupation) in Egham. HMO's have caused great distress for some families in Egham and a great character change to the area.
- RHUL advised at a public presentation that they were hoping to increase student numbers by 800. However this figure has not been confirmed at a recent meeting and no alternative figure was given.
- There is no recognition within the supporting documentation that the student HMO's have created much controversy and anger amongst residents in Egham.
- The impact of student HMO's in Egham over the past decade has been very deleterious and self-reinforcing. The more they spread, the more families feel under siege and leave Egham resulting in more opportunities for HMO's. It should shame Runnymede Council that it has no strategy to tackle this.
- A particular cause for concern is the lack of on-site parking for the new students. This will result in students seeking to park their cars in the local area including along Whitehall Lane up to Manor Way
- Concerns relating to the flooding impacts of the development and the impact upon surrounding land and properties. The neighbouring potential for gravel extraction will only worsen this situation
- Fear of precedent for Mrs Caddy's Field next to the site for new residential development.
- The character of this part of Egham will be changed greatly and irrevocably.
- RHUL have made it clear that they are still looking at a two stage development. Whilst the amended plans look for a reduced scheme (up to 1400 study bedrooms), the other 600 bedrooms will be built later when the full consequences of the Covid crisis becomes clear.

A letter was also received for the original scheme (considered by the Planning Committee back in December) from the Englefield Green Village Residents Association (EGVRA) raising the following comments and concerns:

- EGVRA generally welcome the development in principle as it should lead to a reduction in the huge numbers of HMO's in the area around the university.
- The number of HMO's in Englefield Green has long been very controversial and has had a negative effect upon the demography of those who reside in the village. There is insufficient affordable housing and school intake is falling. Egham suffers in the same way.
- The development will have huge implications for student parking in Englefield Green given that none of the occupants of the new student village will be allowed to park within the existing MSCP within Rusham Park. The total number of existing parking spaces within Rusham Park will also be reduced by 155 spaces.
- It is clearly known that many students still bring their car to university and park in the surrounding roads. This creates a highway safety and blocks emergency vehicles.
- RHUL should give greater thought to parking provision and managing their students with cars.

Boshers Allotments and Gardeners Association (BAGA) also made comments in respect of the original scheme (considered by the Planning Committee back in December) raising the following concerns:

- Detrimental change to the character of the locality. Students now dominate Egham and the introduction of substantial numbers of additional students will overload the area.
- Further erosion of the Green Belt. The development will result in an increased size in terms of height or footprint.
- Fear that this could result in pressure for the redevelopment of Mrs Caddy's field and the Boshers Allotments. The BAGA have already been evicted for the redevelopment of their former site.
- Light pollution and impact upon surrounding sites.

- Noise pollution.
- Parking and road safety issues.
- Impact of neighbouring mineral extraction uses and the Heathrow Southern Railway.
- Flooding impacts.

A letter of representation was also received from Cemex (in respect of the original scheme) raising the following comments:

- The Council should not permit any residential student accommodation which would result in the future sterilisation of the neighbouring safeguarded mineral resource.
- Should planning permission be granted, the positioning of the residential accommodation should not be too close to ensure that future extraction can take place without significant impacts on the new residents.
- Mitigation measures should also be incorporated into the design and layout.

Any additional letters of representation received with respect to the amended plans received on the 18 May 2021 will be reported to the planning committee as part of an addendum item.

## **7. PLANNING CONSIDERATIONS**

- 7.1 This application was originally approved by the Planning Committee on the 16<sup>th</sup> of December 2020 subject to referral to the Secretary of State, the CHDMBC was authorised to grant permission subject to the approval of a suitable strategy with Natural England to mitigate impacts on the Thames Basin Heaths SPA and the completion of S106 legal agreement. The applicant has been in discussions with Natural England through their discretionary planning service. The Secretary of State has decided not to call in this application and is content that it should be determined by the local planning authority.
- 7.2 Following the receipt of an amended Site Location Plan and Parameter Plan on the 18 May 2021, consideration needs to be given to these updated plans and regard must be had to the previous decision made by the Planning Committee on the 16<sup>th</sup> of December 2020, the Development Plan and National policy within the NPPF.
- 7.3 The key planning matters in respect of the amended plans are considered to be the impact of the amended plans upon the Green Belt, the impact upon the character of the area and heritage assets (including archaeology), the impact upon residential amenities, highway safety and parking, environmental protection (noise, air quality and land contamination impacts), flooding and sustainable drainage, green and blue infrastructure (including the impacts of tree removal), the impact upon protected species and biodiversity enhancements (including the impact of the development upon the Thames Basin Heaths SPA), impacts upon the 'Mineral Safeguarding Area', health and wellbeing, sustainable design, renewable and low carbon energy and the impact on local infrastructure.
- 7.4 As part of the original assessment of the application (which was considered by the Planning Committee on the 16<sup>th</sup> of December 2020) a Parameters Plan was submitted which included details of the proposed 'Student Village New Build Development Zone' within the site. This plan provided details of the extent of the new built development across the site which would then act as a benchmark in any future reserved matters application. It was concluded that by reason of the proposed quantum of development (up to 1,400 study bedrooms) and the proposed increase in floor area, height and spread of built development when compared to the existing development, the original outline proposal would have a greater impact on the openness of the Green Belt than the existing development. This impact was considered to be substantial. On this basis the original proposal was considered to fail to comply with paragraph 145 of the NPPF and the proposed development was considered to be an inappropriate and harmful development within the Green Belt by definition, would have a

detrimental impact upon the openness of the Green Belt and would conflict with the purposes of the Green Belt.

- 7.5 It was considered however that material considerations existed in this particular case which would cumulatively amount to 'very special circumstances' which would justify the original outline development proposals and which would clearly outweigh the 'substantial harm' which was identified to the Green Belt and the temporary adverse impact on landscape character identified by the LVIA considered to be of 'moderate harm'. This approach was agreed by the Planning Committee on the 16<sup>th</sup> of December 2020.
- 7.6 The amended plans received on the 18 May 2021 seek to amend the area proposed for the 'Student Village New Build Development Zone'. The revisions include a reduction in the area proposed for the 'Student Village New Build Development Zone' towards the east of the site. This will result in a reduction in the amount and spread of built development towards the east which is considered to result in a reduction in harmful Green Belt impacts (when compared to the original scheme) and the provision of greater space towards the east of the site. The amended plans also propose an enlargement to the 'Student Village New Build Development Zone' to the north of the site which will result in a spread of built development towards the north and greater harmful impacts upon the Green Belt when compared to the original scheme. The proposed quantum of development across the site has not been altered from the original outline scheme and the application still seeks the provision of up to 1,400 study bedrooms, an energy centre and ancillary uses and a pedestrian footbridge over the railway. On this basis it is considered that the revised scheme would by reason of the proposed quantum of development (up to 1,400 study bedrooms) and the proposed increase in floor area, height and spread of built development when compared to the existing development have a greater impact on the openness of the Green Belt than the existing development. This impact is considered to be substantial.
- 7.7 The development is therefore considered to represent an inappropriate and harmful development within the Green Belt (by definition) which would also have substantial detrimental impacts upon the openness of the Green Belt when compared to the existing development. The development would also conflict with the purposes of the Green Belt. This would be contrary to paragraph 145 section (g) of the NPPF and policy EE17 of the Runnymede 2030 Local Plan. In conclusion there is clearly harm in these respects which substantially weights against the proposal and which will need to be taken into account when considering whether any 'very special circumstances' exist which would clearly outweigh the substantial harm to the Green Belt. It is therefore necessary to consider whether any other harm would arise from the proposed revised development..
- 7.8 In relation to design, paragraph 127 of the NPPF advises that developments should function well and add to the overall character of the area, be sympathetic to the surrounding built environment (local character and history) and should be visually attractive as a result of good architecture, layout and landscaping. The applicant has provided supporting 'illustrative' information within the Planning, Design and Access Statement' to demonstrate RHUL's high quality design approach and how the design principles of the development will comply with the NPPF, the National Design Guide and Local Plan policy. Rusham Park is a previously developed site characterised by a variety of large commercial buildings. Many of the existing buildings within Rusham Park are flat roof in design with large building footprints. Large areas of the site are also covered in hardsurfacing. The Planning, Design and Access Statement' provides further information to support the proposals and illustrates that the heights and massing of buildings will be 5 storeys to reflect the height and massing of existing student buildings on the main RHUL campus and will be similar in height to the highest building on the application site 'Branson' which extends to a maximum height of some 16.5 metres (including plant).
- 7.9 The amended Parameter Plan seeks to reduce the amount and spread of built development towards the east of the site which is considered to result in visual improvements to the scheme by the provision of a reduced spread of development and greater space towards the east of the site. The amended plan also proposes an enlargement to the 'Student Village New Build Development Zone' to the north of the site which will result in an additional spread

of built development to the north. This will result in a more prominent form and scale of development when viewed from the north of the site and from the adjoining public footpath. The amended 'Student Village New Build Development Zone' towards the north of the site would be positioned some 9 metres from the northern boundary and the existing public footpath. This layout would allow for appropriate spacing between the built development and the northern boundary and would also provide opportunities for additional planting to soften the development and its views from the north. It is considered that on this basis, whilst the amended development would result in a further spread of built development towards the north of the site, which has the potential to be prominent, this spread of development would not be unacceptable in principle or harmful to the character of the area. It is noted that further details of the appearance, landscaping, layout and scale would need to be fully considered under a future 'reserved matters' application which would include the development proposals for this extended area.

