

# Planning Committee

**Wednesday 28 July 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 .Space for the public will be limited and allocated on a first come first served basis.**
  - **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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**PLEASE BE AWARE THAT THE PLANS PROVIDED WITHIN THIS AGENDA ARE FOR LOCATIONAL PURPOSES ONLY AND MAY NOT SHOW RECENT EXTENSIONS AND ALTERATIONS THAT HAVE NOT YET BEEN RECORDED BY THE ORDNANCE SURVEY**

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### **PART II**

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

a) **Exempt Information**

No reports to be considered.

b) **Confidential Information**

No reports to be considered.

## GLOSSARY OF TERMS AND ABBREVIATIONS

| TERM                        | EXPLANATION  |
|-----------------------------|--|
| AOD                         | Above Ordinance Datum. Height, in metres, above a fixed point. Used to assess matters of comparative heights in long distance views and flooding modelling                               |
| AQMA                        | Air Quality Management Area  |
| BCN                         | Breach of Condition Notice. Formal enforcement action to secure compliance with a valid condition  |
| CHA                         | County Highways Authority. Responsible for offering advice on highways issues relating to planning applications as well as highways maintenance and improvement                          |
| CIL                         | Community Infrastructure Levy – A national levy on development which will replace contributions under ‘Planning Obligations’ in the future   |
| CLEUD                       | Certificate of Lawful Existing Use or Development. Formal procedure to ascertain whether a development which does not have planning permission is immune from enforcement action         |
| CLOPUD                      | Certificate of Lawful Proposed Use or Development. Formal procedure to ascertain whether a development requires planning permission  |
| Conservation Area           | An area of special architectural or historic interest designated due to factors such as the layout of buildings, boundaries, characteristic materials, vistas and open spaces            |
| DM                          | Development Management – the area of planning service that processes planning applications, planning appeals and enforcement work  |
| Design and Access Statement | A Design and Access statement is submitted with a planning application and sets out the design principles that the applicant has adopted to make the proposal fit into its wider context |
| Development Plan            | The combined policy documents of the Local Plan, Minerals and Waste Plans  |
| EA                          | Environment Agency. Lead government agency advising on flooding and pollution control  |
| EIA                         | Environmental Impact Assessment – formal environmental assessment of specific categories of development proposals  |
| ES                          | Environmental Assessment under the Environmental Impact Assessment Regulations   |
| FRA                         | Flood Risk Assessment  |
| GPDO                        | General Permitted Development Order. Document which sets out categories of permitted development (see ‘PD’)  |
| LBC                         | Listed Building Consent  |
| LDS                         | Local Development Scheme - sets out the programme and timetable for preparing the new Local Plan   |
| Listed building             | An individual building or group of buildings which require a level of protection due to its architectural interest, historical interest, historical associations or group value          |
| LNR                         | Local Nature Reserve   |
| Local Plan                  | The current planning policy document   |
| LPA                         | Local Planning Authority   |
| LSP                         | Local Strategic Partnership – Leads on the Community Strategy  |
| Material Considerations     | Matters which are relevant in determining planning applications  |
| Net Density                 | The density of a housing development excluding major distributor roads, primary schools, open spaces serving a wider area and significant landscape buffer strips                        |

| 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 23 June 2021 as a correct record (Appendix 'A')

**(To resolve)**

**Background Papers**

None

Runnymede Borough CouncilPLANNING COMMITTEE23 June 2021 at 6.30 pm

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

Members of the Committee absent: None

94 FIRE PRECAUTIONS

The Fire Precautions were read out .

95 NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

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

| <u>Group</u> | <u>Remove</u>         | <u>Appoint instead</u> |
|--------------|-----------------------|------------------------|
| Conservative | Cllr Anderson- Bassey | Cllr Hulley            |

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

96 MINUTES

The Minutes of the meeting of the Committee held on 2 June 2021 were confirmed and signed as a correct record.

97 APOLOGIES FOR ABSENCE

None-all members present.

98 DECLARATIONS OF INTEREST

The Council's Deputy Monitoring Officer had granted Councillor Gillham a dispensation under paragraph 11.2 of the Code of Conduct for Members to remain in the room when the item on Thorpe Neighbourhood Plan was considered and to both speak in relation to that item, if called by the Chairman to do so, as well as participate in the vote.

This dispensation applied only for the duration of this Planning Committee meeting. The reason for this approach was that if there were future considerations of the Thorpe Neighbourhood Plan the implications of possible Interests should be considered on a case by case basis rather than giving a blanket dispensation at present as circumstances might warrant a different approach.



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 application RU 21/0608.

**RESOLVED that –**

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

| <u>APP NO</u> | <u>LOCATION, PROPOSAL AND DECISION</u> |
|---------------|--|
|---------------|--|

|                   |   |
|-------------------|---|
| <b>RU 20/0098</b> | <b>Rusham Park, Whitehall Lane, Egham</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.

*The Committee was advised that an updated Site Location Plan and Parameter Plan had been submitted by RHUL.*

*The Parameter Plan sought to adjust the proposed 'Student Village New Build Development Zone' to the east to include the footprint of buildings A, B, C & E. This made minor changes to the alignment of the eastern boundary, the development zone remained closely aligned with the size of area that was previously resolved to be approved. Essentially the area to the east had been reduced in size, but there had been an increase in the area to the north of a broadly similar amount. This amendment made more sense in terms of the indicative layout that was shown and would not have affected the original recommendation to approve made in December 2020*

*Officers also confirmed that the updated site location plan sought to enlarge the extent of the red line to include an additional area of land required for the proposed new bridge which would be constructed across the railway and any associated access from the bridge. Officers had confirmed that this additional area of land was not proposed for any new built development associated with the new student village. The alteration to the bridge area was not considered to cause any significant change or impacts, however the application had been brought back to Committee by the CHDMBC as the change to the red line for the repositioning of the bridge was considered to be relatively significant and as such the CHDMBC did not consider it appropriate to use his delegated authority on this occasion for this amendment.*

*The CHDMBC confirmed that the future 'Reserved Matters' application would only be reported to Committee if there were more than 10 objections or if a Councillor called it in, or the CHDMBC considered it appropriate to do so.*

*A Member raised the issue of the proposed CPZ for Englefield Green and sought clarification that the monies arising would be ringfenced for Egham as well as Englefield Green. Officers advised that the monies would be for*

*the whole CPZ project which would be available for both Egham and Englefield Green and not prioritised for either area.*

*Officers confirmed that proposed condition 7 had been updated to ensure that no part of the development shall be occupied until further details of highway improvements had been submitted to and approved by the Local Planning Authority. This included facilities to allow pedestrians and cyclists (both students and the public) to cross the railway line from the site to the main RHUL campus and from adjoining footpaths and pavements. This would 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.*

*The Committee was supportive of the amended details.*

**RESOLVED that-**

**The CHDMBC be authorised to GRANT permission subject to consideration by the CHDMBC of any further representations received before the expiry of consultation period, further consultation with Sport England as well as the completion of a Section 106 legal agreement under the Town and Country Planning Act 1990 (as amended) to secure:**

- i) The agreed SAMM payments and a suitable SANG avoidance strategy in accordance with the requirements of Natural England;**
- ii) Agreed contributions towards setting up of a Controlled Parking Zone;**
- iii) The public use of the new railway bridge which will be funded and built by RHUL**

**and conditions (conditions 7 and 39 amended as per Addendum), reasons and informatives listed on agenda, with additional informative listed on addendum.**

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

For (12): Councillors Broadhead, Cotty, Edis, Hulley, Kusneraitis, Maddox, Mann, Nuti, Snow, Sohi, Willingale and Wilson.

Against (1): Councillor Mullens

Abstention (2): Councillors Gillham and Whyte)

RU 21/0608

**7 Mead Lane, Chertsey**

Alterations to previously approved change of use of existing building from A1 use (retail) to C3 (residential) use to create 3 no residential units (RU20/0754). Alterations include a new rear dormer and internal /external alterations.

*The Committee sympathised with the concerns expressed by the public speaker and residents, but accepted that the principle of the change of use had previously been approved under the Prior Approval granted under RU 20/0754 and that significant weight had to be given to that and the fallback position. This current application was only for changes to the front fenestration and insertion of a rear dormer to facilitate that change of use.*

*The application would provide a betterment in living environment for future occupiers compared to the prior approval*

*In order to try and address the concerns of the public speaker and residents regarding impact on amenity of occupiers of neighbouring properties, the Committee agreed that a condition be imposed requiring first floor west and north windows to be obscurely glazed.*

*In response to issues raised by Members on highways issues, Officers advised that the impact of the change of use had been considered under RU 20/0754. The SCC Highway Authority had considered that parking spaces were not required as the site was in a sustainable location with proximity to a local convenience shop and public transport links. Cycle storage had also been considered under the Prior Approval and there was limited capacity to increase cycle storage owing to space constraints on site.*

*A suggestion from a Member that a representative from SCC Highways Team, should attend future Committee meetings for significant applications was noted.*

*The Committee also agreed that a condition be imposed requiring submission of a Flood Risk Management Plan in respect of flood risk and safe means of escape which had also been a condition of the Prior Approval.*

**RESOLVED that:**

**The CHDMBC be authorised to GRANT permission subject to conditions, reasons and Informatives listed on agenda with two additional conditions requiring first floor west and north windows to be obscurely glazed, and submission of a Flood Risk Management Plan in respect of flood risk and safe means of escape.**

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

For (10): Councillors Cotty, Hulley, Kusneraitis, Maddox, Mann, Nuti, Snow, Sohi, Willingale and Wilson.

Against(0):

Abstentions(4): Councillors Broadhead, Edis, Mullens and Whyte)

(Mr Whitnall, an objector, and Ms Sanfulgencio, agent for applicant, addressed the Committee on the above application. )

100 **RUNNYMEDE DESIGN SUPPLEMENTARY PLANNING DOCUMENT (SPD) ADOPTION**

The Committee considered adoption of the Runnymede Design SPD.

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

A total of 8 representations were received during the public consultation period and the comments made in 1 late representation had also been taken into account. A copy of the Consultation Statement which summarised these representations and how they had been taken into account was noted. This statement also set out a range of other amendments which were recommended by officers following their final review of the document. Officers recommended that the following key proposed amendments be made to the draft SPD prior to its adoption:

- Updating of title page and document footer throughout to refer to adoption date;
- Additional text had been added to confirm the purpose of an SPD and how it would 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 were considered to change the general purpose of the SPD in that it continued to set out criteria for a good design across the borough for new development. Therefore, as the amendments were minor in nature, the Committee agreed that no further consultation was required prior to the adoption of the SPD and for the SPD to be adopted. Once adopted, the SPD would be a material consideration for the purposes of the determination of planning applications.

The Committee complimented officers on the quality of the SPD.

A Member asked that additional references to Thorpe should be made in the SPD and likewise Lyne. A comment was also made that the photographs in the SPD should show local examples where possible. It was requested that several sites in the borough were photographed and then considered to replace some of the existing images in the SPD which were from outside the borough. The Corporate Head of Planning Policy would address these matters and asked for Members to submit any suggested photographic material by 30 June for consideration. In order to allow for further consideration of these matters, the Committee agreed to delay the implementation date for the SPD to 15 July 2021.

Officers confirmed that the Local Plan review would address any new matters which arose from the Council's proposed Climate Change Strategy and that were not already covered by the current Local Plan.

**RESOLVED that:**

- i) **The Planning Committee APPROVE the draft Design SPD as modified for adoption with an implementation date of 15<sup>th</sup> July 2021; and**
- ii) **The Corporate Head of Planning Policy be given delegated authority to make minor editorial changes in order to provide additional references to Thorpe and Lyne and to consider the use of photographic material which was more representative of the local area.**

## 101 **DECISION TO MAKE THE THORPE NEIGHBOURHOOD PLAN**

The approval of Committee was sought to formally 'make' (i.e. adopt) the Thorpe Neighbourhood Plan, and to confirm that it formed part of the Council's statutory development plan. The plan would 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 had been through independent examination. The Examiner's report supported the neighbourhood plan subject to a number of modifications. The plan had been modified to incorporate the Examiner's recommendations. The Inspector also recommended that the plan met the basic conditions in legislation and could proceed to referendum. However due to the COVID 19 pandemic, the referendum had been delayed to the 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 had to declare its decision to make (i.e. adopt) the plan within eight weeks of the referendum result (not later than 6 July 2021).

Members noted that this was the first neighbourhood plan in Runnymede to meet this milestone and that, as far as officers were 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. Officers had made some minor changes to the text in the plan prior to adoption and these were noted.

Officers had not identified any concerns in making the Plan, and given the high level of community support for the Neighbourhood Plan as evidenced through the referendum, recommended that the Thorpe Neighbourhood Plan should now be 'made' in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

The Committee fully supported the making of the Plan and congratulated Cllrs Gillham and Gill on their work on the Plan. Councillor Gillham thanked the Council's Policy Team for their support during the process.

### **RESOLVED that:**

**the Thorpe Neighbourhood Plan be made with a commencement date of 30<sup>th</sup> June 2021.**

## 102 **RUNNYMEDE BOROUGH COUNCIL SELF AND CUSTOM BUILD REGISTER**

The Committee considered amendments to the eligibility criteria for the RBC Self and Custom Build Register.

A Local Connection Test, Financial Solvency Test and fees for entering and then remaining on the Council's Self and Custom Build Register had been introduced in 2017. Officers had now taken the opportunity to review the existing requirements for entry to check whether they continued to be reasonable.

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

The details of the current local connection test was reported. Officers had undertaken a review of the local connection tests used by the other Surrey authorities to see how they compared to the test applied by RBC. A summary of the findings of this benchmarking work was noted.

Some Councils did not appear to have any local connection tests (Epsom and Ewell, Spelthorne and Woking Borough Councils). For those that do, RBC's local connection criteria were generally not as strict as those set out by the other councils. To align more closely with other Council's local connection tests, Officers recommended that the local residency test period be shortened to 5 years from its current 10, and the armed forces exception be increased from 3 years to 5. Members endorsed these changes.

The current financial solvency test required evidence from applicants which demonstrated that they had 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 had utilised the Government's land value estimates for policy appraisal which stated that the estimated value for a typical residential site, per hectare in Runnymede is £6,230,000.' This was based on a density of 20 dwellings per hectare (dph).

Comparative data from a limited number of the other Surrey Councils (where they had a criterion) was noted. Overall, the approach taken by the Council was considered to remain robust. However, Officers recommended that the amount that an applicant needed to be able to demonstrate they could afford to purchase a plot for a self or custom build property be 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 be used in accordance with the new Local Plan. The Committee agreed the changes.

With regard to registration and retention fees, currently RBC charged an initial £65 registration fee and then an annual renewal fee of £60 for both individuals and associations. These charges were set 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 had been considerably lower than expected. Therefore, officers had reviewed the costs charged by the other Surrey Councils for their self and custom build registers, details of which were noted.

Of the local authorities that charged, it would seem that RBC's charges were relatively high compared to the other councils in Surrey. In light of this, 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 was 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. On this basis, Officers recommended that there was no justification for charging either a joining or retention fee and the Committee concurred.

The Committee thanked the Senior Planning Policy Officer for his presentation.

**RESOLVED that**

**The above-mentioned amendments to the criteria for the Local Connection and Financial Solvency Tests, and deletion of the joining and renewal fee be APPROVED with an implementation date of 2<sup>nd</sup> August 2021:**

(The meeting ended at 8.18 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.

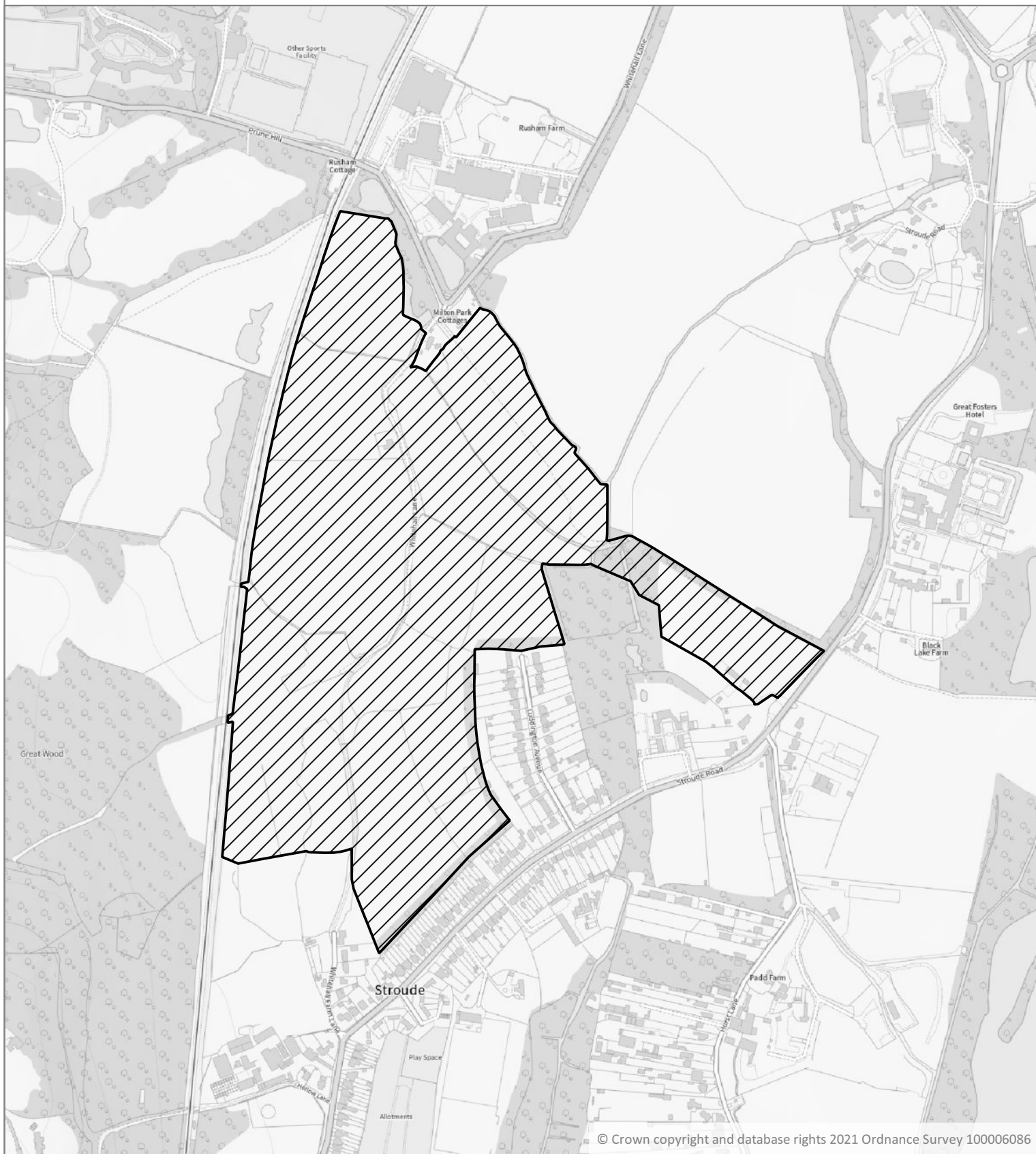


FOR LOCATION PURPOSES ONLY

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

Date: 28/07/2021

Land at Whitehall Farm, Stroud Road, Egham



Scale: 1:7,500

0 100 200 m

**RU.21/0597**





6. **LAND AT WHITEHALL FARM, STROUDE ROAD, EGHAM (RU 21/0597) - CONSULTATION BY SCC**

RU.21/0597

Ward:Egham Town

Ward:Virginia Water

LOCATION: Land at Whitehall Farm, Stroude Road, Egham, Surrey, TW20 9UZ

PROPOSAL Consultation from Surrey CC with regards application for the extraction of sand and gravel from land at Whitehall Farm together with the erection of processing plant and associated mineral infrastructure, the provision of a new access from Stroude Road, restoration involving the importation of inert materials to agriculture, parkland, wet grassland, reedbeds, and new woodland on a site of 40 ha, and the temporary stopping up of footpath 64, and permanent diversion of footpath 39.

TYPE: Consultation on a County Matter (**Surrey CC are the determining Minerals Authority**)

EXP DATE 07/06/2021

**Summary of main options available to the planning committee:**

- Option 1: To not take any further action and leave the consultation response dated 11<sup>th</sup> June 2021 (Appendix A1) as Runnymede Borough Council's formal consultation response to this County matter. (*Recommended option by officers*)
- Option 2: Resolve that alternative or amended consultation response letter be sent to the County the contents of which to be agreed in the debate at Planning Committee.

**Background:**

1. Site

1.1 The site is located to the south of Egham. The land is currently largely undeveloped green fields. The land at Whitehall Farm is currently allocated as a preferred minerals site in the Primary Aggregates Development Plan Document 19 July 2011 (Preferred Site E).

2. Context of this report

2.1 An application has been made to Surrey County Council in its role as the Minerals Planning Authority for this area. Surrey County Council are the determining Planning Authority and have the final decision with regards whether or not to award planning permission. As the relevant Planning Authority, Surrey have a duty to consider any representations and all material planning considerations brought to its attention during this consultation process.'

2.2 The role of RBC in this process is as a consultee. Technically Runnymede are a statutory consultee' as a County Authority have a duty to notify the LPA of applications in its usual geographical area. Whilst RBC are a statutory consultee this does not confer any special status on the response from RBC and does not trigger any review mechanism (such as a potential call-in inquiry) that might occur with Statutory Consultees of a different type (for example the Environment Agency or Historic England). Runnymede's response therefore is not dissimilar to a resident representation.

2.3 Residents of the Borough have been notified by Surrey CC of the application and a significant number have taken the opportunity to make planning representations to the County who have a duty to consider the points raised.

2.4 On June 11<sup>th</sup> RBC as LPA made a response to Surrey CC in its capacity as consultee. This response is included as LPA. The response reads:

*"I refer to your letter received on 20 April 2021 regarding the above application.*

*As the site forms a preferred site Runnymede BC as Local Planning Authority does not consider there are grounds to object to the principle of the development. This of course is subject to full and proper assessment against National and Local Planning policy including the Runnymede 2030 Local Plan and consideration of the numerous planning points and potential material considerations raised in correspondence from residents.*

*In particular, residents have raised matters relating to traffic generation, environmental concerns, flooding, air quality, noise and disturbance which have been frequent themes in the letters from residents. RBC trusts that these issues will be given particular scrutiny in your deliberations as determining authority.*

*The Council also notes that site forms preferred area 'E' under the Surrey CC Adopted Primary Aggregates Development Plan Document 19 July 2011.*

*As the site forms a preferred site Runnymede BC as Local Planning Authority does not consider there are grounds to object to the principle of the development. This of course is subject to full and proper assessment against National and Local Planning policy including the Runnymede 2030 Local Plan and consideration of the numerous planning points and potential material considerations raised in correspondence from residents.*

2.5 *Thank you for your consultation"*

Recognising the roles of Surrey CC and RBC in this process and the allocated status of the site, officers consider this to be an appropriate response from a consultee from an LPA to this County Matter. The letter also highlights the primary area of resident concern which will be given full consideration by SCC.

2.6 Options available to the Planning Committee

The Planning Application to Surrey County Council has attracted significant interest from local residents and Ward Members. A number of Ward Members have contacted officers after the consultation response was issued requesting that the consultation response be reviewed by the Planning Committee. As this is a consultation response (and not say a formal determination on the award of a planning permission) there are no legal or procedural reasons why this could not occur. Whilst this is not normal practice, giving consideration to a number of member requests and in light of the local interest in the matter the CHDMBC has listed this item on this agenda.

2.7

There are two main options available to the planning committee they are:

- **Option 1:** To not take any further action and leave the response dated 11<sup>th</sup> June 2021 (Appendix A1) as Runnymede Borough Council's response formal consultation response to this County matter, in relation to its role as consultee. (Recommended option by Officers)
- **Option 2:** Propose that another letter be sent to the County, the contents of which to be agreed in the debate at Planning Committee.

Option 1 is self-explanatory and is the recommended option from officers.

Option 2 is also available to the Planning Committee. The Committee is not bound by officer advice and is entitled to make representations on whatever grounds it so chooses. Should members consider this to be the appropriate course of action then members can indicate through relevant motions and debate the type of response they wish to have issued and the material planning considerations that they wish to have covered in such a response. A brief summary of matters raised in resident letters has been prepared in order to assist members if they chose to pursue this option. The CHDMBC will be able to advise at the meeting on any matters raised by members.

3. Summary of main matters raised in resident letters

3.1 A significant number of letters of objection have been received from residents sent to RBC and Surrey County Council.

3.2 Surrey is the determining Authority and has a duty to consult and consider the contents of these letters. There is not a duty for RBC to consult on a consultation letter from another Planning Authority, however RBC publishes any letters received by it on its website.

The following matters have been raised in the letters received:

- Flooding – flood risk in the area will be exacerbated in an area that is already prone to flooding and experienced horrendous flooding in 2014.
- Traffic – the area will be overwhelmed by a large increase in HGV's. Traffic and congestion is already a serious issue in the area made worse by the number of level crossings. The increase in traffic would also be for a significant period.
- Air Pollution – proposal will significantly impact air quality and the site is close to an Air Quality Management Area. The sites proximity to a primary school results I the site not being suitable.
- Noise Pollution and vibration – this will be worse now as so many people now work from home.
- The impact on local Wildlife has not been properly assessed or mitigated for. The proposal will be destructive and impact protected species.
- The site is in the Green Belt and the proposal would have a detrimental impact on the landscape quality of the area.
- This site is close to a residential area and is not the right location. Stroude Road is narrow.
- Prolonged dry weather during extraction could result in subsidence issues for nearby properties
- Very poor communication from Cemex and public engagement
- Potential harm to the setting of Listed Buildings
- Loss of footpaths and green open spaces in particular detrimental impact on Footpath 64
- Harmful to road safety and the exit is blind to traffic travelling towards Egham from Virginia Water
- Proposals will have a harmful impact on people's welfare and mental health
- Potential for damage to property
- Cemex has failed to demonstrate a case for the need to extract on the "needs of the economy"
- Impact on house prices

#### 4. Summary

- 4.1 Whilst it is recommended by Officers that no further response be issued, it is the prerogative of the Planning Committee to issue a further response if it is the Committee's collective view that it is prudent to do so. The options available to the Committee are set out at the top of the report.

Surrey County Council  
 Planning  
 Quadrant Court  
 35 Guildford Road  
 Woking  
 Surrey  
 GU22 7QQ

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

Formal Response on Consultation Planning Application

|                  |   |
|------------------|---|
| Decision Notice: | NO OBJECTION subject to full considerations as detailed below |
|------------------|---|

**Application Number:** RU.21/0597

**Proposal:** Extraction of sand and gravel from land at Whitehall Farm together with the erection of processing plant and associated mineral infrastructure, the provision of a new access from Stroude Road, restoration involving the importation of inert materials to agriculture, parkland, wet grassland, reedbeds, and new woodland on a site of 40 ha, and the temporary stopping up of footpath 64, and permanent diversion of footpath 39.

**Location:** Land at Whitehall Farm  
 Stroude Road  
 Egham  
 Surrey  
 TW20 9UZ

I refer to your letter received on 20 April 2021 regarding the above application.

Runnymede Borough Council notes that Surrey County Council is the determining Planning Authority for this application as this is a County matter and Surrey is the Minerals Planning Authority.

Therefore the responsibility for the consideration of conformity with local and National Planning policy and impact upon assessing impact upon neighbours lies with the determining Authority in pursuance of the relevant powers.

RBC notes the significant number of objection letters sent by residents of the Borough. RBC trusts that full and proper consideration will be given to the issues and concerns raised by local residents and interest groups in their correspondence.

DECNNOO

Runnymede Borough Council, Civic Centre, Station Road, Addlestone, Surrey, KT15 2AH  
 Tel: 01932 838383 Fax: 01932 838384 [www.runnymede.gov.uk](http://www.runnymede.gov.uk) [www.runnymede.gov.uk/enews](http://www.runnymede.gov.uk/enews)

In particular, residents have raised matters relating to traffic generation, environmental concerns, flooding, air quality, noise and disturbance which have been frequent themes in the letters from residents. RBC trusts that these issues will be given particular scrutiny in your deliberations as determining authority.

The Council also notes that site forms preferred area 'E' under the Surrey CC Adopted Primary Aggregates Development Plan Document 19 July 2011.

As the site forms a preferred site Runnymede BC as Local Planning Authority does not consider there are grounds to object to the principle of the development. This of course is subject to full and proper assessment against National and Local Planning policy including the Runnymede 2030 Local Plan and consideration of the numerous planning points and potential material considerations raised in correspondence from residents.

Thank you for your consultation.

Signed:

Date of decision:

11 June 2021

**Ashley Smith**

Corporate Head of Development Management & Building Control

DECNNOO

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## 7. 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 26 July, 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.

## 8. GREEN & BLUE INFRASTRUCTURE SUPPLEMENTARY PLANNING DOCUMENT (SPD) INITIAL CONSULTATION (PLANNING, POLICY & ECONOMIC DEVELOPMENT - JOHN DEVONSHIRE)

### **Synopsis of report:**

**The purpose of this report is to inform Members of the development of a new draft Supplementary Planning Document (draft SPD) which sets out guidance for applicants of all scales of development in terms of how they can deliver enhanced or new green & blue infrastructure (GBI) features within their developments and achieve biodiversity net gain.**

**The Council held a Stakeholder Workshop in March 2020 with interested parties to gain an understanding of what a GBI SPD should include. The issues/points raised at that stakeholder event have been taken into account as appropriate when drafting the SPD as set out in the Regulation 12 Statement of Consultation attached at Appendix C to this report.**

**This report seeks approval from the Planning Committee to carry out public consultation of the draft SPD for a period of 8 weeks from 2 August 2021 to 27 September 2021. The period of 8 weeks is to ensure that sufficient time is given for consultation during the summer holiday period. A copy of the draft SPD and Annexes are attached as Appendix B.**

### **The draft SPD:**

- **Provides context and background for GBI and the network in Runnymede including key features and connections;**
- **Includes a section on how to use the SPD to guide applicants in delivering GBI features in accordance with 2030 Local Plan policies SD7, EE11 & EE12;**
- **Sets out a separate section for householder developments on how they can retain, enhance and provide GBI features including for biodiversity;**

- **Sets out a three-step approach for applicants of minor & major developments to follow including carrying out an audit of GBI on and near site, opportunities for enhancing and providing new GBI features on-site and how these will be incorporated into development;**
- **Sets out 6 design principles for minor & major developments including delivery of a multi-functional GBI network, reinforcing local character & sense of place, supporting nature & biodiversity, climate change, contributing to health & well-being and managing & maintaining GBI;**
- **Includes a number of criteria within each design principle on how developers can incorporate GBI into development as well as guidance that applicants should follow;**
- **Includes signposts to good practice and other guidance for delivering GBI within development.**
- **Incorporates appendices which set out opportunities to deliver enhancements and improvements for different GBI typologies.**

**Recommendation(s):**

**The Planning Committee is recommended to APPROVE the draft Green & Blue Infrastructure SPD for public consultation for a period of eight weeks.**

**1. Context of report**

- 1.1 The Runnymede 2030 Local Plan contains policies which seek to restore, maintain and enhance GBI features and deliver a high quality multi-functional GBI network, primarily through Policies EE11 (Green Infrastructure) and EE12 (Blue Infrastructure).
- 1.2 Other features that GBI delivers such as nature conservation, biodiversity net gain, sport, recreation and health/well-being benefits are also supported by the following 2030 Local Plan policies:
- Policy SD7 (Sustainable Design) which contains criteria for development to protect existing biodiversity and include opportunities for net gain;
  - Policy SL1 (Health & Wellbeing) which encourages major development to provide opportunities for walking, cycling, outdoor recreation & sport and promote opportunities for recreation & social interaction;
  - Policy SL25 (Existing Open Space) which seeks to protect, maintain and where possible enhance existing open spaces;
  - Policy SL26 (New Open Space) which requires residential development of 20 or more net additional units to provide new or enhanced open space for outdoor sports, children & teenagers and allotments;
  - Policy SL28 (Playing Pitches) which seeks to prevent the loss of playing pitches other than in certain specific circumstances;
  - Policy EE1 (Townscape & Landscape Quality) which requires development to create attractive and resilient places and which promote social interaction, attractive shared public spaces, accessible connections to GBI as well as enhancing public realm/landscape setting through high quality hard & soft landscaping scheme;