- 7.10 The supporting information focuses upon the importance of a landscape strategy for the site. The existing areas of the site which are currently developed towards the east (including the Berners-Lee, Spirit Stores and Rhodes and Redgrave buildings) will be returned to grassland and planted open space. The illustrative plans provide for open parkland to the eastern sections of Rusham Park and provide for enhancement works to the existing lake to the south. RHUL seek to improve the relationship of the application site with the main RHUL campus by creating a central 'pedestrian spine' which connects each new building with a series of interconnected open spaces and a direct pedestrian link across the railway to the main RHUL campus. On this basis this revised outline application is considered to comply with design policy within the NPPF, the National Design Guide and policy EE1 of the 2030 Local Plan. However it is noted that further details of the appearance, landscaping, layout and scale would need to be fully considered under a future 'reserved matters' application.
- 7.11 The applicant has submitted a 'Landscape and Visual Impact Assessment' (LVIA) in support of their proposals which concludes that any adverse visual effects after 15 years of completion of the development will be of 'minor significance' given the new areas of planting and the strengthening of green infrastructure within and around the boundaries of the site. The assessment recommends that this will balance the adverse effects of the increased size of buildings. The LVIA does highlight that there will be short term adverse impacts during construction given the short term loss of some of the existing planting within the site which will need to be removed to accommodate the development. This adverse impact would weigh against the proposals. On this basis, the temporary adverse impact on landscape character identified by the LVIA is considered to be of moderate harm.
- 7.12 The NPPF requires new development to both conserve and enhance existing heritage assets. This requirement is replicated within policies EE3 and EE4 of the Runnymede 2030 Local Plan. A Heritage Desk -Based Assessment (HDBA) has been submitted which provides details of the historical development of the site and an assessment of the impact of the proposal upon heritage assets. The assessment concludes that the development proposals would not affect the setting or significance of any designated heritage assets, including The Founders Building (Grade I Listed) and the swimming pool (Grade II Listed ) both located within the neighbouring RHUL Campus. Two older buildings exist within Rusham Park known as Greenfield and Nightingale, which are considered to have some history and architectural merit. These existing buildings will be retained as part of the proposals. With respect to archaeology, the HDBA identifies the likelihood for the presence of archaeology and recommends that further investigations be undertaken. Surrey County Archaeology raises no objections to the proposal subject to a condition requiring the applicant to secure the implementation of a programme of archaeological work. This condition would be imposed on any outline permission granted. On this basis the revised development is considered to comply with heritage policies within the NPPF and policies EE3 and EE4 of the Runnymede 2030 Local Plan.
- 7.13 Policy EE1 of the 2030 Local Plan confirms that new development should ensure no adverse impacts on existing and proposed occupiers either within or surrounding the application site. The nearest residential dwellings surrounding the application site comprise Rusham Cottage to the west along Prune Hill (adjacent to the railway), residential development along Moore



Grove Crescent to the north and Milton Park Cottages/Crown Cottages along Whitehall Lane to the south. It is considered that the positioning of these existing neighbouring properties coupled with the area proposed for the 'Student village New Build Development Zone' as revised will ensure that the amenities of these existing dwellings will not be detrimentally affected by the development in terms of overlooking, loss of privacy, loss of light or overbearing impact.. On this basis the revised development is considered to comply with policy EE1 of the 2030 Local Plan.

- 7.14 Local Plan Policies SD3 and SD4 of the 2030 Local Plan relate to highway design, parking and active and sustainable travel. It is noted that this application is in outline with all matters reserved. Further details of the design of the 'access' of the development would be considered under a future 'reserved matters application'. The revised plans received on the 18<sup>th</sup> of May are not considered to have any additional impacts in respect of highway design, parking and active and sustainable travel. The applicant has submitted a detailed Transport Statement (TS) in support of their application which considers the principle of the development and its impact upon highway safety. The TS concludes that the development proposals will have no significant impacts upon the local highway network. The proposals are supported by accessible and sustainable travel modes focussing upon pedestrian/cycle movements (and links to the main RHUL campus), on site cycling facilities and the provision of a dedicated shuttle bus for students. This outline application includes the retention of the existing 408 space MSCP for university use and a smaller amount of surface parking (around 20 spaces) will also be provided on site to allow for disabled parking and the 'drop off' and 'pick up' of students at the beginning and end of term. This 'drop off' and 'pick up' of students will be carefully managed by RHUL to ensure that these times are staggered and managed to reduce any impacts upon the surrounding highway network. The County Highway Authority raise no objections to the proposals subject to conditions. In light of the above considerations, it is considered that subject to the submission of further details of the 'access' under a reserved matters application and subject to the conditions requested by the CHA, the revised proposal would comply with policies SD3 and SD4 of the 2030 Local Plan and policy within the NPPF.
- 7.15 Policy EE2 of the 2030 Local Plan considers noise and whether a proposal is likely to have an adverse impact to or from external ambient noise levels. The site lies adjacent to the railway and is subject to aircraft noise. The revised plans received on the 18<sup>th</sup> of May are not considered to have any additional impacts in respect of noise. This application is in outline so the design and layout of the development will be considered later under a 'reserved matters' application should outline planning permission be granted. A Noise Impact Assessment (NIA) has been submitted in support of the application which confirms that the site will be suitable for student accommodation subject to good acoustic design which includes appropriate sound insulation measures, consideration of orientation of habitable rooms, specifications for glazing, attenuated trickle ventilators and mechanical ventilation systems. The Council's Principal Environmental Health Officer has provided some advice to officers noting that the further consideration of internal noise levels and specific glazing and ventilation will be required as part of any reserved matters application. It is also considered necessary to impose a condition regarding noise from the proposed energy centre and acoustic insulation to ensure that there are no detrimental noise impacts upon existing and proposed residents within and surrounding the application site. A planning condition regarding hours of use of ancillary uses including any proposed bars or takeaways within the site is also recommended.
- 7.16 Policy EE2 also considers Air Quality and development proposals. The application site does not fall within an Air Quality Management Area (AQMA). The revised plans received on the 18<sup>th</sup> of May are not considered to have any additional impacts in respect of air quality. The Council's Principal Environmental Health Officer has raised no comments regarding air quality. The application provides a development which seeks to reduce reliance on the car and the new student village will be linked to the existing RHUL campus by a new pedestrian bridge over the railway and a new shuttle bus. On this basis it is not considered that the proposals would be likely to give rise to any adverse impacts on air quality. It is however considered necessary to impose planning conditions requiring the submission of a 'Demolition Environment Management Plan' and a 'Construction Environment Management

Plan' to ensure that there are no detrimental impacts on air quality during the demolition and construction phases with respect to dust, fumes, noise, construction traffic and hazardous materials. The energy centre has the potential to produce emissions and affect air quality in the vicinity of the site and a condition is also recommended to ensure that further details are submitted and measures incorporated to ensure no adverse impacts.

- 7.17 The revised plans received on the 18<sup>th</sup> of May are not considered to have any additional impacts in respect of Land Contamination. The Councils Land Contamination Officer raises no objection subject to the imposition of a condition which requires the applicant to undertake an assessment of the nature and extent of contamination on the site prior to development. This would be required as part of the 'reserved matters' application should outline permission be granted for the application. This condition would also require the submission of any proposed remediation scheme should contamination be identified.
- 7.18 In respect of policy EE2, it is considered necessary to impose a planning condition to require the submission of further details of an external lighting scheme. This will ensure that any proposed lighting scheme is appropriate and would not result in high lighting levels and light spillage which would be detrimental to this Green Belt location, ecology and neighbouring residential amenities. On the basis of the above considerations, it is therefore considered that this outline planning application (subject to conditions) will comply with policy EE2 (environmental protection) of the 2030 Local Plan.
- 7.19 The revised plans received on the 18<sup>th</sup> of May are not considered to have any additional impacts in respect of flooding and drainage. The Environment Agency, Lead Flood Authority and Councils Drainage Section raise no objections to the proposals subject to planning conditions. A Flood Risk Assessment (FRA) and Outline Surface and Foul Water Drainage Strategy has been submitted in support of the application. The areas allocated for development fall within Flood Zone 1 and a safe and dry access and egress for the occupants of the site will be provided via the existing access on Whitehall Lane to the east of the application site. The FRA confirms that flood risk within the site will be sufficiently managed and the development will not lead to any increase in flood risk to surrounding land or properties. The Environment Agency confirm that areas of the development near the floodplain will need to be protected from internal flooding by ensuring the finished floor levels will be set 300mm above the 1 in 100 plus 70% climate change flood level. An outline surface water drainage strategy has been developed which seeks to restrict surface water runoff from the site utilising attenuating SuDS features. The applicant has been in discussions with both Thames Water and Affinity Water and planning conditions will be imposed on any outline permission to ensure that sufficient infrastructure would be in place for the development. On this basis the development as revised is considered to comply with policies EE13 and SD5 of the 2030 Local Plan.
- 7.20 RHUL have provided 'illustrative' details of the landscaping strategy for the site which focuses upon maintaining and enhancing the existing landscape features. This includes the retention of the existing landscape setting to 'Greenfield', the retention and enhancement of planting to the boundaries of the site and enhancement works to the existing lake. New and existing landscaping features will also form part of an integrated sustainable drainage strategy for the site. Rusham Park is characterised by existing boundary trees and hedgerows which are largely to be retained and protected as part of the proposals. The retention of existing planting will provide a landscape setting for the new development and help the development to integrate better into the existing landscape. This application is seeking 'outline' permission with all matters reserved. On this basis the layout and scale of the buildings and landscaping will be fully considered at the future 'reserved matters' stage. It is considered that the applicant has provided sufficient 'illustrative' information to support their proposal in terms of the impacts upon blue and green infrastructure and the potential for enhancements. The revised proposal is therefore considered to comply with policies EE11 and EE12 of the 2030 Local Plan and policy within the NPPF.
- 7.21 A preliminary ecological appraisal and phase 1 habitat survey has been submitted in support of the application which includes opportunities for biodiversity net gain within the site. This includes an assessment of the impacts of the development, including associated impacts on

internationally designated sites both within the borough and in surrounding boroughs. The appraisal recommends an updated Badger survey (including any necessary mitigation measures) is undertaken prior to the commencement of any development. The appraisal confirms that any impacts will be mitigated through biodiversity protection and enhancements which will be closely aligned with blue and green infrastructure within the site, sensitive landscaping and full details of a Landscape and Ecological Management Plan will be submitted as part of the 'reserved matters' application. The applicant has provided some illustrative details of the potential for biodiversity enhancements within the site which includes bird and bat boxes, log and rubble piles, additional native planting, green or sedum roofs, living walls, wildflower meadow mixes for open spaces and the creation of attenuation ponds/swales across the site. The Surrey Wildlife Trust raises no objections to the proposals subject to the imposition of conditions, including the requirement for an additional badger survey and the submission of a Landscape and Ecological Management Plan and Construction Environmental Management Plan.