- Policy EE9 (Biodiversity, Geodiversity & Nature Conservation) which seeks protection for designated nature conservation sites and net gains in biodiversity.
- 1.3 In order to support, implement and guide aspects of 2030 Local Plan policies which relate to GBI, it is considered that guidance on how developers, including householders, should deliver GBI and biodiversity net gain is required in the form of an SPD which will be a material consideration in decision making.
2. **Report**
- 2.1 The purpose of this report is to inform Members of the development of a new draft Supplementary Planning Document (draft SPD) which sets out guidance for applicants of all scales of development in terms of how they can deliver enhanced or new green & blue infrastructure (GBI) features within their developments and achieve biodiversity net gain.
- 2.2 The SPD will help to support 2030 Local Plan policies which relate to GBI as well as provide developers and the Council with guidance, best practice and signposts to advice and other stakeholder strategies on how to secure protection, enhancement and/or provision of GBI within development.
- 2.3 The Council held a Stakeholder Workshop in March 2020 with interested parties to gain an understanding of what a GBI SPD should include. The issues/points raised at that stakeholder event have been taken into account as appropriate when drafting the SPD as set out in the Regulation 12 Statement of Consultation attached at Appendix C to this report.
- 2.4 The main features of the draft SPD include the following:
- Provides context and background for GBI and the GBI network in Runnymede including key features and connections;
  - Includes a section on how to use the SPD to guide applicants in delivering GBI features in accordance with 2030 Local Plan policies;
  - Sets out a separate section for householder development which encourages retention, mitigation, enhancement and provision of GBI features including for biodiversity at the householder scale;
  - Sets out a three-step approach for applicants of minor & major developments to follow, including carrying out an audit of GBI on and near site, opportunities for enhancing and providing new GBI features on-site and how these will be incorporated into development;
  - Sets out 6 design principles for minor & major developments including delivery of a multi-functional GBI network, reinforcing local character & sense of place, supporting nature & biodiversity, climate change, contributing to health & well-being and managing & maintaining GBI;
  - Each design principle includes a number of criteria on how developers can incorporate GBI into development and guidance that applicants should follow;
  - The draft SPD also includes signposts to good practice and other guidance for delivering GBI within development;
  - Appendices to the draft SPD set out opportunities to deliver enhancements and improvements for different GBI typologies.
- 2.5 It is proposed that the draft SPD should undergo a period of public consultation following which any representations received will be considered by the Council prior to adoption. The period for consultation is proposed for 8 weeks. This is beyond the statutory minimum requirement set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). However due to the consultation falling within the school summer holiday period, an 8-week consultation



is recommended to give interested parties additional time to access and review the consultation material and make their comments.

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

- 3.1 Supplementary Planning Documents (SPD) do not form part of the Development Plan for Runnymede but are a material consideration in decision taking.
- 3.2 Although not part of the Development Plan, once adopted, the SPD will support the Runnymede 2030 Local Plan policies set out paragraph 1.2 of this report. The SPD also supports the 2030 Local Plan vision that the Borough will, '*continue to enjoy a high quality natural environment through its green spaces*' and the objectives to protect and improve the health & well-being of the population, to ensure Runnymede's communities are supported by new or enhanced community and other infrastructure, and to protect and enhance the Borough's biodiversity, habitats and species and contribute to net gains in biodiversity.

### 4. **Financial and resource implications**

- 4.1 Production of the draft SPD has been undertaken by consultants on behalf of the Council, however no additional resource implications beyond that provided for within the agreed Planning Policy budget have been required.
- 4.2 The introduction of this SPD, when adopted, will support Corporate Business Plan (2016-2020) themes of 'Enhancing our Environment' particularly the priorities to support delivery of county and regional infrastructure strategies.

### 5. **Legal implications**

- 5.1 None.

### 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 The draft Green & Blue Infrastructure SPD is currently being screened to establish whether there may be an impact whether positive or negative on any of the nine protected characteristics (namely, age, disability, race/ethnicity, pregnancy and maternity, religion, sexual orientation, sex, gender reassignment and marriage/civil partnership). The conclusion of the screening assessment has confirmed that the Draft Policy complies with the Council's duty under S149 of the Act and that subject to a further review following the conclusion of the Consultation process a full Equalities Impact Assessment is not required. The EqIA assessment is attached as Appendix E for information.

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

- 7.1 The draft Green & Blue Infrastructure SPD is not part of the Development Plan for Runnymede and as such is not subject to Sustainability Appraisal.
- 7.2 The draft SPD has however undergone Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening with the conclusion that there will be no likely significant effects on designated habitats or any other significant environmental effects. This conclusion has been confirmed by the three statutory bodies (Environment Agency, Historic England and Natural England), in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004. A copy of the screening assessment is attached as Appendix D for information.
- 7.3 The SPD has the potential to deliver green and blue infrastructure enhancements which is also likely to benefit sustainability, the environment and biodiversity in general.

## 8. **Other Implications**

- 8.1 None.

## 9. **Conclusion**

- 9.1 Planning Committee is asked to **APPROVE** the draft Green & Blue Infrastructure SPD for public consultation for a period of eight weeks.

(To resolve)

### **Background papers**

Appendix B: Draft Green & Blue Infrastructure SPD & Annexes (Aug 2021)  
Appendix C: Regulation 12 Statement of Consultation  
Appendix D: SEA/HRA Screening Assessment  
Appendix E: EqIA Screening Assessment

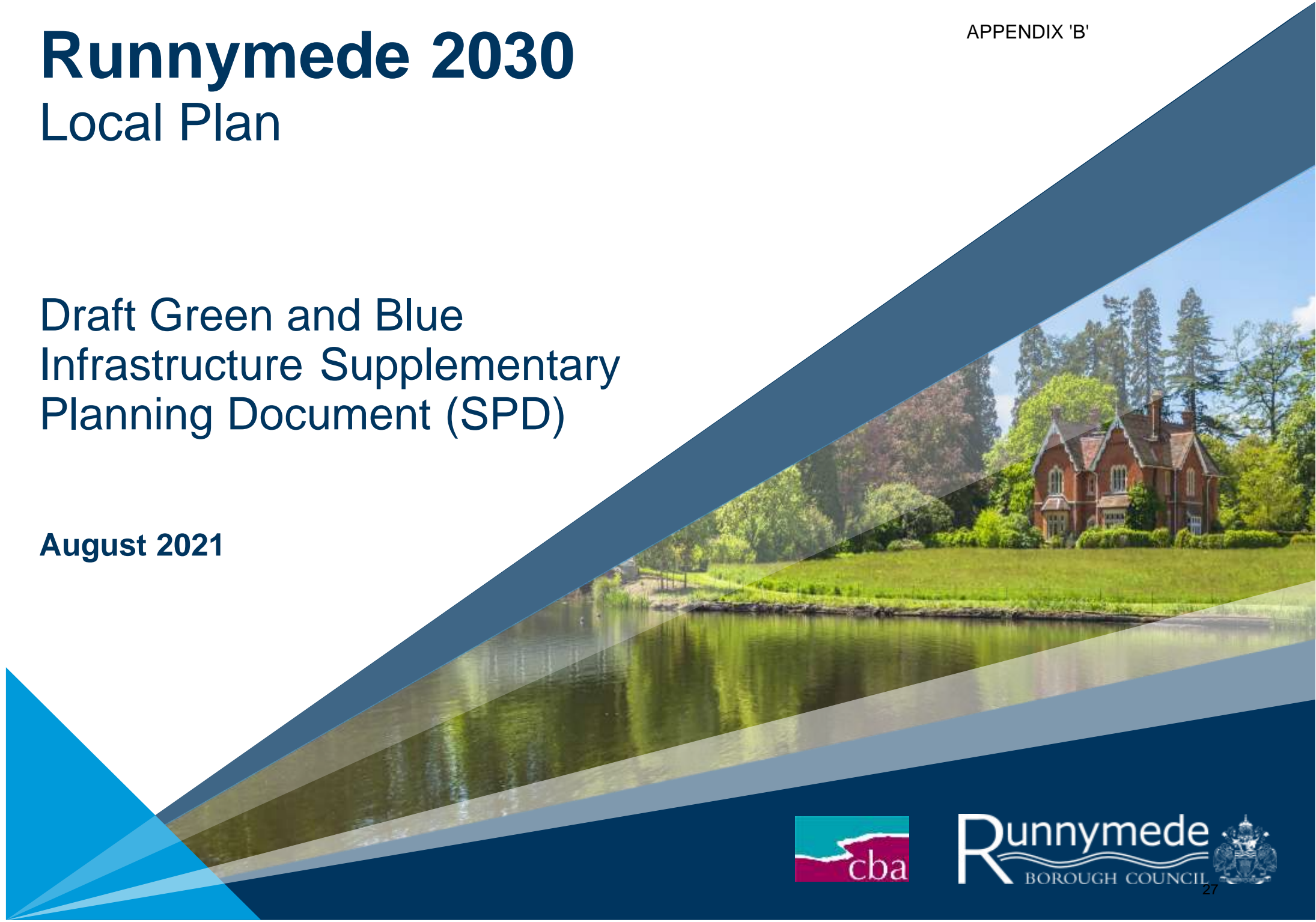
# Runnymede 2030

## Local Plan

APPENDIX 'B'

### Draft Green and Blue Infrastructure Supplementary Planning Document (SPD)

August 2021



## CONTENTS

- 1.0 GREEN & BLUE INFRASTRUCTURE IN RUNNYMEDE
- 2.0 PURPOSE OF THE SPD
- 3.0 GUIDANCE FOR HOUSEHOLDERS
- 4.0 GUIDANCE FOR MINOR & MAJOR DEVELOPMENTS

## APPENDICES

- A - Green & Blue Infrastructure Delivery
- B - Acknowledgements

## ANNEXES (separate documents)

- A - Green Infrastructure Assets: Landscape & Townscape Character
- B - Green Infrastructure Assets: Biodiversity
- C - Green Infrastructure Assets: Urban Green Spaces
- D - Blue Infrastructure Assets

This document is hyperlinked



## FOREWORD

Strengthening the Borough's networks of multi-functional Green and Blue Infrastructure has an important role to play in halting biodiversity loss and nature recovery, building resilience to climate change and promoting healthy, resilient and safe communities.

This Supplementary Planning Document supports implementation of policies SD7 (Sustainable Development), EE11 (Green Infrastructure) and E12 (Blue Infrastructure) of the Runnymede 2030 Local Plan as well as the allocated sites for development. The SPD will be a material consideration in relation to planning applications and planning appeals.

It helps guide applicants, the Council and statutory consultees through initial pre-application discussions, the planning application process and planning conditions/obligations relating to provision of Green and Blue Infrastructure.

The SPD sets out guidance for embedding Green and Blue Infrastructure into development, supported by planning and design principles, planning checklists, examples of good practice and signposts to further information and guidance.

The Supplementary Planning Document is a material consideration in relation to planning applications and planning appeals.

This draft version of the SPD is open to public consultation for a period of 8 weeks from 2 August to 27 September 2021.

All representations made during the course of the consultation must be made in writing. Anonymous representations will not be accepted. Any comments that could be construed as derogatory towards any particular individual or group will not be recorded or considered.

Copies of comments received during the course of the consultation will be made available for the public to view on the Council's website. Comments therefore cannot be treated as confidential. Personal details will be redacted prior to publishing. Data will be processed and held in accordance with the Data Protection Act 2018.

We would like you to send us your views electronically if possible.

Representations should be sent to: [planningpolicy@runnymede.gov.uk](mailto:planningpolicy@runnymede.gov.uk)

If you are unable to submit your comments electronically please send your written comments to the Planning Policy and Economic Development team, Runnymede Borough Council, Civic Centre, Station Road, Addlestone, KT15 2AH to arrive by the close of the consultation period.

If you need help with your representation, please contact the Technical Administration team in the first instance on 01932 425131 or email

[planningpolicy@runnymede.gov.uk](mailto:planningpolicy@runnymede.gov.uk)

# 1 - GREEN & BLUE INFRASTRUCTURE IN RUNNYMEDE



## 1.1 What is Green & Blue Infrastructure?

1.1.1 Green and Blue Infrastructure (GBI) can embrace a range of natural green and blue assets – from country parks, lakes and woodlands to urban interventions such as green roofs and street trees.

1.1.2 The government’s Planning Practice Guidance on the Natural Environment states:

*‘Green infrastructure can embrace a range of spaces and assets that provide environmental and wider benefits. It can, for example, include parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and ‘blue infrastructure’ such as streams, ponds, canals and other water bodies. (Paragraph 004)’*

1.1.3 Natural resources - air, land, water, wildlife, plants and soil - provide our most basic needs, including food, energy and security, and keep us healthy. Where natural resources are under pressure from unsustainable uses and activities, this presents a risk to long-term social, economic and environmental well-being.

1.1.4 Thoughtfully planned, well-designed and sustainably managed GBI assets have potential to provide multiple functions that can deliver a range of ecosystem services. These in turn provide a range of benefits for people, places and nature. For the purposes of this SPD, the key functions of GBI that provide beneficial ecosystem services for Runnymede are summarised in **Box 1.1**.

### BOX 1.1 Green & Blue Infrastructure Functions

reinforcing local character  
& sense of place...



building resilience to  
climate change...



supporting nature &  
biodiversity..



contributing to  
healthy living &  
wellbeing..

1.1.5 Embedding GBI into well-designed built development can help reinforce and enhance the local built, natural and historic character of the Borough’s landscapes and townscapes, contributing to sense of place and natural beauty.

1.1.6 In addition to helping reverse the decline in biodiversity by enhancing ecological connectivity, facilitating biodiversity net gain and nature recovery networks, GBI can help communities and wildlife become more resilient to a changing climate through natural solutions such as:

- Replicating natural drainage systems and restoring flood storage functions to manage flood risk
- Increasing tree cover to help capture carbon and keep urban areas cooler in the summer
- Providing renewable energy opportunities

- 1.1.7 GBI can contribute to healthy living and well-being by providing opportunities for recreation, relaxation and growing local food, while also supporting sustainable growth and economic development.
- 1.1.8 Whilst individual GBI assets can serve one or more functions, connectivity between different GBI assets helps to maximise the ecosystem services and well-being benefits that they can generate. Well-connected GBI assets create GBI networks that are adaptive and resilient to urbanisation and climate change.
- 1.1.9 Physical connections make the most impact. Linear landscape features such as river corridors and hedgerows provide ecological corridors for the dispersal of wildlife. Connecting green spaces and places via a network of sustainable walking and cycling routes along green corridors encourages healthy living and opportunities for people to experience nature.
- 1.1.10 Adopting an integrated and joined up “green infrastructure approach” to managing natural assets can significantly reduce costs for public bodies, businesses and individuals, whilst providing quality of life benefits for residents, workers and visitors.
- 1.1.11 As illustrated in **Diagram 1.1**, GBI networks can connect people and wildlife with GBI assets at various scales (see **Box 1.2**).

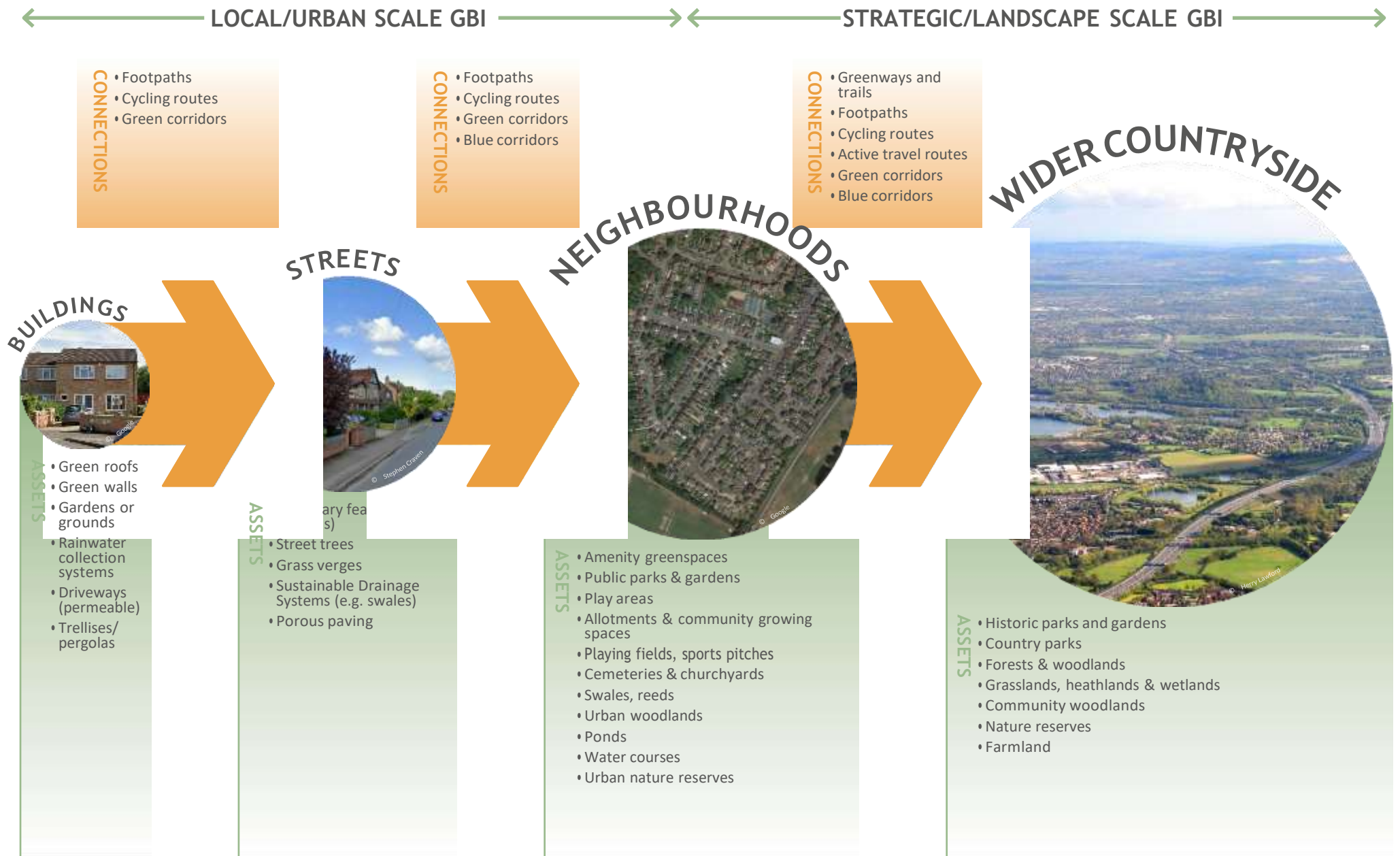
### BOX 1.2 GBI Scales

GBI Assets range from ‘blue infrastructure’ (such as rivers, canals and lakes) to urban green infrastructure (such as parks, green roofs and street trees). They can be specific sites or features at the local level or broader landscape-scale features at the strategic level such as river floodplains and woodlands.

When connected together by rights of way, cycleways and green and blue corridors, GBI assets around individual buildings and gardens, streets, neighbourhoods and in the wider countryside combine to create multi-functional GBI networks interspersed within and between urban and rural places.



DIAGRAM 1.1 Green & Blue Infrastructure Scales



## 1.2 Green & Blue Infrastructure Assets and Network in Runnymede

1.2.1 The Borough of Runnymede (**Map 1.1**) holds a number of green and blue infrastructure assets and networks.

1.2.2 In terms of green infrastructure this includes a number of important nature conservation sites including Windsor Forest and Great Park and the historic Runnymede Meadows in the north of the Borough. There are two Local Nature Reserves (LNRs) at Chertsey Meads and the Riverside Walk at Virginia Water. The Borough also has a number of ancient woodlands and urban open spaces such as parks and gardens, allotments and cemeteries and churchyards.

1.2.3 Runnymede has a rich architectural and landscape heritage. The Borough contains some important statutorily listed parks and gardens such as Great Fosters (Grade II\*) and Savill Garden (Grade I) and several Scheduled Ancient Monuments, including the Bowl Barrows at Longcross, Chertsey Abbey and the hill fort and chapel at St Anns Hill.

1.2.4 Blue infrastructure assets include watercourses and lakes which are a key characteristic of the Borough with the River Thames running along the Borough's northern and eastern boundary and the Basingstoke Canal forming the south eastern boundary. The River Wey (and the River Wey Navigation), Addlestone Bourne and Chertsey Bourne run through the Addlestone and Chertsey areas of the Borough, and consequently much of the eastern parts of the Borough are subject to flood risk. Many of these water courses and flooded gravel pits provide a range of water-based activities including sailing, water-skiing, wind-surfing, canal and river boating and fishing.

1.2.5 The key GBI assets in the Borough are set out in **Annexes A to D** and applicants should use these as an important resource to audit and assess green and blue infrastructure assets and networks in the Borough. Some of the layers overlaid on the maps are also available on the Council's mapping service and are also available as open data on the [gov.uk](http://gov.uk) website.

1.2.6 The GBI assets identified work as a whole to form the GBI network in and around Runnymede as illustrated on **Map 1.2**. The network embraces strategic green and blue spaces, corridors and linkages, both with and without public access, connecting GBI assets, largely owned and managed by public bodies, with GBI in neighbouring areas. The Network includes GBI in and around the Borough's settlements.

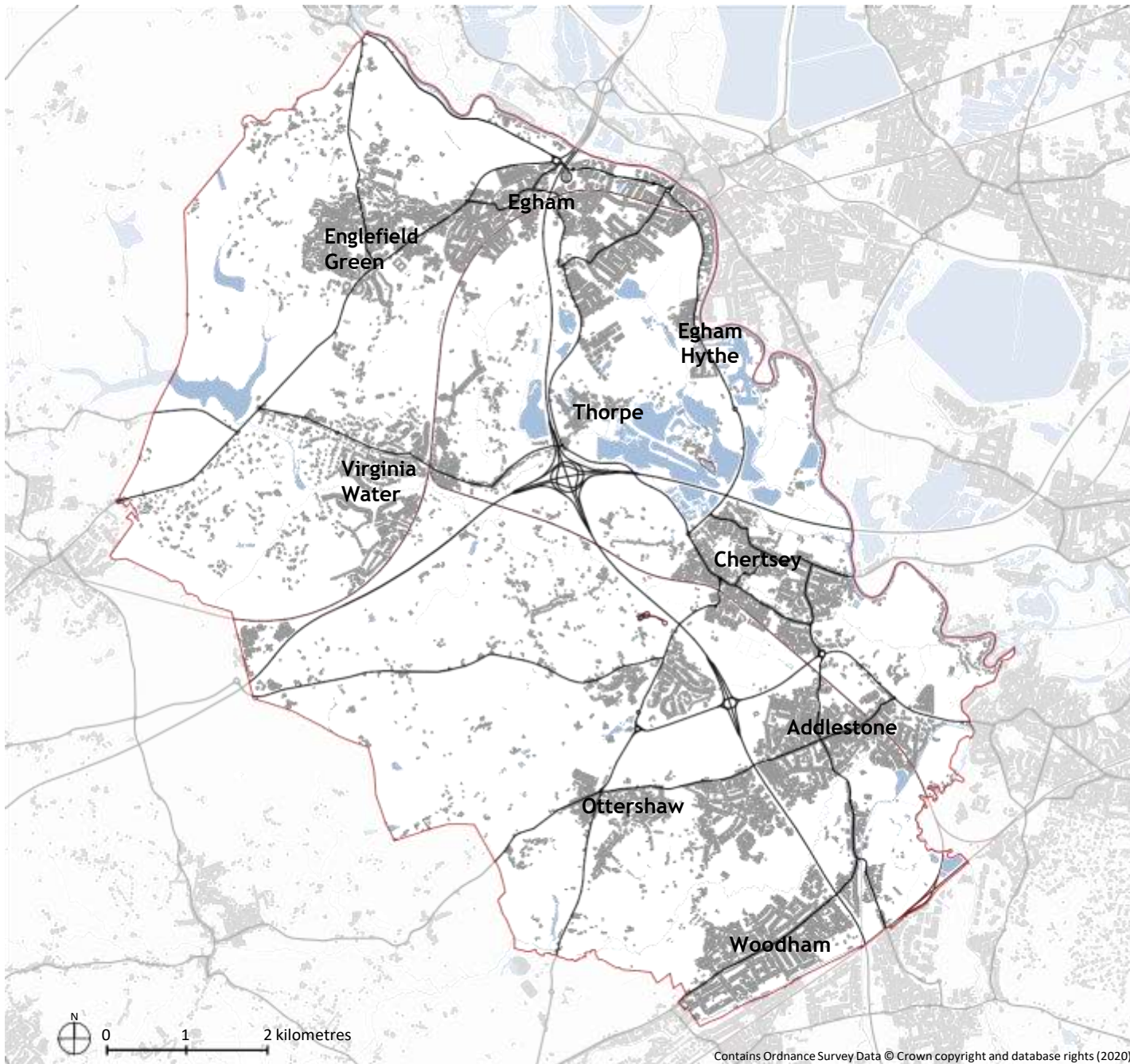
1.2.7 Landscape-scale green and blue corridors provide key linkages with GBI Networks in the wider area. Comprising a mosaic of land uses, natural features and habitats, these corridors are multi-functional and have potential to deliver a wide range of economic, environmental and social well-being benefits.

1.2.8 The principal strategic green and blue corridors that connect people, nature and places in and around the Borough include:






- Colne Valley Regional Park blue/green corridor
- River Thames & Runnymede Meadows blue/green corridor
- Windsor Great Park green corridor
- Thames Basin Heath green corridor
- Wey Valley blue/green corridor
- Basingstoke Canal blue/green corridor

1.2.9 These corridors connect core habitat networks, offering opportunities for restoring, creating and improving habitats.

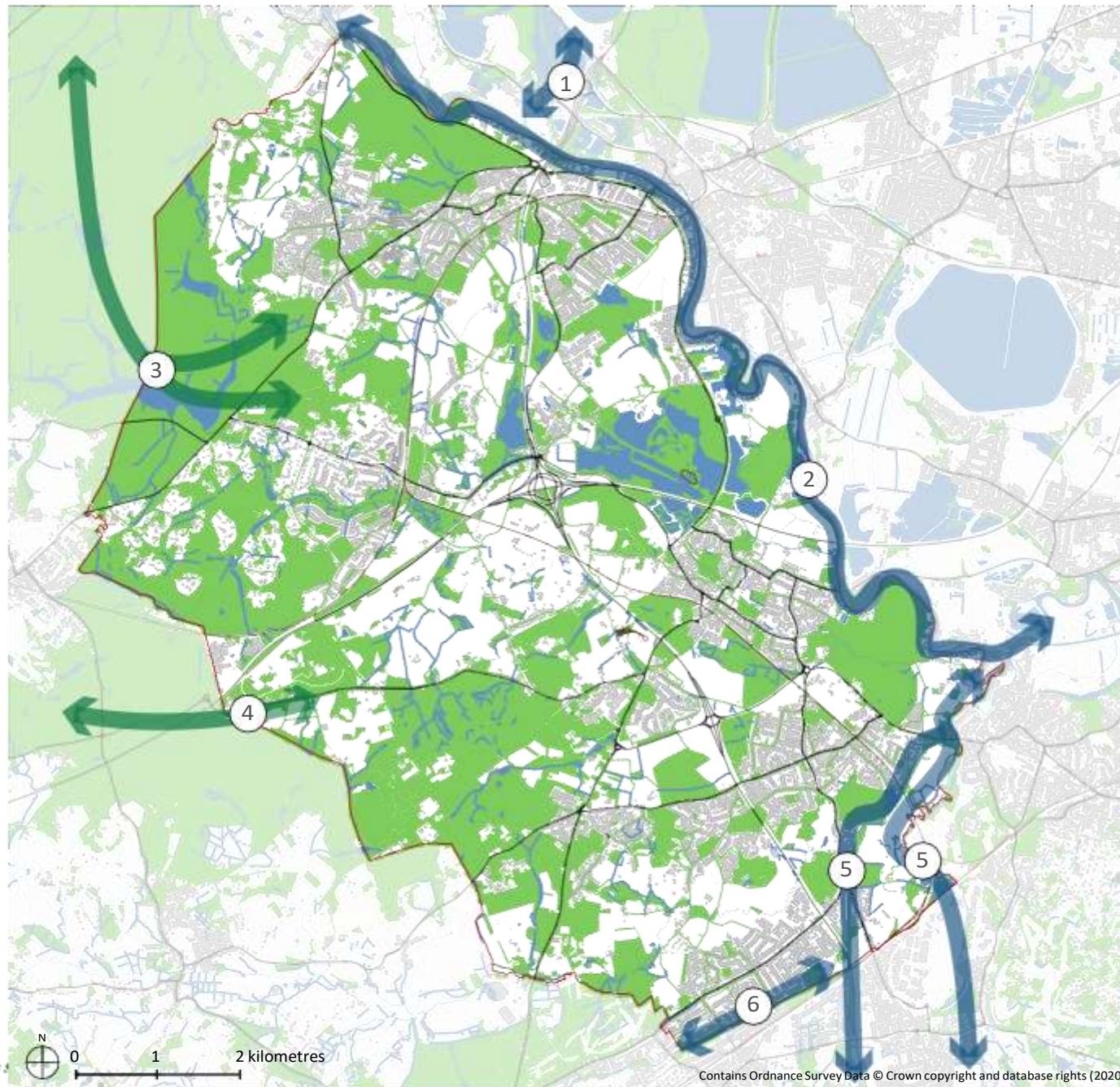
MAP 1.1 Location and Context



Contains Ordnance Survey Data © Crown copyright and database rights (2020)

-  Borough Boundary
-  Roads
-  Railways
-  Watercourses & Waterbodies
-  Settlement

MAP 1.2 Runnymede Green & Blue Infrastructure Network



- Green Infrastructure
- Blue Infrastructure

**GBI Corridors**

- ① Colne Valley Regional Park blue/green corridor
- ② River Thames & Runnymede Meadows blue/green corridor
- ③ Windsor Great Park green corridor
- ④ Thames Basin Heath green corridor
- ⑤ Wey Valley blue/green corridor
- ⑥ Basingstoke Canal blue/green corridor

Note: the Green & Blue Infrastructure Network map is illustrative only. It is intended to represent a high level spatial framework for the strategic planning and management of Green and Blue Infrastructure Assets at the local level. The map is based on current available data.

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### 1.3 Accessibility & Connectivity of Runnymede's GBI Network

1.3.1 Accessibility to Runnymede's GBI network is provided by Open Access Land, Registered Common Land, Crown Estate Land and Urban Open Space as indicated in **Map 1.3** and the public rights of way (PROW) network shown in **Map 1.4**.

1.3.2 Examples include Registered Common Land at Runnymede Meadows, Englefield Green Common and Thorpe Green Common, extensive areas of accessible Crown Estate Land at Windsor Great Park, Suitable Accessible Natural Greenspace such as Homewood Park and Chertsey Meads, and a number of smaller local parks, recreation grounds, play spaces and allotments that provide accessible greenspace for Runnymede's communities.

1.3.3 Connecting the GBI network is almost 90 kilometres (56 miles) of mostly public footpaths and bridleways, as well as over 120 kilometres (76 miles) of cycle routes which provide access links between the Borough's settlements and countryside. While not rights of way, permissive paths also form part of Runnymede's access network. The Thames Path National Trail follows the course of the River Thames in the north of the Borough, crossing the river at Egham Hythe.

1.3.4 Runnymede's network of cycling routes are used for commuting, accessing community facilities (schools, leisure centres, etc) or for recreation. National Cycle Network routes 4 (running through Egham and Chertsey), 223 (running through Ottershaw and Chertsey) and NCN 221 (running along the Basingstoke Canal) connect the Borough to the wider area.