- 7.22 The application site lies within both 5km and 5-7km of the Thames Basin Heaths Special Protection Area. In accordance with guidance from Natural England, the Habitats Regulations Assessment requirements are that plans or projects which may have a likely significant effect on a European designated site (such as the TBHSPA) can only proceed if the competent authority is convinced they will not have an adverse effect on the integrity of the European site. Recent case law has suggested that likely significant effects cannot be ruled out at this screening stage, and in accordance with the Natural England guidance and national legislation, the application proposal must be made subject to an appropriate assessment. In accordance with the Council's SPG, and without consideration of potential mitigation regarding the TBHSPA this application is 'screened in' to the need for appropriate assessment as it lies within a zone of influence where recreational disturbance arising from new occupation in proximity to the TBHSPA is likely to have an adverse effect.
- 7.23 The guidance is that Natural England are required to be consulted and the LPA must have regard to its advice. It falls to the Council to undertake the Appropriate Assessment of the application, which includes the consideration of any proposed mitigation, to reach a conclusion as to whether the proposal has any residual adverse effects that lead to a likely significant effect on habitats at the TBHSPA. In undertaking this Appropriate Assessment it is considered that there will be permanent effects arising from increasing the number of residential student accommodation within 5km and 5-7km of the TBHSPA. However the applicant has been in discussions with Natural England through their "Discretionary Planning Advice Service to secure appropriate mitigation measures. This includes the submission of a Green Space and Visitor Management Plan which includes land both within Rusham Park and RHUL. Formal comments are awaited from Natural England. A section 106 will secure any mitigation when approved by Natural England. On this basis it is considered that any recommendation for approval will require that the committee delegate authority to the Corporate Head of Development Management & Building Control to approve the development once a suitable strategy is agreed with Natural England. In the event that a suitable strategy is not agreed with Natural England, the Corporate Head of Development Management & Building Control would need to exercise their authority to refuse the application. It is also considered necessary to impose a condition restricting the occupation of the development to students. It is therefore concluded through this appropriate assessment that with the avoidance measures in place, the proposal will not have an adverse effect on the integrity of the TBHSPA. It is therefore considered that subject to conditions, the development is considered to comply with policies EE9 and EE10 of the 2030 Local Plan and policy within the NPPF.
- 7.24 Open fields to the east and south of the application site are safeguarded mineral sites within the Surrey Mineral Plan which includes Milton Park Farm and Whitehall Farm. Surrounding land also falls within a Mineral Safeguarding Area. The Mineral Planning Authority (MPA) seeks to safeguard 'safeguarded mineral sites' from development that would sterilise the underlying mineral resource. The revised plans received on the 18<sup>th</sup> of May are not considered to have any additional impacts in respect of the Safeguarded Mineral Site. A letter of representation has been received from Cemex (in respect of the original plans) who have an option to extract the aggregate (sand and gravel) at Whitehall Farm. The MPA raises no

objection to the development subject to suitable mitigation to safeguard the future operation of the Milton Park Farm and Whitehall Farm sites in conjunction with any development at Rusham Park. The MPA supports proposals to incorporate sustainable construction and demolition techniques which seek to provide for the efficient use of minerals including a proportion of recycled or secondary aggregates and encourage the re-use of construction and demolition waste at source or it's separation and collection for recycling. This would be compliant with policy SD7 (sustainable design) of the 2030 Local Plan and would be imposed as a planning condition. The MPA recommend that a detailed noise assessment be submitted at the 'reserved matters' stage which takes into account future mineral working and further considers suitable mitigation such as sound insulation and acoustic glazing. In addition the MPA recommend that any detailed landscaping scheme should also take into account the neighbouring mineral sites and provide additional planting and screening along the site boundaries. The proposed 'Student Village New Build Development Zone' has removed development from the eastern boundaries of the site returning them to open space. On the basis of the above considerations, it is considered that subject to conditions, the revised proposals will not have any detrimental impacts upon the neighbouring safeguarded mineral sites.

- 7.25 The supporting information provides further details of how RHUL have considered 'health & wellbeing for their future students focusing upon the importance of providing opportunities for walking, cycling and outdoor recreation. The illustrative plans provide opportunities for recreation and social interaction including facilities such as a 'trim-trail running route' and other associated outdoor equipment as part of the wider landscape proposals. Further details of which would be required to be submitted through a planning condition. The revised proposal is therefore considered to comply with policy SL1 of the 2030 Local Plan.
- 7.26 The application is supported by an energy statement to address policies SD7 (sustainable design) and SD8 (renewable and low carbon energy) of the 2030 Local Plan. The applicant has considered sustainable design and a range of renewable and low carbon technologies in line with these policies which will be progressed at the 'reserved matters' stage. The revised development is therefore considered to comply with policies SD7 and SD8 of the 2030 Local Plan.
- 7.27 It is therefore necessary to consider whether any very special circumstances exist which outweigh the harm to the Green Belt and any other identified harm. As outlined earlier in the report, the development will result in a significant increase in floor area and height of buildings when compared to the existing buildings within the application site. There will also be a spread of built development towards the northern section of the application site adjacent to the existing multi-storey car park. The development will result in harm to the openness of the Green Belt and would conflict with the purposes of the Green Belt. On the basis of this assessment, the proposed quantum of development is considered to have a greater impact on the openness of the Green Belt than the existing development. This impact is considered to be substantial (paragraph 6.5). In addition to this 'substantial harm' there is also the 'moderate harm' which has been identified in the LVIA in respect of the temporary adverse impact on landscape character (paragraph 6.10)
- 7.28 As contained within Paragraph 143 of the NPPF, inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm, is clearly outweighed by other considerations. The relevant material considerations put forward by RHUL have been carefully assessed below by Officers (including their individual weight) to consider whether very special circumstances exist in this particular case with respect to the revised proposal.
- 7.29 Housing need

Following the adoption of the 2030 Local Plan, the Council is able to demonstrate a five year housing land supply. It is not considered that housing need and the supporting information provides any weight to justify an inappropriate development within Rusham Park. On this basis it is considered that housing need should be given 'very little weight'.

### 7.30 Construction of a proposed new southern link road

The proposed southern link road (RU.20/0260) is located within the main RHUL campus and was outlined within the 'illustrative' plans of the 2015 Master Plan. It is acknowledged that the link road will avoid the need for service, maintenance and delivery vehicles associated with RHUL to use the local highway network and enable the RHUL shuttle bus to access the sports centre and Rusham Park. The link road however falls outside of the application site of Rusham Park and would provide benefits to the wider RHUL campus. RHUL have confirmed that this project would be progressed independently from the Rusham Park development should outline permission for the development not be granted. On this basis, it is considered that this consideration should be given 'very little' weight.

### 7.31 Use of the MSCP by RHUL

The use of the MSCP (408 car parking spaces) for student and staff parking will bring wider community benefits by reducing pressure for student car parking along residential streets within the local area particularly within Englefield Green. RHUL acknowledge that the issue of parking has been a long term source of anger and frustration for local residents. There is an Englefield Green RHUL Parking Task Group that have been progressing a Controlled Parking Zone proposal for Englefield Green. The University accept the principle of contributions towards the CPZ, having been involved in the Parking Task group in excess of 7 years. Contributions towards setting up the CPZ will be secured through the S106 agreement. It is considered that the use of the MSCP to relieve local parking pressures in the surrounding area can be given 'considerable' weight.

### 7.32 New footbridge over the railway line

The proposals provide for a footbridge over the railway line which will be funded and built by RHUL. The railway line currently has single barriers and pedestrians have to cross the level crossing directly on foot at road level. There is an existing public footpath which wraps around the application site and extends to the south across open fields. Users of this public footpath currently have to utilise the roadway and level crossing to cross the railway line as part of this dedicated public footway. The provision of a dedicated pedestrian bridge which links directly with the public footpath will provide safe passage for both students and the general public across the railway. Network Rail support the principle of this development. These improvements will bring substantial benefits to local road users, students and pedestrians making the local highway and railway line crossing safer. It is considered that this can be given 'substantial' weight.

### 7.33 The proposed 'Student Village New Build Development Zone

The proposed 'Student Village New Build Development Zone' restricts the areas for new built development in the site. This will result in the removal of existing buildings to the east of the site (excluding Nightingale) adjacent to Whitehall Lane and their replacement with open space and additional planting. The illustrative plans also provide for the maintenance of existing areas of open space including additional planting to site boundaries. Furthermore the existing buildings on the site are industrial in appearance, dated and not particularly attractive, the replacement of these with modern well designed buildings will offer visual benefits. In combination with the reduced spread of development across the full site, it is considered that this will result in significant visual benefits to the Green Belt in this location and the undeveloped land will create a new green 'buffer zone' adjacent to Whitehall Lane as well as the potential for biodiversity improvements. It is considered that this can be given 'significant' weight.

### 7.34 RHUL is an important strategic employer within the borough

RHUL is an important strategic employer within the borough. RHUL confirm that the Rusham Park proposal will ensure the retention and longevity of the university within the borough for

the future. RHUL confirm the expectations and demand for quality accommodation from new students has changed over recent times. The availability of good quality and good value accommodation is a key factor in students decision making when selecting university. RHUL confirm that they critically need to keep pace with this expectation and its competitors. It is considered that the development will provide economic benefits to the borough including the retention and creation of new jobs. It is considered that this can be given 'significant' weight.