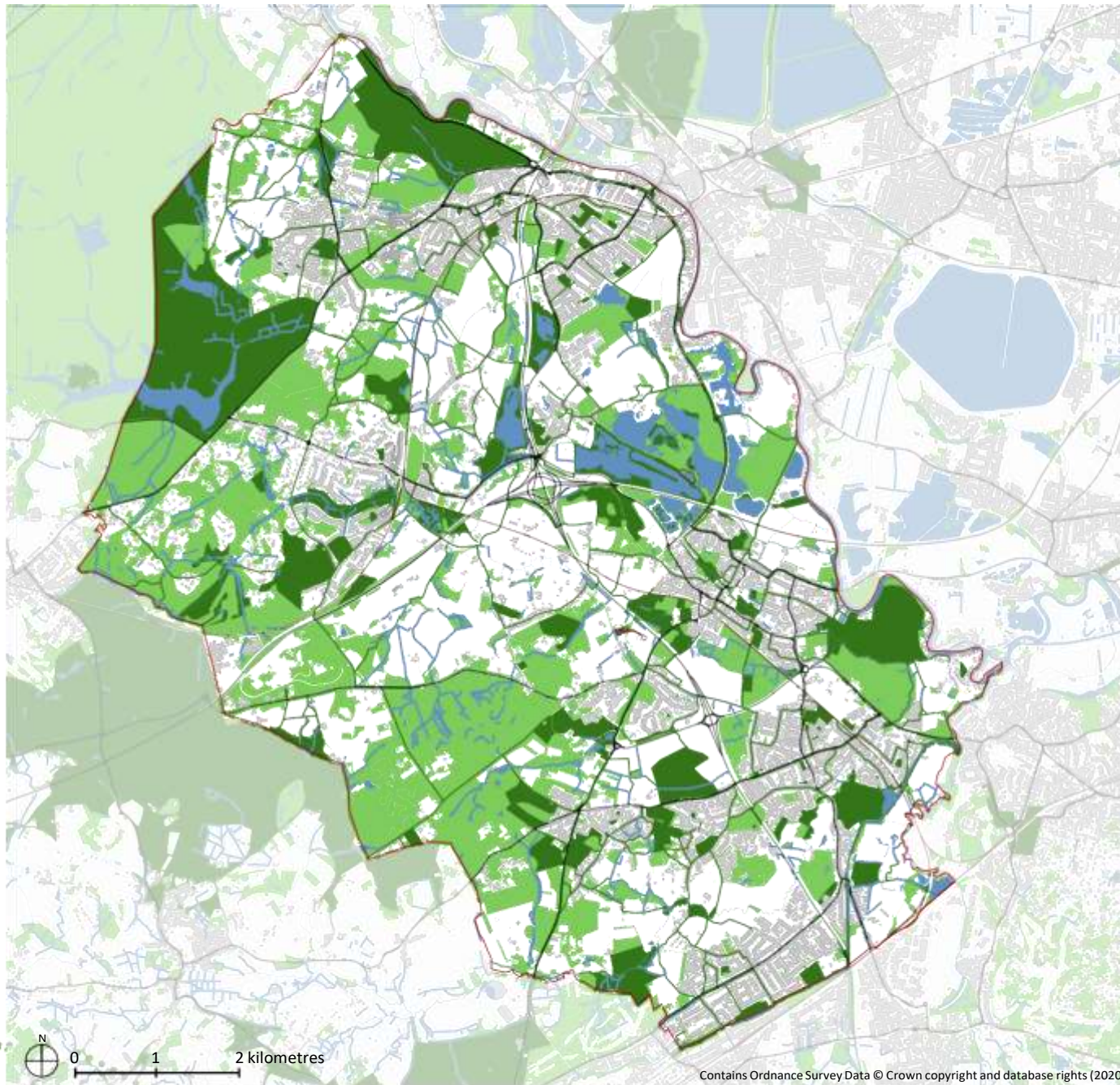
1.3.5 The Borough's green and blue corridors can function as 'stepping stones' for the dispersal of wildlife between otherwise fragmented and isolated habitats within both the agricultural landscape and urban area providing supporting services for a range of wildlife habitats.




1.3.6 Private domestic gardens cumulatively provide an important element of the Borough's GBI Network by contributing to its connectivity for wildlife particularly in urban areas.

1.3.7 In addition, green and blue corridors can incorporate walking and cycling links between settlements and the surrounding countryside. Visits to the countryside on foot, cycle and horseback contribute to the local economy and a well-used and publicised public rights of way network can also contribute to the overall health and wellbeing of local communities and visitors.

1.3.8 Many people rely on cars for day-to-day journeys, and there are opportunities to increase walking and cycling by enhancing the provision of active travel routes along green and blue corridors as an integral part of Runnymede's GBI network while providing education and publicity to support their use. Opportunities are also available for improving the quality and connectivity of public rights of way, and reducing severance, in line with the objectives of the Rights of Way Improvement Plan for Surrey.

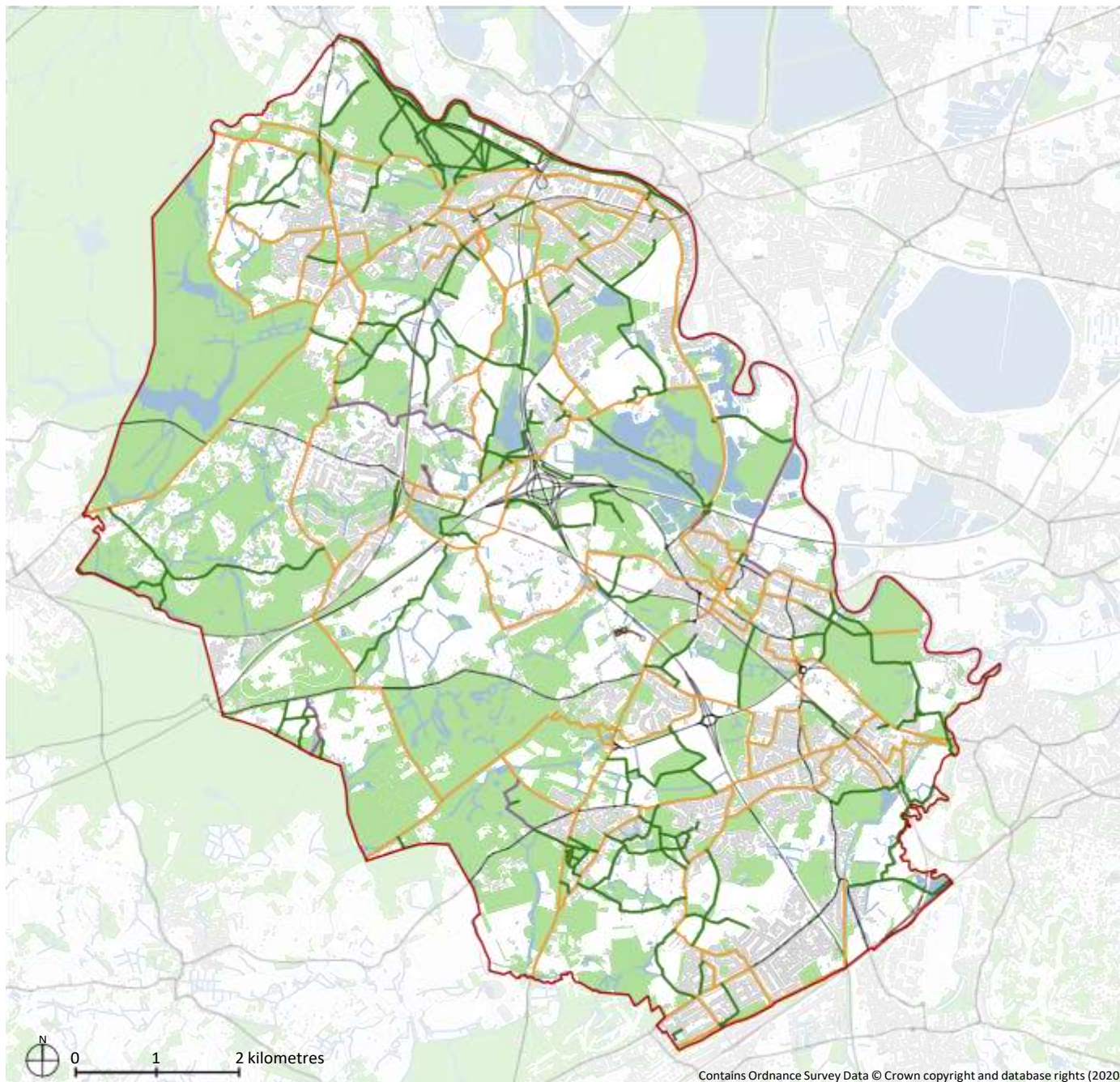
MAP 1.3 Runnymede GBI Network - Accessibility











-  Green Infrastructure
-  Accessible Green Infrastructure
-  Blue Infrastructure

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MAP 1.4 Runnymede GBI Network - Connectivity



-  Borough Boundary
-  Footpaths
-  Bridleways
-  Cycle Routes
-  Roads
-  Railways
-  Green Infrastructure
-  Blue Infrastructure

## **2 - PURPOSE OF THIS SPD**



## 2.1 Overview

2.1.1 The 25-Year Environment Plan (2018) sets out the Government's approach to protecting and enhancing the environment in England, including taking actions to use and manage land sustainably, recover nature and enhance the beauty of landscapes and connect people with the environment to improve health and wellbeing.

2.1.2 The Plan aims to create more GBI by drawing up a national framework of green infrastructure standards, ensuring that new developments include accessible green spaces and that any area with little or no green space can be improved for the benefit of the community. The new Standards are currently being prepared by Natural England and will provide a consistent framework and guidance to help local authorities, developers, landowners and communities deliver GI improvements, particularly in areas where this is needed most.

2.1.3 The National Planning Policy Framework 2019 requires local plans to adopt a strategic approach to maintaining and enhancing networks of habitats and GBI, and sets out planning measures to address climate change mitigation and adaptation through GBI provision.

2.1.4 As recognised by the Government's Planning Practice Guidance, GBI can make an important contribution to national planning goals for sustainable development. These are:

- Building a strong, competitive economy
- Achieving well-designed places
- Promoting healthy and safe communities
- Mitigating climate change and flooding
- Conserving and enhancing the natural environment

2.1.5 This Supplementary Planning Document (SPD) provides advice and best practice guidance on how development, at any scale, can contribute towards the delivery of Green & Blue Infrastructure (GBI) assets in support of the Local Plan's vision. The SPD is also intended to be of use for informing the preparation of Neighbourhood Plans.

2.1.6 The 2030 Local Plan vision states, in relation to GBI that:

*The Borough will continue to enjoy a high quality natural environment through its green spaces, habitats and waterways. The general extent of the Green Belt will have been protected by making the most efficient use of land. Runnymede will be resilient to, and mitigate climate change impacts especially by reducing and minimising the risks from flooding, reducing greenhouse gas emissions and improving water quality and efficiency.*

2.1.7 In addition to addressing many of the Local Plan's environmental, social and economic objectives, the SPD supports implementation of policies SD7, EE11, EE12 and the site allocation policies by promoting sustainable development that makes a positive contribution to the Borough's natural assets, biodiversity and the health and well-being of the Borough's residents through the GBI network. It also supports Policy SD3 in seeking attractive active/sustainable travel networks, Policy SL1 in encouraging healthy lifestyles, Policy SL25 in enhancing existing open space, SL26 in providing new or enhanced open space and Policy EE1 in creating attractive places.

- 2.1.8 The SPD therefore aims to:
- Set out guidance on how development, at whatever scale, can contribute towards delivery of a high quality multi-functional green and blue infrastructure network by providing, protecting, maintaining and enhancing green and blue infrastructure assets (Policy EE11 & EE12).
  - Support the design standards within the Runnymede Design SPD where they relate to GBI and the achievement of high quality and inclusive GBI design which responds to the local context including the built, natural and historic character of the Borough's landscapes and townscapes (Policy EE1).
  - Provide guidance on how to achieve net gains in biodiversity through creation/expansion, restoration, enhancement and management of habitats and features to improve the status of priority habitats and species as well as on the greening of the urban environment (Policy SD7 & EE9).
  - Aid the delivery of GBI on the 2030 Local Plan site allocations by ensuring existing GBI features identified in the site allocation policies are properly audited and opportunities explored to enhance site features and provide additional GBI assets which link with the surrounding GBI network (Policies SL2-SL18, IE1).

- 2.1.9 When considering the provision/enhancement and delivery of Green and/or Blue infrastructure, applicants should also be aware of guidance set out in the Council's other adopted SPDs, specifically:
- Design Guide SPD
  - Thames Basin Heaths SPA SPD
  - Infrastructure Delivery & Prioritisation SPD
  - Vehicular & Cycle Parking Guidance SPD

2.1.10 While opportunities for incorporating GBI will typically be more limited for householders and minor developments, collectively they can make an important contribution to the Borough's GBI Network alongside the measures brought forward as part of major development proposals. The site allocation policies themselves set out GBI features of each site which should be taken into account when considering how the development can enhance the GBI network in Runnymede.

2.1.11 The guidance highlights opportunities and ideas for how GBI can be embedded into householder, minor and major development sites. It also highlights opportunities for the conservation and enhancement of GBI assets, which may be taken forward as local GBI initiatives by the Council in partnership with other stakeholders. Minor and major developments should consider contributing financially through the Community Infrastructure Levy (CIL) towards GBI initiatives elsewhere within the Borough, where it is not feasible or viable to physically provide GBI on site (Policy EE11).

2.1.12 Consideration of GBI from the outset allows applicants to think about what type and how much GBI is required; how it complements and relates to existing GBI assets; and, for major developments, how specific green and blue assets can be linked with each other and the surrounding GBI network.

2.1.13 Where development poses a potential risk to GBI assets, such as to wildlife habitats or trees, applicants should follow good practice and seek specialist advice where necessary.

## 2.2 How to Use This SPD

- 2.2.1 This SPD has been developed as a result of collaborative working and cooperation between the Council, relevant statutory consultees, neighbourhood forums and other local community groups.
- 2.2.2 A stakeholder workshop was held in March 2020, to explore how the SPD can inform the design process, pre-application discussions, decision making on planning applications and implementation of development within the Borough.
- 2.2.3 This guidance supports applicants in embedding GBI into development proposals in accordance with Local Plan policies. It should be read and used in conjunction with the Council's Design SPD.
- 2.2.4 The guidance sets out the Council's expectations for how GBI matters should be addressed through the design and place-making process, pre-application discussions, decision-making on planning applications and implementation. The guidance also identifies a number of best practice examples, sources of information for applicants and a series of checklists.
- 2.2.5 **Section 3** of this SPD sets out guidance for householder development, so that even those schemes at the smallest scale can contribute to green/blue infrastructure and biodiversity enhancements.
- 2.2.6 **Section 4** sets out guidance for minor and major developments and includes a number of Design Principles which applicants should follow to signpost how green/blue infrastructure has been considered in their proposals and how it will be delivered and managed over the lifetime of a development.