#### 7.35 RHUL is a world class education facility

RHUL is a world class education facility. The 2030 Local Plan recognises RHUL as a strength within the borough. The development will ensure the long term retention and prosperity of the university within the borough with increased opportunities for education. The proceeds from the development would also be reinvested into an established local education provider. It is considered that this can be given 'significant' weight.

#### 7.36 Sustainable travel modes

The 2030 Local Plan recognises the importance of reducing the boroughs ecological footprint through a modal shift to walking, cycling and other forms of sustainable transport. The 2030 Local Plan (Issues & Challenges) recognises that there are currently high levels of dependence on the private car within the borough which is a weakness. The Rusham Park development focuses upon sustainable travel modes actively encouraging pedestrian/cycle movements and considering direct links to the main RHUL campus, on site cycling facilities and the provision of a dedicated shuttle bus for students. It is also considered that the provision of the bridge over the railway for public use will also seek to encourage greater use of the existing public footpath surrounding the application site. It is considered that the development proposals will result in sustainability benefits as a result of reduced car movements and associated reductions in noise and pollution when compared to the potential use of the site utilised independently by P&G or a similar commercial company. There are currently 575 parking spaces on Rusham Park and the TS confirms that P&G employed around 600-800 staff. The TS advises that around 82% of P&G staff commuted to work by car. There is also a potential that should RHUL not occupy the application site, the site could potentially be utilised for alternative employment uses or residential purposes (C3) which would have significantly greater potential for private car movements to and from the site. It is considered that this can be given 'significant' weight.

#### 7.37 The future of Rusham Park as an independent 'employment site'

The future of Rusham Park as an independent 'employment site' is not guaranteed given its unsustainable location and the condition of the existing buildings. Rusham Park was not highlighted by the Council as an important employment site within the borough and on this basis has not been allocated as a 'strategic employment area' within the Local Plan 2030. It is acknowledged that the site has not been vacant for long periods and no evidence has been supplied to confirm that P&G have experienced problems marketing the site for employment uses. It is considered that this can be given 'little weight'.

7.38 On the basis of the above it is considered that the above material considerations are considered to cumulatively amount to 'very special circumstances' which would justify the amended development proposals and which would clearly outweigh the 'substantial harm' which has been identified to the Green Belt and the temporary adverse impact on landscape character identified by the LVIA considered to be of 'moderate harm'.

### **8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)**

8.1 The Councils 'Infrastructure Delivery and Prioritisation Supplementary Planning Document' was approved by the Planning Committee on the 4th of November. This SPD confirms that contributions will be negotiated on a site by site basis. Following discussions with RHUL, they have confirmed that the Rusham Park development will be fully supported by the facilities and infrastructure within the wider RHUL campus. This includes ancillary built facilities, sports facilities, parks and open space and medical facilities. RHUL have confirmed

that the existing sports and medical facilities on the main RHUL campus has sufficient capacity to support the additional students proposed. Given the nature of the development, it is not considered that contributions towards education, allotments, playspace or emergency services can be justified. This document also considers Controlled Parking Zones, advising that contributions towards the infrastructure required to set up CPZ's may be negotiated from developments within the vicinity. The applicant has agreed to a financial contribution of £46,703.50 which represents a 50% proportion of the total costs for setting up a CPZ to cover all areas affected by student parking within the vicinity of the university.

- 8.2 Given that this outline application seeks the provision of a new student village, this development would not be liable for a Community Infrastructure Levy contribution.

## **9. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS**

- 9.1 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.

## **10. CONCLUSIONS**

- 10.1 It is considered that by reason of the proposed quantum of development (up to 1,400 study bedrooms) and the proposed increase in floor area, height and spread of built development when compared to the existing development, this revised outline proposal will have a greater impact on the openness of the Green Belt than the existing development. This impact is considered to be substantial. On this basis the proposal would fail to comply with paragraph 145 of the NPPF and the proposed development would be an inappropriate and harmful development within the Green Belt by definition, would have a detrimental impact upon the openness of the Green Belt and would conflict with the purposes of the Green Belt. It is considered however that material considerations exist in this particular case which would cumulatively amount to 'very special circumstances' which would justify the development proposals and which would clearly outweigh the 'substantial harm' which has been identified to the Green Belt and the temporary adverse impact on landscape character identified by the LVIA considered to be of 'moderate harm'.
- 10.2 The development is considered to protect and enhance the character and appearance of the surrounding area and residential amenities will be protected. Existing heritage assets will be retained and enhanced. There will be no harmful effects upon archaeology and the proposal is not considered to detrimentally impact upon highway safety. There are not considered to be any environmental protection, flooding or drainage issues. The development will seek to protect and enhance biodiversity and green and blue infrastructure within the site and will provide suitable mitigation towards the Thames Basin Heaths SPA. No objections are raised from the Minerals Planning Authority and considerations have been given to health and wellbeing and sustainable design and renewable and low carbon energy at this outline stage. Infrastructure contributions towards setting up the Englefield Green CPZ can be secured by a S106. It is also considered necessary to secure the use of the new railway bridge by the general public through the S106. The development has been assessed against the following Development Plan policies – policies SD3, SD4, SD5, SD7, SD8, SL1, SL23,

EE1, EE2, EE3, EE4, EE9, EE10, EE11, EE12, EE13, EE17 & EE19 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.

## 11. FORMAL OFFICER RECOMMENDATION

The Corporate Head of Development Management & Building Control be authorised to Grant subject to the approval of a suitable strategy with Natural England to mitigate impacts on the Thames Basin Heaths SPA and the completion of a S106 legal agreement to secure:

- The agreed SAMM payments and a suitable SANG avoidance strategy in accordance with the requirements of Natural England.
- Contributions towards setting up of a Controlled Parking Zone.
- The public use of the new railway bridge which will be funded and built by RHUL.

### ***And the subject to the following planning conditions:***

#### 1 Outline application (standard time limit)

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

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

#### 2 Outline application (reserved matters standard time limit)

a. Application for approval of the reserved matters referred to in Condition 1 shall be made to the Local Planning Authority for the whole development, or if the development is to be phased for the first phase of the development, before the expiration of three years from the date of this permission. b. Reserved matters for subsequent phases of the development shall be made to the Local Planning Authority no later than three years from the date of approval of the previous reserved matter application or the last of the reserved matters to be approved, whichever is the later. c. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the reserved matters for the first phase of the development, whichever is the later.

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

#### 3 Programme of Archaeological Work

No works below current ground levels shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To allow archaeological information to be recorded and to comply with Policy EE3 and EE7 of the Runnymede 2030 Local Plan and guidance in the NPPF.

#### 4 External Lighting

Prior to installation, details of any external lighting (including their design, positioning within the application site and a proposed lux levels plan) 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 the character of the area, neighbouring residential amenities and biodiversity in accordance with Policies EE2 and EE9 of the Runnymede 2030 Local Plan and guidance in the NPPF.

## 5 External Materials

Prior to the above ground construction of the development hereby permitted is commenced (or if the development is to be phased, prior to the above ground construction of each individual phase) further details and samples of the external materials to be used in the external elevations shall be submitted to and approved by the Planning Authority. No variations in such materials when approved shall be made without the prior approval, in writing, of the Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order that the development harmonises with the surroundings in the interests of visual amenity and to comply with policy EE1 of the Runnymede 2030 Local Plan and guidance within the National Planning Policy Framework.

## 6 Flood Risk

The development hereby permitted shall be carried out in accordance with the submitted flood risk assessment unless a variation is agreed in writing by the Local Planning Authority. Applications for the approval of reserved matters shall be accompanied by details of the proposed finished floor levels of the development. When approved the development shall be undertaken in complete accordance with the approved details (unless a variation is agreed in writing by the Local Planning Authority) and shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: In order to reduce the risk of flooding to the proposed development and future occupants and to ensure an acceptable design to comply with policies EE1 and EE13 of the Runnymede 2030 Local Plan and policy within the NPPF.

## 7 Highway improvements

No part of the development shall be first occupied until further details of highway improvements have submitted to and approved in writing by the Local Planning Authority. i) Facilities to allow pedestrians and cyclists (both students and the public) to cross the railway line from the site to the main Royal Holloway Campus and from adjoining public footpaths and pavements. This shall include details of the proposed design and positioning of the bridge, external lighting and associated footpaths to link the bridge with the main RHUL campus and existing neighbouring public footpaths and pavements.

- ii) The provision of pedestrian and cycle improvements from the site to improve safety along Whitehall Lane leading to Egham Railway Station and Egham Town Centre following an assessment of the existing provision for pedestrians and cyclists.
- iii) Provision of a university shuttle bus service linking the site to key local destinations including, but not limited to Egham Railway Station, Egham Town Centre and RHUL main campus. This shall include details of bus stopping points within the site, bus shelters and proposed timings and frequency of the shuttle bus service.
- iv) Improvements to footpaths 27 and 89 to improve facilities for pedestrians and cyclists.

When approved, the development shall be undertaken in complete accordance with the approved details prior to the first occupation of the development (unless a variation is agreed in writing by the Local Planning Authority) and shall thereafter be retained.

Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, to promote sustainable transport measures and to ensure an acceptable design in the interests of the visual amenities of the area and to comply with policies EE1, SD3 and SD4 of the Runnymede 2030 Local Plan and policy within the NPPF

## 8 Car Park Management Plan

Prior to the first occupation of the development hereby permitted, a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority. When approved the development

shall be undertaken in complete accordance with the approved details and the approved Car Park Management Plan shall be implemented for each and every subsequent occupation of the development.

Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users and to promote sustainable transport measures to comply with policies SD3 and SD4 of the Runnymede 2030 Local Plan and policy within the NPPF.

## 9 Restriction to Use Class C2

Notwithstanding any other provision or subsequent statutory instrument revoking and re-enacting the Order, the student accommodation hereby approved shall be retained as student accommodation only falling within Class C2 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) and shall not be used for any other purpose including Use Class C3 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any statutory instrument revoking and re-enacting that Order.