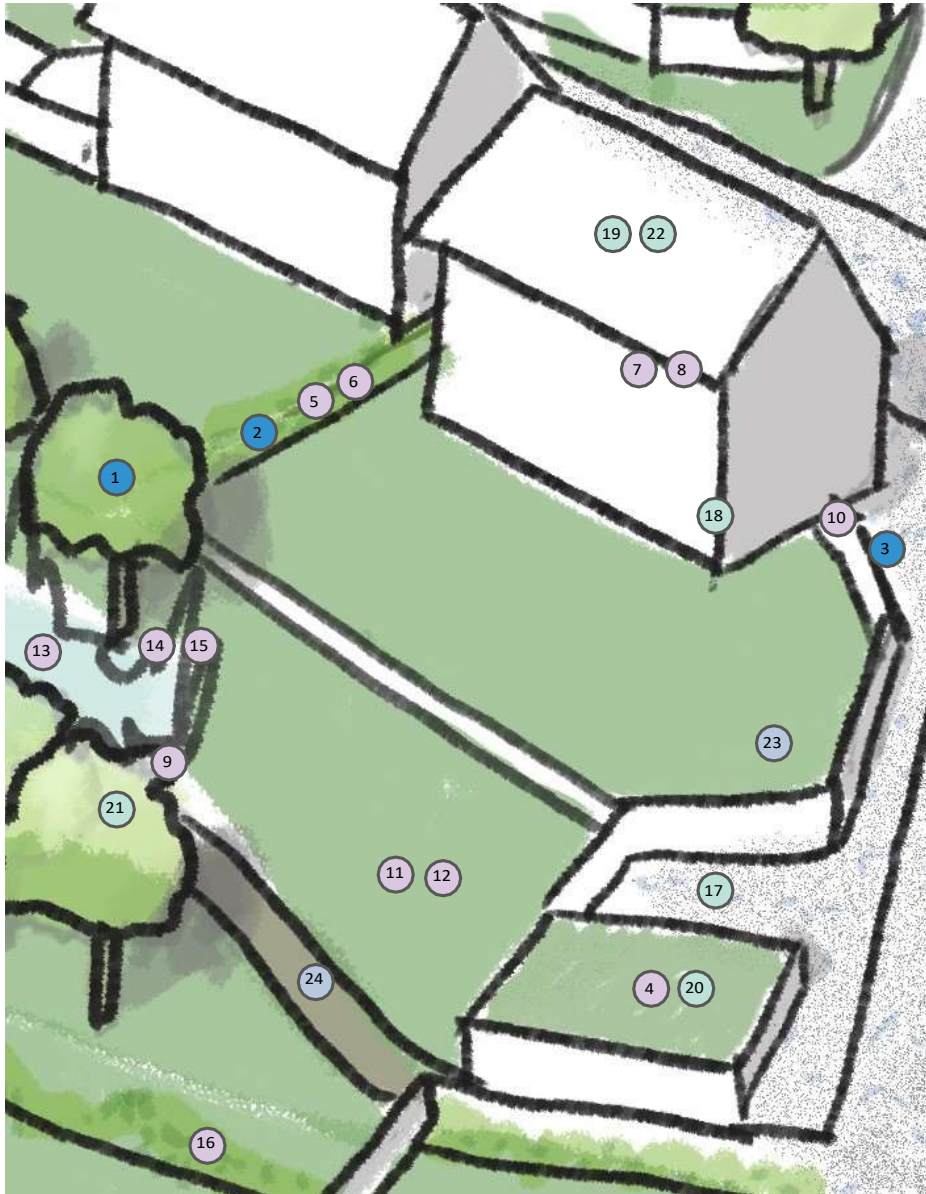
# 3 - GUIDANCE FOR HOUSEHOLDERS



### 3.1 Overview

- 3.1.1 Simple measures and features can be incorporated into householder developments that can contribute to or enhance GBI and provide net gains for biodiversity. Some of these are illustrated on **Diagram 3.1**. Cumulatively, these types of small-scale site already play an important role in providing and connecting GBI networks as well as opportunities for biodiversity.
- 3.1.2 Further GBI interventions can make a valuable contribution towards delivery of the Borough's GBI Network and help communities and wildlife become more resilient to a changing climate. Householders are strongly encouraged to consider enhancing GBI within their development and avoid or mitigate its loss wherever possible. The rest of this section sets out guidance on how this can be achieved.
- 3.1.3 Development proposals for alterations and modifications to homes and gardens are encouraged to retain, incorporate and enhance existing GBI features that help reinforce the character of the local area's landscape or townscape setting. Measures to mitigate losses of GBI features are encouraged where retention is not possible.
- 3.1.4 Houses, gardens and out-buildings can provide valuable habitats for wildlife including rare species protected by law. Applicants are responsible for ensuring that any protected species present are considered and appropriately mitigated for within the application.
- 3.1.5 If it is suspected that any protected species are present, the Council should be made aware of this and a survey may be requested by the Council. If necessary, applicants may need to revise their proposals in light of the survey's findings and/or provide details of mitigation measures to ensure protection during and after the development. Sources of advice regarding protected species can be found in **Section 3.7**.
- 3.1.6 Applicants for householder development can also consider opportunities to enhance habitats for protected species from the suggestions set out in this Section.
- 3.1.7 Suggested measures, together with signposts to sources of useful practical guidance, are provided to help householders contribute towards enhancement of the Borough's GBI Network in this way.
- 3.1.8 Applicants are encouraged to consider opportunities for retaining or mitigating, enhancing existing and creating new GBI assets, within their properties as part of a development proposal.
- 3.1.9 A GBI Audit is not required for householder applications, however applicants are encouraged to identify any existing natural features at the property, such as mature trees, hedgerows or ponds which could offer opportunities for retention and enhancement.
- 3.1.10 Where applicants retain, mitigate or make GBI improvements, including biodiversity improvements, applications should be supported by appropriate information highlighting details of the existing features to be retained or mitigated and the improvements proposed. This is set out in **Section 3.8** of this SPD.
- 3.1.11 Key considerations for protected species likely to be affected by householder development are highlighted below along with sources of ideas and advice for incorporating simple GBI enhancement measures into householder development.

**DIAGRAM 3.1** Illustrative Green & Blue Infrastructure Design Principles



**Reinforcing Local Character & Sense of Place:**

- 1 **Green features** – existing mature trees, hedgerows and other natural features retained, extended and enhanced
- 2 **Soft landscaping** – using appropriate native plant species of local provenance
- 3 **Hard landscaping** – using appropriate materials

**Supporting Nature & Biodiversity:**

- 4 **Living roofs and walls** – green/brown roofs and walls on buildings to attract pollinators and provide food for bats/birds
- 5 **Green boundary features** – species-rich native hedgerows, stone walls and green fences with built-in planting locations/external planting frameworks
- 6 **Wildlife-friendly garden boundaries** – with gaps for small mammals
- 7 **Bat roosting/bird nesting boxes** – on garden trees and buildings
- 8 **Wildlife-friendly architectural design** – bird nesting/bat roosting features (ornamental slit holes, swift bricks, stone ledges, wood cladding)
- 9 **Food sources** – ponds, hedgerows, trees and night-scented flowers for attracting insects to provide food for bats/birds
- 10 **Wildlife-sensitive lighting** – minimise impacts on bats and invertebrates
- 11 **Nectar-rich native planting** – trees with berries to provide food for birds and early flowering plants to provide nectar source for pollinators
- 12 **Wildflower lawns** – native wildflower meadow mixes as alternative to amenity rye grass lawns to support pollinator insects
- 13 **Wildlife ponds** – natural ponds with stone/log piles close by for amphibians
- 14 **Reptile habitats** – stone/log piles, rotting vegetation/compost and south-facing banks with bare ground for basking
- 15 **Bug hotels** – stone/dead wood piles or purpose-made bug boxes
- 16 **Wildlife corridors** – connect to habitats via green/blue corridors within the wider GBI network

**Building Resilience to Climate Change:**

- 17 **Sustainable drainage systems** – porous paving soakaways for driveways to reduce flood risk
- 18 **Water conservation** – rainwater harvesting/grey water recycling systems (water butts and rain gardens)
- 19 **Renewable energy** – solar water heating/photovoltaic panels, ground-source heat pumps
- 20 **Green roofs/walls** – roof gardens, biodiverse/brown roofs, living walls to reduce flood risk and regulate temperatures
- 21 **Tree planting** – for carbon capture/storage, shading and flood prevention
- 22 **Green building design** – carbon neutral and energy-efficient construction, operation and maintenance

**Contributing to Healthy Living & Well-Being:**

- 23 **Healthy eating** – food growing and wildlife-friendly gardening
- 24 **Well-being** – sensory planting, gardens and trails

## 3.2 Green Roofs & Walls

3.2.1 As a key component of the GBI network, particularly in urban areas with a constrained land supply and competing land uses, green roofs and living walls can be used on existing buildings or new development. (See **Box 4.8** in **Section 4.0** for further information). Applicants should however consider how they will maintain such features in the long term so that they continue to make a positive contribution to the GBI network.

3.2.2 Good practice pointers include:

- Green roofs should contain a diversity of plant species
- Brown roofs with a range of substrates
- Green walls with built-in planting locations/external planting framework

## 3.3 Bird Nesting & Bat Roosting

3.3.1 Householders can consider implementing measures which encourage bird nesting and bat roosting, whether in an urban, edge of urban or countryside location. As well as retaining nesting/roosting features on site such as trees and hedgerows, enhancements could include:

### Birds

- Bird boxes;
- Ornamental slit holes;
- Swift bricks;
- Stone ledges;
- Wood cladding

### Bats

- Ornamental slit holes and bat bricks;
- Bat boxes;
- Wood cladding

## 3.4 Boundary Treatment

3.4.1 Householders can consider using boundary treatments such as hedgerows, stone walls and green fences which contribute to connectivity of GBI. This could include:

- Creating wildlife-friendly garden boundaries with gaps for small animals including within brick wall boundary treatments
- Species-rich native hedgerows as boundary features These can also be planted in front of brick wall boundaries to soften impact and improve connectivity.

3.4.2 Hedgerows provide living space and food for all sorts of wildlife. Native species choices include hawthorn, blackthorn, wild rose, holly, hazel and elder. Berberis and pyracantha also produce lots of berries for the birds. Native tree choices include, for example, alder, ash, beech, birch, field maple, hazel, holly, juniper, oak, Scot's pine, rowan, yew, whitebeam and willow.



Supporting Nature & Biodiversity:  
Bird Nesting Boxes



Supporting Nature & Biodiversity:  
Wildlife Friendly Boundaries

### 3.5 Wildlife Friendly Gardens

3.5.1 Applicants for householder development can think about ways in which they can encourage wildlife into their gardens and improve biodiversity through enhancing existing planting and landscaping. This could include:

- Planting nectar-rich native planting with berries in autumn within formal landscaping.
- Planting native wildflower mixes as an alternative to amenity grass lawns.
- Planting early flowering plants to provide nectar source for pollinators.
- Introducing ponds with an irregular and shallow sloping edge combined with stone and log piles close by to provide refuge for amphibians.
- Incorporating south-facing banks with bare ground for reptiles/invertebrates.
- Introducing rough/natural stone walls with holes for small birds/invertebrates.
- Providing a range of 'bug hotels' with dead wood and stone piles, or purpose-made bug boxes with tubes and drill holes.

### 3.6 The Water Environment

3.6.1 Other improvements can be made by householders to protect and conserve the water environment and reduce the impact on blue infrastructure services and assets. This could be a way to reduce the risk of flooding, surface water run-off and/or to conserve water for external use. This could include:

- Sustainable drainage – Applicants can reduce the likelihood of surface water run-off and slow the rate of infiltration by choosing to implement permeable surfaces for parking and landscaping rather than hardstanding driveways and other areas of hard paving.
- Where possible applicants can use solutions such as soakaways involving porous paving or surfacing to minimise rainwater run-off. Whilst non-porous surfacing is not advised, if this is used, soakaways or rain gardens should be provided to reduce surface water run-off.
- Water conservation – Applicants could consider grey water recycling systems and rainwater harvesting techniques such as use of water butts or water storage.



Building Resilience to Climate Change:  
Water Conservation

© Centre for Alternative Technology



### 3.7 Sources of Advice

#### BOX 3.1 Sources & Signposts to Advice for Householders

[RSPB Guide to Birds and Wildlife](#)  
[RSPB Guide to Gardening for Wildlife](#)  
[Bat Conservation Trust](#)  
[Surrey Wildlife Trust](#)  
[RHS Guide to Green Walls](#)  
[RHS Guide to Wildlife Gardening](#)  
[RHS How to Green your Grey Front Garden](#)  
[Surrey Wildlife Trust Wildlife Gardening Guide](#)  
[The Green Age Greywater Recycling Guide](#)  
[Permeable Surfacing of Front Gardens: Guidance](#)  
[CIEEM Householders Guide to Engaging an Ecologist](#)  
[CIEEM Permitted Development Rights & Biodiversity Advice](#)  
[Surrey County Council Developers Guide to Biodiversity](#)  
[CIEEM Guide to Ecological Surveys](#)  
[CIEEM Finding an Ecological Consultant Advice](#)



- 3.7.1 Where there is a potential risk of a proposed development harming trees, applicants should seek specialist arboricultural advice (see **Box 3.2**) to ensure compliance with legislation and planning policies.

#### BOX 3.2 Signposts to Arboricultural Advice

[Arboricultural Association Advice](#)  
[Runnymede Borough Council Works to Protected Trees Advice](#)



- 3.7.2 Advice concerning protected species can be found at:

- [Surrey Wildlife Trust Advice on UK Wildlife Law](#)
- [Natural England Standing Advice for Protected Species](#)



Supporting Nature & Biodiversity:  
Bug Hotels

© John Lord

### 3.8 Application Checklist

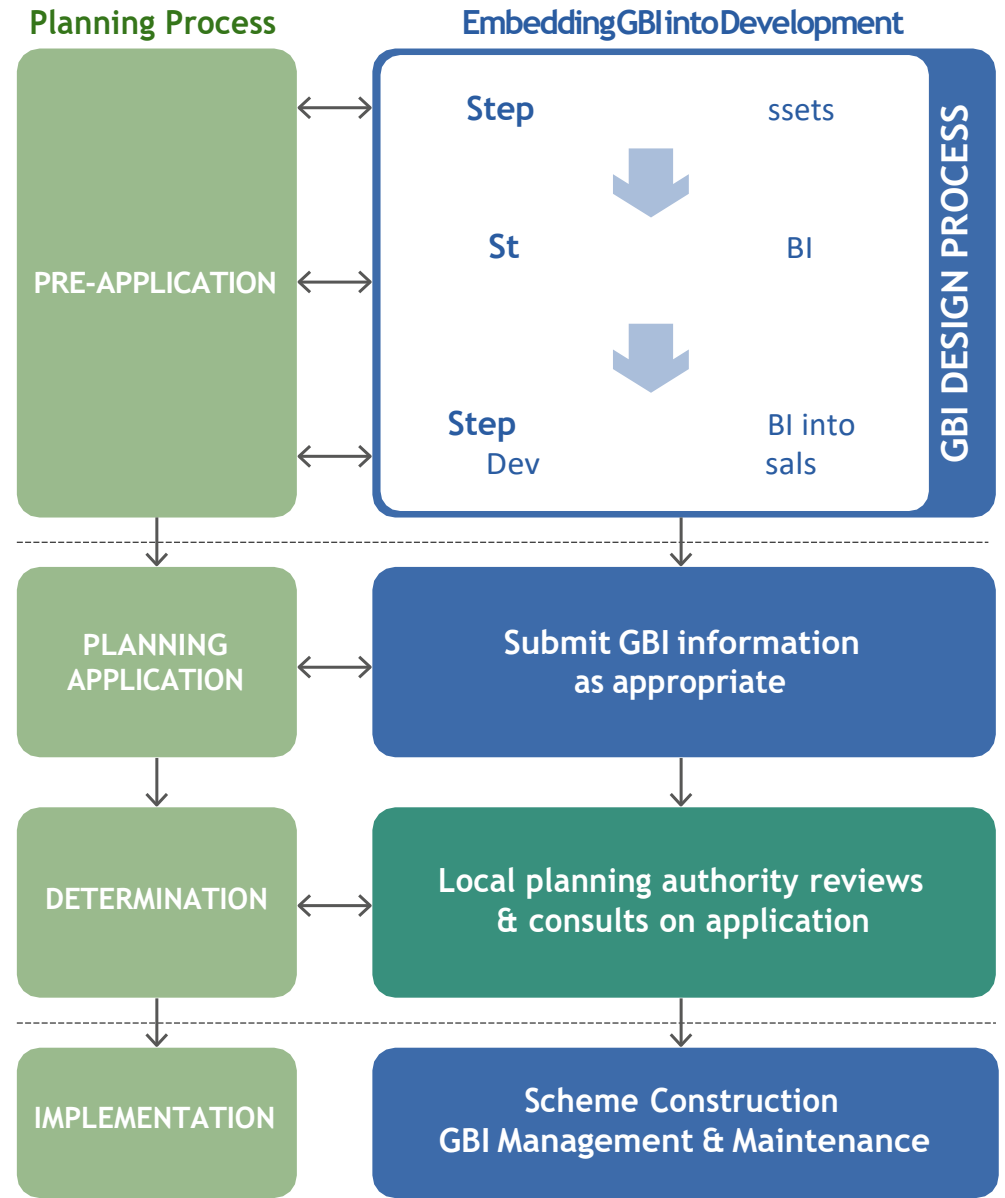
- 3.8.1 Where applications mitigate or incorporate GBI into development including biodiversity improvements, the Council will require a simple statement to be submitted with the application outlining the existing GBI features on site, the features to be retained and any GBI mitigation, enhancements and/or new features proposed.
- 3.8.2 The Council may place conditions on any permission granted which ensures development delivers the measures outlined in the GBI statement and/or to secure further details if required.

# 4 - GUIDANCE FOR MINOR & MAJOR DEVELOPMENTS

## 4.1 Overview

- 4.1.1 This section of the SPD sets out a simple three-step approach for embedding GBI into development proposals as illustrated in **Diagram 4.1**. For minor and major development schemes applicants will need to show how they have followed the three step approach and how GBI has been incorporated into the development scheme in line with the planning and design principles set out in this section of the SPD.
- 4.1.2 The Council and statutory consultees will use the Planning Review Checklist in **Section 4.6** to assess proposals submitted at the pre-application and application stages against the three step approach and design principles of this SPD to check compliance with Local Plan policies SD7, EE11, EE12 and SL26.
- 4.1.3 The planning and design of new development is an iterative process involving analysis, design development, consultation and refinement. Wherever possible, it is good practice to consider GBI requirements from the earliest phases of the planning and design process. Ideally, this should happen as part of the initial thinking and research carried out to define GBI needs, opportunities and key development parameters.
- 4.1.4 GBI should be seen as a critical consideration in the same way as utilities or local transport infrastructure. Where GBI is embedded at the start of a development project, it is possible to achieve substantial cost savings through combining uses and creating multi-functionality.
- 4.1.5 GBI design should be considered as an integral element of the vision for a site's overall layout and design. Importantly, a network of well-designed and managed greenspaces and links can make a significant contribution to creating a distinctive sense of place for a development.

**DIAGRAM 4.1** GBI Planning & Design Guidance - Key Steps



- 4.1.6 Opportunities for incorporating GBI provision through the evolution and testing of the site layout, or masterplan should be considered, alongside options for the layout of street grids and blocks, movement routes, public spaces and soft landscaping areas, taking account of the requirements of Policy EE1 of the 2030 Local Plan
- 4.1.7 In addition, GBI can help influence proposals for the massing, heights, densities and orientations of buildings in respect of creating optimum micro-climatic conditions for green roofs/walls to provide insulation or shading and cooling.
- 4.1.8 It is important that sufficient time is spent studying and understanding how a place works before starting to design. Studies involving urban design, site planning and infrastructure/connectivity analysis should consider GBI assets in a holistic way. This should identify the functions existing GBI assets within and around a site provide, where it is functioning well and needs to be maintained, and where GBI functions less well and would benefit from improvement. The Council's existing evidence base can be used to support this process (see **Step 1**).
- 4.1.9 The key steps for embedding GBI into new minor and major developments are outlined below. When carrying out the three-step approach and implementing the design principles in this SPD, account must also be had to the Runnymede Design SPD and its design standards. Whilst the Design SPD is guidance and all of its standards may not be applicable to all minor/major development, applicants should clearly signpost in their masterplanning and GBI Strategy how any GBI proposed has taken account of the SPD guidance produced by the Council.

## 4.2 Step 1 - Auditing GBI Assets

- 4.2.1 Proposals should be based on an analysis of the site and surrounding area's existing GBI assets and characteristics such as topography, townscape and built form, views, landscape features, land uses and activity, access and movement and any environmental designations that apply. This includes taking account of any national and local nature conservation and landscape designations or typologies such as the National Site Network (formerly Natura 2000 sites), SSSI, SNCI, national and local nature reserves, Biodiversity Opportunity Areas (BOA), priority habitats and landscape character areas and types both on and within the vicinity of the site.
- 4.2.2 Signposts to useful audit information are as follows:
- [Defra's Magic Map](#)
  - [Runnymede Borough Council Mapping](#)
  - [Runnymede Open Spaces Study & Runnymede Playing Pitch Strategy](#)
  - [Surrey Nature Partnership Biodiversity Opportunity Areas](#)
  - [National Character Areas](#)
  - [Surrey County Council Landscape Character Assessment](#)
- 4.2.3 To inform pre-application discussions, applicants should undertake a GBI Audit to provide an appraisal of existing GBI assets and green corridors on and around the site, which feeds into the identification of opportunities and constraints for development.
- 4.2.4 All GBI proposals should respond positively to the site's local context. Proposals should start by reviewing existing GBI information, and be supplemented by a more detailed analysis of local GBI assets in the vicinity of the site.

- 4.2.5 The GBI Audit should also be informed by an understanding of how the site and the place have evolved through history. Where historic landscape features and other heritage assets may be affected by GBI proposals, applicants should assess their significance at an early stage and make sure the findings feed into the design concept and design proposals.
- 4.2.6 The GBI Audit should identify and map existing GBI assets in and around the site. The different types of GBI assets that may be relevant to consider are set out in **Section 1** and **Annexes A to D**. For larger schemes, GIS mapping datasets are available for some GBI assets in Runnymede Borough, and these may be obtained by contacting the Council (see **paragraph 4.2.2** for sources of information).
- 4.2.7 The functions (or ecosystem services) provided by existing GBI assets should be appraised from site visits, and by reference to relevant data and information. This should include an appraisal of the connectivity of existing GBI assets in and around the site for people and wildlife.
- 4.2.8 The GBI Audit should be proportional to the scale of the development proposal; smaller scale developments will usually only require limited survey and appraisal, except where the site is environmentally sensitive; larger scale developments involving large and complex sites are more likely to require a greater level of detail, and may require consideration of GBI connectivity over a larger geographical area.
- 4.2.9 Where necessary, the GBI Audit should be informed by appropriate surveys undertaken by a competent professional consultant.
- 4.2.10 Where there is a potential risk of a proposed development harming wildlife habitats, applicants should seek specialist advice from a professional ecological consultant (see **Box 4.1**) to ensure compliance with legislation and planning policies.

#### BOX 4.1 Signposts to Ecological Advice

[Surrey County Council Developers Guide to Biodiversity](#)

[CIEEM Guide to Ecological Surveys](#)

[CIEEM Finding an Ecological Consultant Advice](#)

[Natural England Standing Advice for Protected Species](#)



- 4.2.11 Where there is a potential risk of a proposed development harming trees, applicants should seek specialist arboricultural advice (see **Box 4.2**) to ensure compliance with legislation and planning policies.

#### BOX 4.2 Signposts to Arboricultural Advice

[Arboricultural Association Advice](#)

[Runnymede Borough Council Works to Protected Trees Advice](#)

- 4.2.12 The early production of a Preliminary Ecological Appraisal, an Arboricultural Impact Assessment (if the proposed new development is close to trees) and any necessary specialist surveys (submitted at either pre-application or with the application) is advisable to inform design and to prevent delays in decision-making.

### 4.3 Step 2 - Considering GBI Opportunities

- 4.3.1 The analysis of GBI on and near the site set out in the GBI Audit should be used to shape the creation of the design for the development. The Council's Validation Checklist requires a Biodiversity Enhancement Statement and Open Space Statement to be submitted with applications. To avoid repetition of information and to keep submission documents concise and to a minimum, this information could be included either within a GBI Strategy, proportional to the scale of development or as separate sections in a site masterplan. In either case, the GBI Strategy or Masterplan should:
- encompass other aspects of GBI such as hard & soft landscaping and details of long term management/maintenance of the GBI or ecological asset.
  - signpost how proposed GBI has been informed by the audit of GBI undertaken in Step 1 and taken into account the Design Principles in this SPD and the design standards in the Runnymede Design SPD.
- 4.3.2 Separate reports for protected species and arboricultural impacts will still be required.
- 4.3.3 To inform pre-application discussions, applicants should provide a GBI Concept Statement or similar that sets out opportunities for retaining, enhancing, creating and linking GBI assets in and around the site for

informing the GBI Strategy or masterplanning for the development.

- 4.3.4 The GBI Concept Statement or similar should demonstrate a response to the GBI audit, the client's brief and the historic and current nature of the site and its context, taking into account local community consultation.
- 4.3.5 Applicants should demonstrate how the site has been designed to take account of the GBI planning and design principles set out in this SPD and design standards in the Runnymede Design SPD. This should include demonstrating how existing GBI assets in and around the site have been retained and incorporated into the design concept.
- 4.3.6 The design concept should take into account the general opportunities for enhancement of GBI assets highlighted in **Annexes A-D** of this SPD. The provision, character and distribution of specific GBI opportunities will depend on the nature of the development site and its context, the type of development and the contribution the proposal can make to GBI network connectivity and provision of ecosystem services.
- 4.3.7 As highlighted in **Appendix A**, the Council works with local partners to deliver a range of landscape-scale biodiversity, heritage and access improvement initiatives for strengthening the connectivity, extent and quality of the Borough's GBI Network. The Council will use funds raised through the Community Infrastructure Levy (CIL) to help achieve these initiatives, but applicants are still expected to deliver GBI net gain on site unless it can be demonstrated with evidence that this is neither feasible or viable.

## 4.4 Step 3 - Incorporating GBI into Development Proposals

- 4.4.1 To ensure that GBI forms an integral part of new developments, landscaping, architectural and drainage engineering plans which support the GBI Strategy or masterplanning detailing how GBI features will be incorporated into the proposals should be submitted to the Council. These can be indicative plans at outline stage.
- 4.4.2 Applicants should demonstrate how natural features, green spaces and corridors have been embedded into the site layout and/or masterplanning in ways that strengthen the Borough's GBI Networks by reinforcing landscape character and supporting biodiversity, and providing high quality and well-connected open space that contribute to healthy living and well-being.
- 4.4.3 For all outline and full planning applications, applicants will be expected to prepare and submit the information outlined in **Box 4.4**. Applications for full planning permission should also be supported by appropriate plans showing details of GBI design proposals as per the checklist set out in **Box 4.4**.
- 4.4.4 For all major developments coming forward in phases, the GBI Strategy or Masterplan will need to demonstrate how GBI will be delivered across the different phases of development.
- 4.4.5 Where relevant, an outline or detailed SuDS Wildlife Management Plan should be incorporated into the GBI Strategy or Masterplan.

### Pre-Application Advice

- 4.4.6 The Council offers a pre-application advice service to applicants applying for planning permission for changes to a home or for a new development (see **Box 4.3**).

### BOX 4.3 Sources of Planning Advice

[Runnymede Borough Council Pre-Application Advice](#)

[Planning@runnymede.gov.uk](mailto:Planning@runnymede.gov.uk)

[Building.control@runnymede.gov.uk](mailto:Building.control@runnymede.gov.uk)

#### BOX 4.4 Planning Application Checklist

The Council's [Validation Document](#) sets out the information required with a planning application in order for it to be deemed valid. The Validation Document sets out that for GBI, a checklist of required information will be set out in this SPD.

The Council's preference is for applicants to prepare a single evidence document or statement in the form of a GBI Strategy or section in a site Masterplan proportional to the scale of development and which covers biodiversity impact and net gain, open space and landscaping proposals rather than submit a variety of evidence statements or documents for instance separate landscaping strategies, open space strategies, biodiversity impact assessments, landscaping/ecology management plans, although separate assessments relating to protected species and trees will still be required but should signpost how any mitigation or enhancement measures complement the GBI Strategy/Masterplan.

As such, a GBI Strategy or section of a Masterplan should include (this list is not exhaustive):

- An audit of GBI and historic assets and the GBI network within and around the site;
- An appraisal of GBI most appropriate to the site based on the GBI audit, and signposted to how this meets the Design Principles in this SPD, Design standards in the Runnymede Design SPD and Policy SL26 of the 2030 Local Plan where appropriate;
- Demonstration of how GBI will be incorporated into the development, and where appropriate how this connects to the existing GBI network through clearly annotated site layout/landscaping or indicative plans/masterplans which show the location and extent of GBI features;
- A section in the strategy/masterplan to show a proportional Biodiversity Impact Assessment, and the measures which will be incorporated into the scheme to achieve at least 10% biodiversity net gain and show these on layout/landscaping or indicative plans/masterplans where appropriate;

- A section in the strategy/masterplan (if known at application stage) showing how GBI or ecological assets will be managed/maintained over the long-term;
- If green/living walls or roofs are proposed these should be annotated on elevation or site plans and be accompanied by a maintenance plan where appropriate. Where features such as bird/bat boxes or bricks are to be located on property these should be shown on elevation plans;
- A planting schedule (species, numbers/planting density, distribution, size and protection until established), proposed boundary treatments and hard landscaping materials etc (if known at application stage).
- Details of the location and dimensions of any storage areas or units if greywater recycling systems are proposed.

Where details of GBI or ecological features, location, biodiversity improvements, planting, boundary treatment, hard landscaping materials and greywater recycling storage have not been provided with a planning application but are indicated to be delivered on the site in the application submission, the Council may attach conditions to any permission granted requiring the approval of such details prior to the commencement of development. If details are submitted at a later stage under condition or through reserved matters, applicants will be expected to explain how their choice of features and/or materials deliver GBI in accordance with their GBI Strategy/Masterplan taking account of the design principles of this SPD and design standards in the Runnymede Design SPD.

All layout plans should identify the location of any existing/proposed underground/overhead services which could affect existing/proposed planting or blue infrastructure.

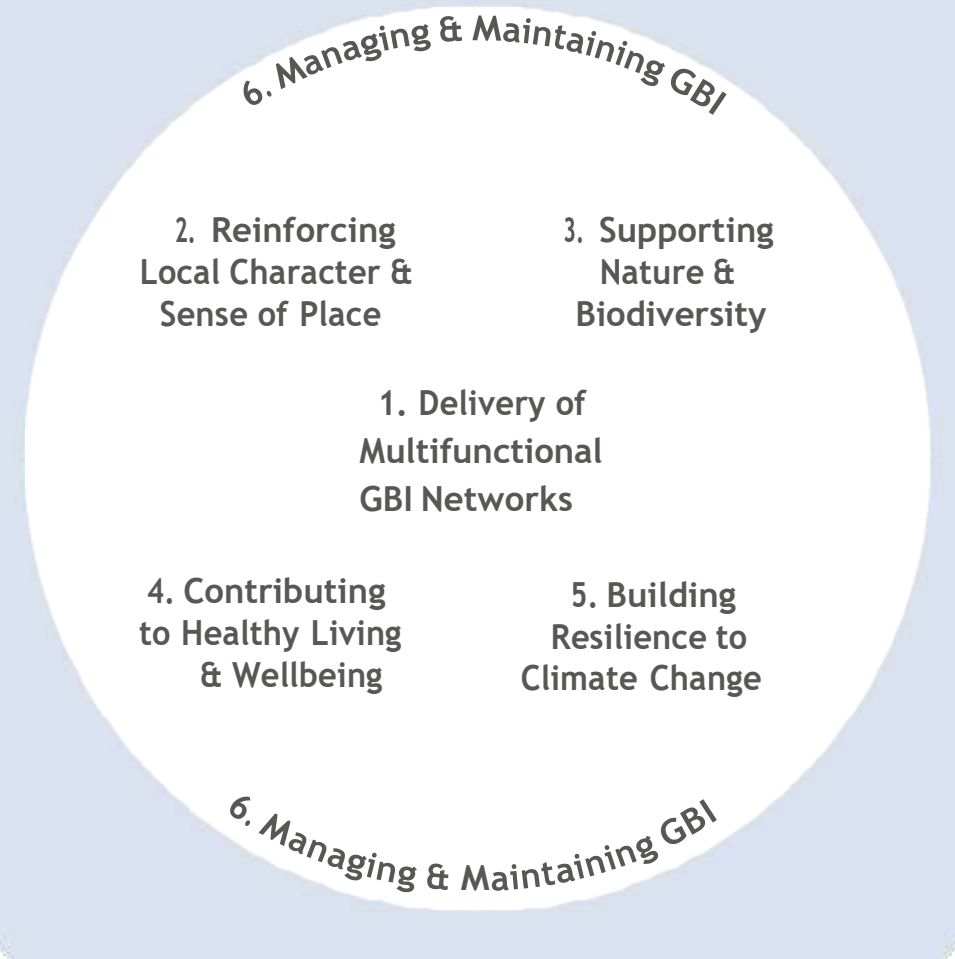
If an applicant considers that GBI or biodiversity enhancements cannot be readily incorporated into the development on site, this should be clearly justified with evidence through the GBI Strategy or Masterplan.



## 4.5 Planning & Design Principles

- 4.5.1 All scales and types of development have the potential to contribute to Runnymede's GBI Network by achieving biodiversity and wider environmental net gains.
- 4.5.2 Planning and design principles for embedding GBI into development are set out in **Box 4.5**. Supported by design checklists, examples of good practice and signposts to further advice, the principles highlight opportunities and considerations for embedding GBI into development through good design and place-making. They are not intended to be prescriptive.
- 4.5.3 Applicants are encouraged to use the planning and design principles to stimulate thinking and ideas about how to incorporate GBI into minor and major development proposals that are appropriate to a site and its context.
- 4.5.4 The GBI planning and design principles are applicable to minor and major residential schemes and other types of development (including commercial, educational and community schemes).