Reason: To accord with the terms of the application and the particular very special circumstances case, and to avoid impact on the Thames Basin Heaths Special Protection Area and to comply with Policy EE10 of the Runnymede 2030 Local Plan, the guidance in the NPPF and the Habitats Regulations.

## 10 Travel Plan

Prior to the occupation of the development (or if the development is phased, prior to the occupation of each individual phase of the development) a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. When approved the development shall be undertaken in complete accordance with the approved details (unless a variation is approved in writing by the Local Planning Authority) and the approved Travel Plan shall be implemented for each and every subsequent occupation of the development.

Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users and to promote sustainable transport measures to comply with policies SD3 and SD4 of the Runnymede 2030 Local Plan and policy within the NPPF.

## 11 Parking and turning

Applications for the approval of reserved matters shall include details for vehicles and cycles to be parked, details for the loading and unloading of vehicles and details for vehicles to turn so that they may enter and leave the site in forward gear. All cycle parking shall be secure, covered and lit. When approved the parking, turning, loading and unloading areas shall be undertaken in complete accordance with the approved plans prior to the occupation of the development (or if the development is phased, prior to the occupation of each individual phase of the development) and thereafter 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 promote sustainable transport measures to comply with policies SD3 and SD4 of the Runnymede 2030 Local Plan and policy within the NPPF.

## 12 Construction Transport Management Plan

No development shall commence (including demolition works) until a Construction Transport Management Plan has been submitted to and approved in writing by the Local Planning Authority, to include details of:

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

- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (j) on-site turning for construction vehicles
- (k) measures to reduce construction vehicle trips on the highway network during the weekday peak hours.

When approved the development shall be undertaken in complete accordance with the approved details during both demolition and construction works unless a variation is agreed in writing by the local planning authority.

Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users to comply with policies SD3 and SD4 of the Runnymede 2030 Local Plan and policy within the NPPF.

### 13 Electric vehicle charging

The development hereby approved shall not be first occupied (or if the development is phased, before the first occupation of each individual phase of the development) until all new car parking spaces are provided with a fast charge socket (minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. When approved the development shall be undertaken in complete accordance with the approved plans (unless a variation is approved in writing by the Local Planning Authority) and shall thereafter be retained and maintained.

Reason: In order to promote sustainable transport measures to comply with policy SD3 of the Runnymede 2030 Local Plan and policy within the NPPF.

### 14 Submission of Drainage Scheme

No development above ground shall 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) 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. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 25.3l/s for the 1 in 2 year rainfall event, 57.7/s for the 1 in 30 year rainfall event and 74.9l/s for the 1 in 100 (+CC allowance) rainfall event.
- b) 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.).
- c) 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.
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) 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 and to comply with policy EE13 of the Runnymede 2030 Local Plan and policy within the NPPF.

### 15 Drainage Verification Report

Prior to the first occupation of the development, (or if the development is phased, prior to the first occupation of each individual phase 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 and to comply with policy EE13 of the Runnymede 2030 Local Plan and policy within the NPPF.

## 16 Land Affected by Potential Contamination

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

### (i) Site Characterisation

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

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

### (ii) Submission of Remediation Scheme

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

### (iii) Implementation of Approved Remediation Scheme

If found to be required, the remediation scheme shall be implemented in accordance with the approved timetable of works. Upon completion of measures identified in the approved remediation scheme, a verification report (validation report) that demonstrates the effectiveness of the remediation carried out must be submitted to the local planning authority.

### (iv) Reporting of Unexpected Contamination

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

(verification) plan and report must be submitted to and approved in writing by the Local Planning Authority in accordance with Condition (iii)

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

#### 17 Existing and proposed finished levels

Applications for the approval of reserved matters shall include details of the existing and proposed levels of the application site. When approved the development shall be carried out in complete accordance with the approved details unless a variation is agreed in writing by the Local Planning Authority.

Reason: In order to obtain a satisfactory form and scale of development in the interests of the visual and residential amenities of the locality and to comply with policies EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.

#### 18 Landscape Management Plan

Prior to the first occupation of the development hereby approved (or if the development is phased, prior to the first occupation of each individual phase of the development) a landscape management plan, (including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape areas shall be managed and maintained thereafter in accordance with the agreed landscape management plan unless a variation is approved in writing by the Local Planning Authority.

Reason: To ensure a high quality landscaping scheme across the site in order to protect and enhance the appearance of the surrounding area to comply with Policies EE1, EE11 and EE12 of the Runnymede 2030 Local Plan and guidance in the NPPF.

#### 19 Details of mechanical ventilation and filtration equipment.

Prior to installation, details of all mechanical and ventilation plant that is intended to be used on the student accommodation buildings, ancillary commercial operations and Energy Centre must be submitted to and approved in writing by the Local Planning Authority. Any fixed plant or ventilation equipment must be installed and operated in accordance with manufacturer's instructions at all times.

Reason: In order to protect the amenities of existing and proposed residential properties from nuisance arising from noise and smell to comply with policy EE2 of the Runnymede 2030 Local Plan and guidance in the NPPF.

#### 20 Additional surveys and mitigation measures

An application for the approval of reserved matters shall include the following additional information to be submitted to and approved in writing by the Local Planning Authority:

- i) An additional noise survey and associated mitigation measures which demonstrates that the proposed development (including the new energy centre) will protect the occupants of the proposed student village development from noise . The scheme shall include details of each of the highest maximum Lamax levels to inform calculations for noise insulation (including acoustic glazing with ventilation) and any other means proposed to protect the development from noise.
- ii) Details of the proposed management of the student accommodation to minimise noise and disturbance to surrounding residential properties.
- iii) An additional noise survey and associated mitigation measures (including measures to reduce the effects of any associated noise and dust impacts) which demonstrates the development would safeguard the neighbouring 'safeguarded mineral sites' and would not sterilise this important underlying mineral resource or prevent the future operation of the Milton Park Farm and Whitehall Farm sites.

- iv) An additional noise survey and associated mitigation measures which demonstrates that the proposed new energy centre and any ancillary commercial uses will protect the amenities of existing residential properties surrounding the application site from noise.

When approved, the proposed development shall be carried out in full accordance with the approved details before the development is first occupied (or if the development is phased, prior to the first occupation of each individual phase of the development) and shall thereafter be retained unless a variation is approved in writing by the local planning authority.

Reason: In order to protect the occupants of the new development and existing surrounding residential properties from noise disturbance and to protect the important neighbouring mineral resource to comply with policy EE2 of the Runnymede 2030 Local Plan and noise policy within the NPPF and NPPG.

#### 21 Infrastructure provision requirements from Thames Water

Prior to the occupation of the 550th study bedroom further details shall be submitted to and approved in writing by the local planning authority to provide the following:

- i) Evidence that all foul water network upgrades required to accommodate the additional flows from the development have been completed; or
- ii) The submission of a Development and Infrastructure Phasing Plan to be submitted to and approved in writing by the Local Planning Authority. Where a Development and Infrastructure Phasing Plan is agreed, no occupation of those additional dwellings shall take place other than in accordance with the agreed Development and Infrastructure Phasing Plan.

Reason - To ensure that the necessary network infrastructure works are undertaken to accommodate the proposed development to avoid sewage flooding and potential pollution incidents to comply with policies SD5 and EE2 of the Runnymede 2030 Local Plan and policy within the NPPF.

#### 22 Infrastructure provision requirements from Affinity Water

Prior to the commencement of above ground development further details shall be submitted to and approved in writing by the local planning authority to provide the following:

- i) Evidence that all water network upgrades required to accommodate the development have been completed; or
- ii) The submission of a Development and Infrastructure Phasing Plan to be submitted to and approved in writing by the Local Planning Authority.

Where a Development and Infrastructure Phasing Plan is agreed, no occupation of the development shall take place other than in accordance with the agreed Development and Infrastructure Phasing Plan.

Reason - To ensure that the necessary water network infrastructure works are undertaken to accommodate the proposed development to comply with policy SD5 of the Runnymede 2030 Local Plan and policy within the NPPF.

#### 23 Demolition Construction Environmental Management Plan.

Prior to commencement of demolition, a Demolition Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The demolition shall take place fully in accordance with the approved details.

Reason: To protect the environment in the vicinity of the site and to comply with Policy EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

#### 24 Construction Environmental Management Plan.

Prior to commencement of development, save for demolition, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall take place fully in accordance with the approved details.

Reason: To protect the environment in the vicinity of the site and to comply with Policy EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

#### 25 Air Quality Assessment

Prior to the construction of the above ground development of the Energy Centre, an Air Quality Assessment (including details of any mitigation measures proposed to protect against any adverse impacts) shall be submitted to and improved in writing by the Local Planning Authority. When approved the Energy Centre shall be undertaken in complete accordance with the approved details unless a variation is approved in writing by the Local Planning Authority.

Reason: To protect air quality and the environment to comply with policy EE2 in the 2030 Local Plan and policy within the NPPF and NPPG.

#### 26 Badger survey

No development shall take place (including any demolition and site clearance) until a badger survey has been conducted on the whole site and the findings of the survey, and any recommended mitigation, submitted to and agreed in writing by the Local Planning Authority. The development shall not commence until all the measures approved in accordance with this condition have been implemented.

Reason: To protect badgers and to comply with Policy EE9 of the Runnymede 2030 Local Plan and guidance within the NPPF.

#### 27 Vegetation and bird survey

Any scrub, hedgerow and tree clearance must be undertaken outside the breeding season (March to July inclusive) . If this is not possible the site should be inspected for active nests by an ecologist immediately prior to clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use. Bird nest boxes shall be incorporated into the new development in accordance with details to be submitted to and approved by the Local Planning Authority prior to the first occupation of the development (or if the development is to be phased, before the first occupation of each individual phase of the development)

Reason: To protect birds during site clearance works and to comply with Policy EE9 of the Runnymede 2030 Local Plan and guidance within the NPPF.

#### 28 Tree protection

Application for the approval of reserved matters shall include details of a Tree and Hedgerow Retention and Protection Plan and an Arboricultural Method Statement. When approved the development shall be undertaken in complete accordance with the approved details. The development shall be carried out in accordance with the approved Tree and Hedgerow Retention and 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 Local Planning Authority. 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 and hedgerows 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.

#### 29 Landscaping

Application for the approval of reserved matters shall include the submission of the following:

- i) Full details of hard and soft landscaping works including hard surfacing and means of enclosure within and surrounding the application site and proposed times of planting.
- ii) Full details of proposals to protect and enhance blue infrastructure assets within the site.
- iii) Soft landscape details shall include planting plans with specification, schedules of plants noting species, plant sizes at time of planting and proposed numbers/ densities, and a schedule of tree planting.
- iv) Hard landscaping shall include vehicle and pedestrian access and circulation areas.
- v) All Landscaping details must comply with Advice Note 3, 'Potential Bird Hazards from Amenity Landscaping & Building Design' (available at [www.aoa.org.uk/policy-campaigns/operations-safety](http://www.aoa.org.uk/policy-campaigns/operations-safety)).
- vi) All hard and soft landscaping works shall be carried out in accordance with the approved details unless a variation is agreed in writing by 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 and biodiversity of the surrounding area, to avoid endangering the safe movement of aircraft and the operation of Heathrow Airport through the attraction of birds and an increase in the bird hazard risk of the application site and to comply with Policies EE1, EE9, EE11 and EE12 of the Runnymede 2030 Local Plan and guidance within the NPPF.

### 30 Renewable energy (details required)

Applications for the approval of reserved matters shall include 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. Development shall be carried out in accordance with the approved details and thereafter retained, maintained and operational unless otherwise agreed in writing by the Local Planning Authority. In the event of air or ground source heat pumps being the chosen renewable energy measure, 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 residential property (including student residential accommodation).

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, to ensure the development does not endanger the safe movement of aircraft or the operation of Heathrow Airport through interference with communication, navigational aids and surveillance equipment and to protect the amenities of occupiers of existing and proposed residential properties and to comply with Policies SD8 and EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

### 31 Sustainable construction

Prior to the construction of the development (including demolition) details of sustainable construction and demolition techniques to provide for the efficient use of minerals and encourage the re-use of construction and demolition waste at source or its separation and collection for recycling, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out fully in accordance with the approved details.

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

### 32 Water efficiency

Prior to the first use/occupation of the development hereby permitted (or if the development is to be phased, prior to the first use/occupation of each individual phase of the development) 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.

### 33 Bin store provision

Prior to the commencement of the above ground construction of the development hereby permitted (or if the development is phased, prior to the commencement of the above ground construction of each individual phase of the development) details of the siting, size and design of the refuse and recycling bin storage areas shall be submitted to and approved in writing by the Local Planning Authority. The refuse and recycling bin stores and facilities shall then be provided in accordance with the approved details prior to the first occupation of the development or each phase of the development and retained thereafter.

Reason: In the interests of amenity, to provide adequate refuse and recycling facilities and provide satisfactory form of development and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

### 34 Submission of a Bird Hazard Management Plan

Application for the approval of reserved matters shall include the submission of a Bird Hazard Management Plan. The submitted plan shall include details of:

- i) The management of any flat/shallow pitched roof on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' .
- ii) When approved the Bird Hazard Management Plan shall be implemented in accordance with the approved details on completion of the development (unless a variation is agreed in writing by the Local Planning Authority) and shall thereafter be retained and maintained.

Reason: In order to manage the development to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport.

### 35 Landscape and Ecological Management Plan (LEMP)

Applications for the approval of reserved matters shall include the submission of a Landscape and Ecological Management Plan (LEMP) linked to the submitted Ecological Impact Assessment. The LEMP should include details of the following;

- i) Description and evaluation of features to be managed and created including measures to compensate for loss of proposed tree and hedge removal.
- ii) Identification of biodiversity protection zones.
- iii) Numbers and locations of bat and bird boxes, including provision integral to the design of the new buildings.
- iv) Aims and objectives of management.
- v) Appropriate management options to achieve aims and objectives.
- vi) Prescriptions for management actions
- vii) A scheme for biodiversity enhancements within the site including preparation of a work schedule for securing biodiversity enhancements in perpetuity
- viii) Details of the body or organisation responsible for implementation of the LEMP
- ix) Ongoing monitoring and remedial measures.
- x) Details of legal / funding mechanisms.
- xi) Proposals for net gain should be clearly recorded and reported through use of an appropriate metric such as the DEFRA Biodiversity Metric 2.0. Any net gain should be fully secured and funded for the lifetime of the development.

Reason: In order to secure the protection and enhancement of biodiversity and nature conservation within the site to comply with policy EE9, EE11 and EE12 of the Runnymede 2030 Local Plan and policy within the NPPF.

### 36 Biodiversity Construction Environmental Management Plan.

Applications for the approval of reserved matters shall include details of a Biodiversity Construction and Environment Management Plan (BCEMP) to provide further details of how the proposed demolition and construction works will protect protected habitats and species, including wetland features, from any adverse impacts. The BCEMP shall include the following details:

- Risk assessment of potentially damaging demolition and construction activities.
- Practical measures to avoid and reduce impacts during demolition and construction.
- Location and timing of works to avoid harm to biodiversity features
- Responsible persons and line of communication
- Use of protected fences, exclusion barriers and warning signs.

When approved the development will be undertaken in complete accordance with the approved details unless a variation is approved in writing by the Local Planning Authority.

Reason: To protect and enhance the biodiversity of the site during demolition and construction works and to comply with Policies EE9, EE11 and EE12 of the Runnymede 2030 Local Plan and guidance within the NPPF.

### 37 Flood risk management and evacuation plan

Prior to the commencement of the above ground construction of the development hereby permitted (or if the development is to be phased, prior to the above ground development of each individual phase of the development), a Flood Risk Management Plan (FRMP) shall be submitted to and approved in writing by the Local Planning Authority. The FRMP shall provide a student 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.

### 38 Hours of opening of ancillary services

Ancillary retail, commercial, service or support uses permitted under any subsequent reserved matters submission will be restricted to the following hours of operation:  
08:00hrs to 22:00hrs Monday to Sunday

Prior to occupation details of the proposed opening hours of any takeaway or drinking establishment shall be submitted to and approved in writing by the Local Planning Authority. When approved the development shall be undertaken in accordance with the approved details unless a variation is approved in writing by the Local Planning Authority.

Reason: To protect the amenity of future resident students and the local amenity of existing residents surrounding the application site in accordance with Policy EE2 of the Adopted Runnymede 2030 Local Plan.

### 39 List of approved plans

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

Parameter Plan received 18.05.2021

Site Location Plan received 18.05.2021

Visitor Greenspace and Management Plan received 30.04.2021.

The applicant is advised that the following illustrative and supporting documents have also be considered by the Local Planning Authority. Rusham Park & Southern Link Road Footpath Landscape Strategy received 30.10.2020. Planning Design and Access Statement, Transport Assessment, Flood Risk Assessment, Surface Water Drainage and Potable Water Strategy Report received 16.09.2020 Biodiversity Impact Assessment, Arboricultural Impact Assessment and Arboricultural Survey, Energy Strategy, Landscape and Visual Impact Assessment, Noise Assessment, Massing Comparisons x 2, illustrative Estate Plan, Site Location Plan received on the 11.09.2020 Archaeology and Heritage

Statement, Ecological Impact Assessment and Badger Survey and Statement of Community Involvement received 14.01.2020 Technical Note – Drainage received 10.04.2020. MBSK200106-11 P1 received 24.01.2020

Reason: To ensure an acceptable scheme and to comply with Policies EE1, EE2, EE3, EE4, EE9, EE10, EE11, EE12, EE13, EE17, EE19, SL23, SD3, SD4, SD5, SD7 and SD8 of the Adopted Runnymede 2030 Local Plan and guidance in the NPPF.

40 Application for the approval of reserved matters shall include the following as contained within the Parameter Plan received on the 18.05.2021.

- i) No new buildings to be constructed outside of the 'student village new built development zone' as detailed on the parameter plan.
- ii) Retention of the existing pond area and the provision of a buffer zone around the southern boundary watercourse and around the pond as detailed on the parameter plan.
- iii) The provision of biodiversity protection zones as detailed on the parameter plan.

Reason: In order to accord with the terms of the application and to protect the Green Belt, the character of the area and to protect and enhance biodiversity in accordance with policies EE1, EE9, and EE17 of the Runnymede 2030 Local Plan and policy within the NPPF.

#### 41 Health and Wellbeing

Applications for the approval of reserved matters shall include details of the proposed measures to support and promote health and wellbeing within the application site. When approved the development shall be undertaken in accordance with the approved scheme (unless a variation is approved in writing by the Local Planning Authority) and shall thereafter be retained.

Reason: To ensure that health and wellbeing is promoted as part of the development to comply with policy SL1 of the Runnymede 2030 Local Plan and policy within the NPPF.

#### 42 Visitor Greenspace and Management Plan

The Visitor Greenspace and Management Plan received 30.04.2021 shall be implemented, and thereafter retained, maintained and developed in accordance with the approved details including phasing and timescales as described within the document.

Reason: In order to ensure appropriate on site avoidance and mitigation measures are in place in order to avoid likely significant effect on the TBHSPA, and to accord with policies EE10 of the 2030 Local Plan.

Informatives:

##### 1 Works to the highway

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

##### 2 Mud/debris on the highway

The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

### 3 Damage to the highway

Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

### 4 Travel plan TRICS survey

The Developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey must 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 Utility works

The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant Utility Companies and the Developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.

### 6 Electric vehicle charging

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

7 If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website. If there are any further queries please contact the Flood Risk Asset, Planning, and Programming team via [SUDS@surreycc.gov.uk](mailto:SUDS@surreycc.gov.uk).

8 The applicant is advised of the comments received from The Highways Agency dated 07.09.2020 which requires the Construction Transport Management Plan to provide measures to reduce construction vehicle trips on the highway network during the weekday peak hours.

9 Network Asset Protection and Optimisation - The applicant is advised of the comments received from Network Rail dated 01.06.2020 which advises that due to the proximity of the proposed development to Network Rail land and the developments interaction with the operational railway, Wessex Asset Protection and Optimisation (ASPRO) requires that the applicant continues to engage with Network Rail regarding the detailed 'reserved matters' application submission for the development of the site and any proposed works adjacent to the railway. Further details are contained within their letter dated 01.06.2020.

10 The applicant must contact Network Rails Asset Protection and Optimisation (ASPRO) team via [AssetProtectionWessex@networkrail.co.uk](mailto:AssetProtectionWessex@networkrail.co.uk) prior to any works commencing on site, with a view to enter into an Asset Protection Agreement to enable approval of detailed works. The Asset Protection Team will also assist with the technical clearance process. More information can also be obtained from the ASPRO website <https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/>.

11 The applicant is advised of the comments received from Network Rail in their letter dated 01.06.2020 regarding the Feltham Re-signalling Project which will have some interaction with the railway neighbouring this site. Network Rail advise that it is crucial that the details of the bridge are agreed with Network Rail to ensure it does not interfere with the existing or the new signalling systems to be put into place.

12 The applicant is advised of the comments received from Heathrow dated 13.03.20 and the requirements for a Bird Hazard Management Plan.

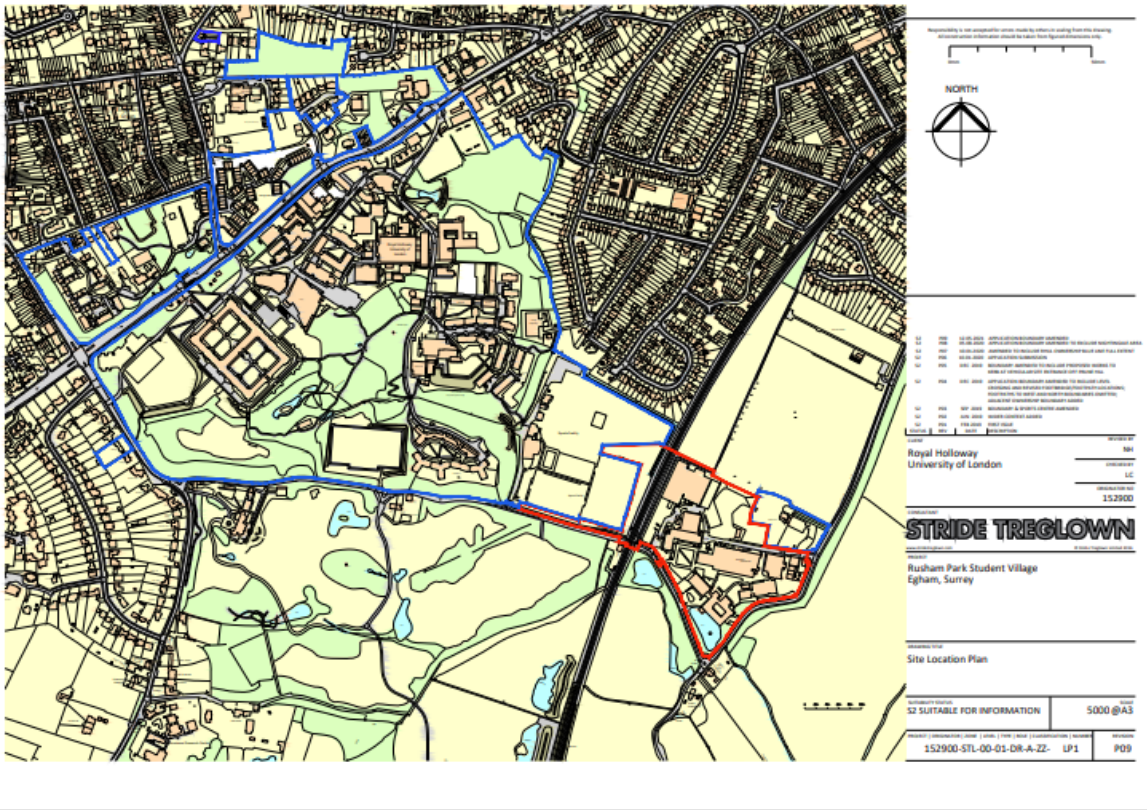
13 The applicant is advised of the letter from the North Division Crime Prevention Design Advisor dated 27.02.2020 and their recommendation to ensure that the development achieves a Secured by Design (SbD) Gold award. The North Division Crime Prevention Design Advisor recommends that an early meeting is arranged to discuss all matters.

14 The applicant is advised of the comments received from Sport England dated 29.01.20

15 The applicant is advised of the e-mail received from the Minerals Planning Authority dated 20.10.20 advising of the public consultation being run by Cemex on the Whitehall Farm proposal in advance of an application being submitted. More information can be found here <https://www.whitehallfarmsurrey.co.uk/>

16 The applicant is advised that consideration should be given to the appearance, landscaping, layout and scale of the development adjacent to the application site boundaries in order to protect the Green Belt and to protect and enhance the character of the surrounding area.

Plans for Rusham Park 20/0098



**ROYAL HOLLOWAY UNIVERSITY OF LONDON**  
**RUSHAM PARK STUDENT VILLAGE**  
**PARAMETER PLAN**

Building Block	Floor Area GBA (sqm)	Height (m)
A	10,355	14.8
B	4,390	14.8
C	10,540	14.8
D	3,023	14.8
E	7,154	17.1
F	9,857	17.1
Energy Centre	1,000	4.5
<b>Total</b>	<b>46,361</b>	

- KEY**
- Application boundary
  - Student village new build development zone
  - Footbridge and landing zone
  - Connection from footbridge and landing zone into the heart of the student village
  - Retained vehicular access (primary)
  - Retained vehicular access (secondary)
  - Shared surface routes with pedestrian priority and restricted vehicular access (e.g. refuse, servicing, bus)
  - Maintenance of existing areas of open space
  - Retention of existing pond area
  - Buffer zone around the southern boundary watercourse and around the pond
  - Biodiversity protection zones
  - Buildings/structures to be retained



**STRIDE TREGLOWN**

PARAMETER PLAN  
PROJECT: RUSHAM PARK STUDENT VILLAGE

CLIENT: ROYAL HOLLOWAY UNIVERSITY LONDON  
DATE: 11.05.2021

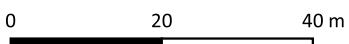


Date: 23/06/2021

**7 Mead Lane, Chertsey**



Scale: 1:1,000



**RU.21/0608**



## COMMITTEE AGENDA REFERENCE: 6B

<b>APPLICATION REF:</b>	<b>RU.21/0608</b>
<b>LOCATION</b>	7 Mead Lane Chertsey KT16 8NJ
<b>PROPOSAL</b>	Alterations to previously approved change of use of existing building from A1 use (retail) to C3 (residential) use to create 3No. residential units (RU.20/0754). Alterations include a new rear dormer and internal / external alterations.
<b>TYPE</b>	Full Planning Permission
<b>EXPIRY DATE</b>	09 June 2021
<b>WARD</b>	Chertsey Riverside
<b>CASE OFFICER</b>	Jennifer Cade
<b>REASON FOR COMMITTEE DETERMINATION</b>	The number of objections received from separate households exceeds 10. A decision must therefore be made by the planning committee in accordance with the Council's scheme of delegation.
<i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i>	

### 1. SUMMARY OF RECOMMENDATION

**It is recommended the Planning Committee authorises the CHDMBC:**

- |    |  |
|----|--|
| 1. | <b>To grant permission subject to conditions</b> |
|----|--|

### 2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site is a single storey property with rooms within the roof with a front dormer window. The surrounding area is predominantly residential with the car park of a commercial unit opposite the site. The site is in the urban area and is partially located within Flood Zone 2 and in the dry island of Chertsey. The building is in the process of being converted to residential use. Neighbouring property No. 5 Mead Lane has been granted permission to be converted into 1 residential unit.

### 3. APPLICATION DETAILS

- 3.1 This proposal seeks permission for a rear dormer and fenestration changes to facilitate the conversion of the existing retail unit to 3 residential dwellings which has commenced works.

Two of the proposed residential units will be at ground floor and 1 at first floor. Each residential unit is a 1 bedroom flat.

The rear dormer will have a width of 3.2 metres, height of 1.2 metres and depth of 1.7 metres with a window on the rear elevation. The front fenestration changes involve the removal of the existing shop frontage and the insertion of double door and two 3 paned windows.

The proposal also involves a new gate on the front boundary to the western side of the building and a bin store and cycle store.

- 3.2 A Flood Risk Assessment and supporting letter has been submitted with the application.

### 4. RELEVANT PLANNING HISTORY

- 4.1 The following history is considered relevant to this application:

Reference	Details
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RU.21/0196	<p>Alterations to previously approved change of use of existing building from A1 use (retail) to C3 (residential) use to create 3 No. residential units (RU.20/0754). Alterations include a new dormer and internal/ external alterations. Refused</p> <p><i>Reason for Refusal:</i></p> <ol style="list-style-type: none"> <li><i>The proposed development, by reason of the resultant configuration of the internal space, limited outlook, limited headroom and absence of any external amenity space, would result in poor standards of living accommodation for future occupiers such that the development would fail to provide a high-quality design and good standards of internal and external amenity, contrary to Policy EE1 of the Runnymede 2030 Local Plan and guidance of the NPPF.</i></li> </ol>
RU.20/0754	<p>Prior Approval for change of use from retail (A1) to dwellinghouses (C3) to create 3 residential units. Prior Approval Required and Approved July 2020</p>

## 5 SUMMARY OF MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework and Guidance.
- 5.2 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.
- 5.3 SPGs which might be a material consideration in determination:
- Householder Guide (2003)

## 6. CONSULTATIONS CARRIED OUT

### 6.1 Consultees responses

Consultee	Comments
<p><b>SCC Country Highways Authority</b></p>	<p>Comments from RU.20/0754 is considered relevant:</p> <p>No objections subject to conditions</p>

### Representations and comments from interested parties

- 6.2 7 Neighbouring properties were consulted in addition to being advertised on the Council's website and 44 letters of representation have been received in regard to the original scheme which can be summarised as follows:
- In favour of residential development but proposal is not in keeping with the character of the area
  - High density studio flats in medium to low density area
  - Concerns regarding dangerous and illegal parking with no parking provided and no permit system in place especially close to a junction
  - Already problems with deliveries to Co-op opposite the application site
  - Access is regularly restricted to Mead Lane by cars parking on both sides of the road + delivery lorries
  - Should only be allowed with allocated parking
  - Concerns regarding 'amenity' of parking issue
  - Threat to road safety for children walking to Stepgates school and elderly to Chertsey Health Centre
  - Large number of objections received
  - Only cycle provision provided on site and no restriction on occupiers owning cars
  - Concerns regarding impact on privacy of neighbouring gardens
  - How will construction vehicles be managed with co-op deliveries and residents
  - If it is converted should be for fewer units

- Proposal in conjunction with No. 5 Mead Lane which is also being converted into a residential flat
- Proposal garden is not large enough to be a garden
- Development would not be in community interest
- Overdevelopment of the site
- Poor internal and external amenity providing poor living conditions for future occupiers
- Developers trying to squeeze in as many properties for profit
- Works have started on site
- Understand single occupancy cannot be enforced
- Is the bike store and refuse bins to be shared with No. 5 Mead Lane?

This includes letters received up to 18<sup>th</sup> May. It is noted that additional letters have been received by the planning department which will be included in an addendum.

## 7. PLANNING CONSIDERATIONS

- 7.1 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 design and layout of the proposal, impact of the proposal on the character and visual amenities of the area and on the residential amenities of neighbouring properties as well as on the future occupiers. Consideration is also required in regard to highways and flood risk.
- 7.2 The proposal involves changes to the front fenestration and the insertion of a rear dormer to facilitate the change of use from retail to 3 residential units. The changes to the front fenestration will be visible from the street scene. The changes to the front fenestration involve the removal of the signage and the replacement of the doors and windows with a front door and 2 smaller windows and a window and door to serve unit 2 more suited to residential use. The style of windows proposed on the front elevation would be in keeping with the street scene which is mostly residential and no alterations to the footprint of the building are proposed. A small external staircase within the site is also proposed. Therefore, the proposal is not considered to be more dominant or prominent within the existing street scene of Mead Lane. A gate which opens inwards is also proposed along the front boundary.
- 7.3 In terms of the amenities for future occupiers, Policy EE1 states that development will be supported where they ensure no adverse impact on the amenities of occupiers of the development proposed. Previous application RU.21/0196 was refused for failing to provide good quality accommodation. The current application has been amended to address the previous reason for refusal by amending the internal layout and creating an external amenity area. All the units are one bedroom one person flats and the internal layout has been amended since the previous submission to ensure that all units comply with minimum space standards (Unit 1: 38sqm, Unit 2: 38 sqm, Unit 3: 45sqm (75% at minimum of 2.3 metres head height)). Details of finished floor levels and a section has been provided which shows the minimum height at ground floor is 2.5 metres and the proposed dormer increases the amount of headroom in unit 3. Unit 2 would still have limited outlook with the windows looking directly onto boundary screening with a small separation distance of 1 metre which would impede light coming into this unit. However prior approval has already been implemented and the supporting statement submitted with the application states that the windows comply with a 25 degree test showing that daylight and sunlight levels are acceptable. A small area is shown on the plans as a garden although this area is not considered to provide any usable amenity space. A bin store and bike store are shown to the side of the building which will only serve No. 7 Mead Lane.
- 7.4 It is noted that prior approval was granted under RU.20/0754 for the conversion of the existing retail unit to 3 residential flats however this did not take into account living standards of future occupiers. Previous application RU.21/0196 was refused as the prior approval had not been implemented and the scheme did not provide good quality living environment for future occupiers. Since the previous application, the prior approval application to convert the retail unit into 3 residential flats has been commenced which is a material change in circumstances. The current proposal has been amended so that all 3 flats now meet minimum internal space standards to comply with Policy SL19 and although there would still be limited outlook to unit 2 and little/ no external amenity space the building can be converted to flats without further permission and this application would provide a betterment in living environment for future occupiers compared to the prior approval granted under RU.20/0754. Therefore, although there are negatives of the scheme, internal space standards are met and it provides a better living environment to what can be implemented under RU.20/0754 so is considered to comply with Policy EE1.

- 7.5 With regard to neighbouring amenity, Policy EE1 states that proposals should have no adverse impact on the amenity of the occupiers of neighbouring properties. The Council's SPG states that roof extensions must be carefully designed to avoid them being dominant features and harming the street scene; furthermore, bulky dormers or roof extensions can have a harmful effect on the appearance of a property and the street scene generally. The proposed dormer is set in from the ridge, eaves and side elevations of the existing roof and would sit comfortably within the roof slope and is not considered to be overbearing to neighbouring properties. The rear dormer is proposed to serve Unit 3 and will serve a shower room and home office area. The rear dormer would overlook the rear garden of neighbouring properties No. 6 Wier Road and No. 9 Mead Lane. No. 6 Wier Road has an outbuilding in the rear garden which the proposed rear dormer would overlook the roof of. The window closest to the rear garden of No. 6 Wier Road is to serve the shower room and is shown on the plans to be obscurely glazed and non-opening up to 1.7 metres to as to protect the privacy of No. 6 Weir Road. Although the dormer window would partially overlook the side elevation and rear garden of No. 9 Mead Lane this is not considered to have a harmful impact beyond a normal neighbour relationship. Therefore, the proposal is not considered to have a negative impact on the residential amenity of neighbouring properties.
- 7.6 The application site is partially within Flood Zone 2 and within a dry island. The application proposed an additional 3 residential units where there were none before and a Flood Risk Assessment has been submitted with the application. It should be noted that the prior approval RU.20/0754 established that future occupiers would be safe from flood risk for the lifetime of the development. No sequential test has been submitted however, as a change of use this is not required. The FRA details the finished floor levels would be above the predicted floor level as the internal floor level would be raised to 13.29 AOD. In respect of safe means of access, the applicant expects occupiers to sign up to the EA Flood Warning Service. In addition, a Flood Evacuation Plan has been submitted showing how the site would be evacuated to an area outside of the dry island of Chertsey at times of flood. It is considered that the proposed change of use would not increase the flood risk elsewhere and the building would be resilient in the event of a flood, with a safe means of escape in the event of a flood. Therefore, the proposal is considered to be in compliance with Policy EE13. Condition 2 of RU.20/0754 requires the submission of a flood risk management plan and an informative is recommended to advise the applicant of the requirements of Condition 2 of RU.20/0754.
- 7.7 A number of concerns were raised in representations, notably the provision of no onsite parking and the existing circumstances of the highways network in the immediate vicinity of the site. The impact of the change of use regarding highways matters was considered under RU.20/0754. Surrey County Highways Authority assessed the application on safety, capacity and policy grounds. Although the site does not provide any parking spaces for the three new residential units details have been provided for 4 cycle spaces which Surrey CC Highways Authority has deemed acceptable for this type of development. This site is in a sustainable location with a local convenience shop opposite the site and a short walk from public transport links. Therefore, it is considered that on its own, there could be justification for having no parking, although this is a negative of the scheme. However, the property can be converted into flats as prior approval has been granted. A condition requiring the windows on the front elevation to open inwards is also considered necessary (similar to that imposed at neighbouring 5 Mead Lane RU.20/1232) to ensure the safety of highway users. Conditions have been recommended to ensure the cycle spaces are provided and maintained. Therefore, the proposal is considered to comply with Policy SD4.

## **8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)**

- 8.1 The application proposes new residential development. Based on the submitted information, there would be no additional internal floorspace and therefore would not be liable for a Community Infrastructure Levy contribution.

## **9. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS**

- 9.1 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.

## 10. CONCLUSIONS

- 10.1 The development has been assessed against the following Development Plan policies—EE1, EE13, SL19 and SD4 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.

## 11. FORMAL OFFICER RECOMMENDATION

*The CHDMBC be authorised to grant planning permission* subject to the following planning conditions:

1	<p>Full application (standard time limit)</p> <p>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.</p> <p>Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>List of approved plans</p> <p>The development hereby permitted shall not be carried out except in complete accordance with the following approved plans:</p> <p>7ML-PP3-03 Rev A received 28/05/2021</p> <p>7ML-PP3-01, 7ML-PP3-02, Floor Evacuation Route, Flood Evacuation Plan, Flood Risk Assessment received 14/04/2021</p> <p>Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.</p>
3	<p>External material (materials to match)</p> <p>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.</p> <p>Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.</p>
4	<p>Cycle storage</p> <p>Prior to first occupation of the development, cycle storage shall be provided in accordance with details as shown on the approved plans (7ML-PP3-02 Rev A received 28/05/2021). Such storage should be safe, secure and lit.</p> <p>Reason: To encourage active and sustainable travel and to comply with Policy SD3 of the Runnymede 2030 Local Plan and guidance within the NPPF.</p>

5	<p>The windows on the front elevation of the building adjacent to the footpath must open inwards and no part of the window shall open onto the adjacent footway. The windows shall be permanently retained in this condition.</p> <p>Reason: In order that the development should not prejudice highway safety not cause inconvenience to other highway users and to comply with Policy SD4 of the Runnymede 2030 Local Plan and guidance within the NPPF.</p>
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Informatives:

1	<p>Summary of Reasons to Grant Consent</p> <p>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.</p>
2	<p>The applicant is reminded of the requirements of Condition 2 of prior approval RU.20/0754 in respect of flood risk and safe means of escape.</p>