### BOX 4.5 GBI Planning & Design Principles



## Principle 1: Delivery of Multi-Functional GBI Networks

All minor & major developments should contribute to the delivery of high quality multi-functional networks of GBI to provide long-term benefits for people, places and nature

4.5.5 In addition to conserving and enhancing the natural environment, high quality multi-functional GBI networks can help contribute to building a strong, competitive economy, achieving well-designed places and promoting healthy and safe communities, and mitigating climate change and flooding.

4.5.6 In accordance with Local Plan Policies EE11 and EE12, the Council expects development to contribute towards delivery of GBI networks by protecting, maintaining and enhancing GBI assets in line with the following principles.

- Opportunities and requirements for multi-functional GBI should be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, taking into account existing natural assets and the most suitable locations and types of new provision in line with the principles set out in this SPD.
- The design and assessment of development proposals should satisfy the requirements of the following ‘mitigation hierarchy’:
  - » Development should avoid causing significant harm to the integrity of the GBI Network.
  - » Where significant harm to the integrity of the GBI Network is wholly or partially unavoidable, development should seek to minimise the harm through re-design or use of effective mitigation measures secured by planning conditions or obligations as necessary.

» Where, despite mitigation, there would be significant residual harm to the integrity of the GBI Network, as a last resort development should compensate for the harm by providing GBI assets of an equivalent or greater value secured by planning conditions or obligations as necessary.

- In addition to any required compensation measures, development should achieve an environmental net gain that leaves the Borough’s GBI Network in a measurably better state than it was beforehand (particularly in areas identified in **Section 1** as having greatest opportunities for creating, enhancing and linking GBI assets in association with development that can best contribute to relevant local and national policy objectives).
- In delivering an environmental net gain, development proposals should give priority to providing and making enhancements to on-site GBI assets as an integral element of the scheme;
- For major developments, unless transferred into the ownership of the Borough Council, a detailed management plan should be established to ensure suitable long-term management and maintenance of GBI assets.
- Depending on individual circumstances, the Council will use planning conditions, obligations or the Community Infrastructure Levy as appropriate to secure funding and delivery of GBI, including for monitoring and management where required.
- For major developments, arrangements for funding the long-term sustainable management and maintenance of GBI should be identified as early as possible, and factored in alongside consideration of costs and benefits (see **Section 4.6**).

4.5.7 GBI opportunities to consider are outlined in the following principles as illustrated in **Diagram 4.2**.

DIAGRAM 4.2 Illustrative Green & Blue Infrastructure Design Principles



### Reinforcing Local Character & Sense of Place:

- 1 **Green features** – existing mature trees, hedgerows and other natural features retained, extended and enhanced
- 2 **Soft landscaping** – using appropriate native plant species of local provenance
- 3 **Hard landscaping** – using appropriate materials

### Supporting Nature & Biodiversity:

- 4 **Living roofs and walls** – green/brown roofs and walls on buildings to attract pollinators and provide food for bats/birds
- 5 **Green boundary features** – species-rich native hedgerows, stone walls and green fences with built-in planting locations/external planting frameworks
- 6 **Wildlife-friendly garden boundaries** – with gaps for small mammals
- 7 **Bat roosting/bird nesting boxes** – on garden trees and buildings
- 8 **Wildlife-friendly architectural design** – bird nesting/bat roosting features (ornamental slit holes, swift bricks, stone ledges, wood cladding)
- 9 **Food sources** – ponds, hedgerows, trees and night-scented flowers for attracting insects to provide food for bats/birds
- 10 **Wildlife-sensitive lighting** – minimise impacts on bats and invertebrates
- 11 **Nectar-rich native planting** – trees with berries to provide food for birds and early flowering plants to provide nectar source for pollinators
- 12 **Wildflower lawns** – native wildflower meadow mixes as alternative to amenity rye grass lawns to support pollinator insects
- 13 **Wildlife ponds** – natural ponds with stone/log piles close by for amphibians
- 14 **Reptile habitats** – stone/log piles, rotting vegetation/compost and south-facing banks with bare ground for basking
- 15 **Bug hotels** – stone/dead wood piles or purpose-made bug boxes with tubes and drill holes
- 16 **Wildlife corridors** – connect to habitats via green and blue corridors within the wider GBI network

### Building Resilience to Climate Change:

- 17 **Sustainable drainage systems** – porous paving soakaways for driveways to reduce flood risk
- 18 **Water conservation** – rainwater harvesting/grey water recycling systems (water butts and rain gardens)
- 19 **Renewable energy** – solar water heating/photovoltaic panels, ground-source heat pumps
- 20 **Green roofs/walls** – roof gardens, biodiverse/brown roofs, living walls to reduce flood risk and regulate temperatures
- 21 **Tree planting** – for carbon capture/storage, shading and flood prevention
- 22 **Green building design** – carbon neutral and energy-efficient construction, operation and maintenance

### Contributing to Healthy Living & Well-Being:

- 23 **Healthy eating** – food growing and wildlife-friendly gardening
- 24 **Well-being** – sensory planting, gardens and trails
- 25 **Green links** – connect to local parks, community gardens/orchards and other green spaces via accessible green and blue corridors

## Principle 2: Reinforcing Local Character & Sense of Place

### All minor & major development should embed GBI in ways that help reinforce and enhance the local built, natural and historic character of the Borough's landscapes and townscapes

- 4.5.8 The built environment can be enhanced by features such as green roofs, street trees, proximity to woodland, public gardens and recreational and open spaces. More broadly, GBI exists within a wider landscape context and can reinforce and enhance local landscape character, contributing to a sense of place and natural beauty.
- 4.5.9 In accordance with Local Plan Policy EE1, the Council expects development to reinforce local character and sense of place through provision of GBI in line with the following principles.
- The design of GBI to support development should be informed by assessment of the built, natural and historic character of the site's local context and setting, having regard to the Runnymede Landscape Character Assessment and the Council's Design SPD.
  - GBI should be embedded into the layout and design of development in ways that help make a positive and enduring contribution to the Borough's townscape, public realm and/or landscape setting.
  - Proposals for major developments, should incorporate a natural succession form of planting using appropriate species which should be established at the earliest opportunity to ensure built development is visually well-integrated into its landscape context and help reinforce the sense of place.
  - Proposals should demonstrate how new and existing trees will be protected, and new planting provided using appropriate native species of local provenance in the right place, to ensure that built development will reinforce and enhance local landscape character.

- Through the GBI Strategy or Masterplan, proposals for development will be expected to demonstrate how the site layout retains, incorporates and enhances GBI features that can reinforce the landscape character of the local area through measures such as:

### All Minor & Major Development

- » Designing landscaping to create a meaningful character for the site
- » Including an appropriate landscaping strategy, demonstrating how the proposals will contribute to and enhance the quality of the public realm and/or the site's landscape setting, through implementation of a high quality and inclusive hard and soft landscaping scheme that takes account of existing and proposed townscape/landscape character and features
- » Demonstrating how existing structural landscape features within the site, such as woodland blocks, tree belts, trees and hedgerows, have been retained, extended and enhanced to contribute to a strong landscape edge and setting for residential areas
- » Demonstrating how ancient woodland, ancient/veteran trees, trees/hedgerows protected by a tree preservation order and other significant trees/tree groups of amenity value will be retained as part of the proposals, protected during construction and effectively managed and maintained to help maintain the landscape structure of a site
- » Consider opportunities to enhance landscape features, including heritage assets, through incorporation of GBI assets such as green space, hedges, hedgerows, trees and woodlands

## Major Development should also consider

- » Orientating built development and the pattern of GBI to respond to the site's landscape character, topography and drainage/ground conditions, including framing views into or across the site through appropriate siting of open spaces, landscaping and development frontages.
- » Where appropriate, creating a series of sub-character areas for larger sites, and using the siting of green spaces and flood attenuation areas as a focus for creating a distinctive identity and setting for development.
- » Providing planted landscape buffers for visually screening roads, mitigating traffic noise and improving air quality.
- » Where appropriate, enhancing approaches to new and existing development areas through avenue planting of street trees on key gateway routes, ensuring existing street trees are managed and enhanced to ensure they are sustained as enduring landscape and townscape features.
- » Considering opportunities for enhancing townscape and landscape quality by improving the character, appearance and condition of key access corridors/gateways and settlement edges.

- Development proposals should demonstrate how existing trees and tree planting have been incorporated into the detailed design of streets and spaces between buildings, including parking areas, to increase tree canopy cover across the Borough, especially in urban areas. The types of measures that may be considered appropriate include:
  - » Increasing the biodiversity value and resilience of landscaped areas, green spaces and corridors for pollinators through wildflower planting, and in major developments implementing cutting regimes that allow a diversity of species to flourish throughout the year.
  - » Inclusion of appropriate biosecurity measures for control of non-native invasive species, pests and diseases to protect plant health, taking into account relevant legislation, regulations and good practice guidance such as the [Landscape Institute's Plant Health and Biosecurity Toolkit](#).
  - » New tree planting using appropriate species (see **Box 4.6**) to help adapt to climate change through mitigation of higher temperatures, wind speeds, noise and light levels, and reduced air quality.



Reinforcing Local Character & Sense of Place:  
Retaining Green Features

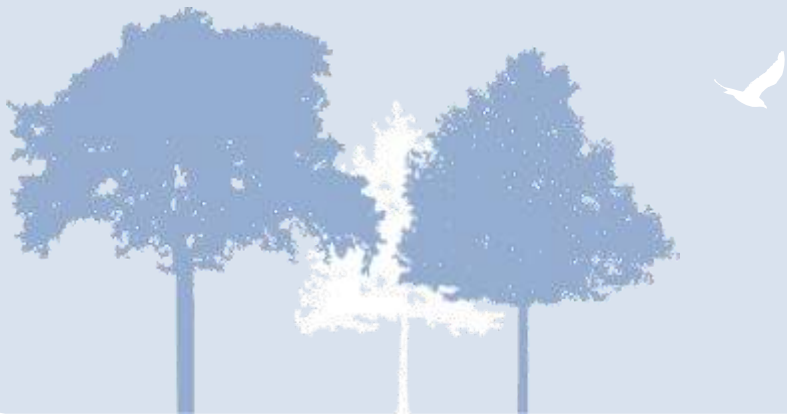
### BOX 4.6 Tree Species Selection for Green Infrastructure

The Trees & Design Action Group's [Tree Species Selection for Green Infrastructure Guide \(2019\)](#) provides advice on selecting appropriate species for a range of tree planting scenarios in around towns and cities.

The Guide includes advice on addressing constraints and tree ecophysiology (characteristics that determine the geographical distribution and habitat preferences of a particular species), which are key factors in species selection.

In addition to guidance on maximising desired ecosystem services from trees, it also sets out advice for achieving aesthetic impact through appropriate tree selection.

Surrey County Council can offer advice on tree management in Surrey – [contact trees@surreycc.gov.uk](mailto:contact.trees@surreycc.gov.uk)



### Design Checklist - Reinforcing Local Character & Sense of Place

Through GBI Strategies and Masterplans, applicants should signpost how they have considered the following:

#### All Minor & Major Development

- How does the site respond positively to the adjacent landscape character and context whilst complementing existing GBI functions?
- What GBI design measures have been incorporated to protect, preserve and enhance the surrounding landscape/townscape setting and enhance the distinctiveness of existing settlements?
- How does the GBI Strategy or Masterplan respond in GBI design terms to local landscape character assessments?
- Have existing landscape and historic features been identified through the GBI Audit and if so, have these been incorporated into proposed GBI and are there opportunities to conserve and enhance the setting of these features within the site?
- What landscape edge treatments have been considered for the site boundary and do they provide sensitive and appropriate levels of integration to the surrounding area?

#### Major Developments should also consider

- How will the scheme connect with the wider GBI network physically and visually?
- How will the provision of GBI create lasting value, identity and a distinct sense of place for the scheme?
- Have existing views into and out of the site been safeguarded and are there opportunities to create new views and vistas within the proposed development?

### Principle 3: Supporting Nature & Biodiversity

#### All minor & major development should embed GBI in ways that help support nature recovery and reverse the decline in biodiversity

- 4.5.10 National planning policy and guidance emphasises the role of GBI in conserving and enhancing the natural environment. High-quality networks of multifunctional GBI can contribute a range of benefits, including enhancing ecological connectivity, facilitating biodiversity net gain and nature recovery networks and providing opportunities for communities to undertake conservation work.
- 4.5.11 The need to secure ‘measurable net gains’ in biodiversity is embedded in the National Planning Policy Framework 2019 as a means to conserve and enhance the natural environment. In line with the aims of the 25-Year Environment Plan, provisions for mandating development to achieve a 10% biodiversity net gain through the planning system have been introduced by the Environment Bill 2019. Once enacted, applicants for most scales of development will be required to comply with this requirement.
- 4.5.12 In principle, biodiversity net gain seeks to safeguard existing habitats and to ensure that any loss or damage is compensated by restoring or creating new features that provide greater value to wildlife and people. It provides a way for developers and Local Planning Authorities to ensure that biodiversity is not lost during new development.
- 4.5.13 In accordance with Local Plan Policy SD7, development should protect existing biodiversity and include opportunities for biodiversity net gain. Policy EE9 expects development to support nature recovery and biodiversity through provision of GBI in line with the following principles:

- Development proposals that may affect European, national, regional or locally designated sites and features of importance for biodiversity in the Borough, and protected species, should demonstrate that impacts have been assessed in accordance with the mitigation hierarchy set out in Policy EE9.
- Applicants should demonstrate how GBI will be integrated to maximise potential gains in biodiversity by incorporating measures for creating/expanding, restoring, enhancing and managing habitats to support the recovery of priority habitats and species in accordance with good practice guidance (see **Box 4.7**).

#### BOX 4.7 Biodiversity Net Gain Guidance

##### Biodiversity Net Gain - Good Practice Principles for Development

published by CIEEM, IEMA and CIRIA in 2019 provides practical guidance and advice for achieving biodiversity net gain in the UK’s land and freshwater environment. The Guide applies to all types and scales of development, at all stages in the life cycle of a development. It is relevant to developers and other stakeholders wishing to promote, facilitate and deliver biodiversity net gain.

Part D of the Guide provides detailed advice on implementing good practice principles for biodiversity net gain through impact assessment (Chapter 10), design (Chapter 11), construction (Chapter 12) and maintenance and monitoring (Chapter 13).

Advice on achieving biodiversity net gain for smaller-scale developments with low-level biodiversity impacts and/or without specialist ecological input is also provided (Technical Note 2).



- 4.5.14 Measures to enhance biodiversity and achieve net gains should be of the right type and located in the right place to support local nature conservation and be guided by the GBI audit taking account of priority habitats, species and Biodiversity Opportunity Areas (BOA).
- 4.5.15 Major development proposals should demonstrate how measures for creating/expanding, restoring, enhancing and managing habitats to support the recovery of priority habitats will be incorporated into the scheme and contribute to objectives and targets identified in the Biodiversity Opportunity Areas.
- 4.5.16 The types of measures that may be considered appropriate as biodiversity gains for helping to aid nature recovery and strengthen ecological connectivity in the Borough include:

#### Minor & Major Developments

- Native planting using natural structures to enhance biodiversity by creating microhabitats for priority species. Consideration should be given to opportunities to incorporate tree planting with appropriate species selected for their biodiversity value.
- Enhancement of green corridors in urban areas to aid the dispersal of wildlife (such as green roofs, tree-lined streets, or linear green corridors along rivers, canals, roads and railways).
- Provision of biodiverse (brown) roofs and living walls (see **Box 4.8**), and green boundary treatments.  
Provide features or enhance provision of nesting, roosting and hibernation habitat. Opportunities for installing permanent bird nesting and bat roosting boxes/bricks within buildings to support local nature conservation priorities should be considered, taking into account good practice guidance on appropriate orientations, dimensions and density.

- Where appropriate, applicants should include the design of wildlife-sensitive external lighting schemes to minimise impacts on nocturnal wildlife species (e.g. bats and invertebrates) based on best practice design guidance (see **Box 4.9**).

#### Major Developments should also consider

- Provision of new and enhanced priority habitats to support the recovery of vulnerable priority species.
- Integrating the provision of wetland habitats into the design of sustainable drainage systems or as features in their own right whilst maintaining, enhancing or creating appropriate adjacent buffer habitats and strips.
- Applicants should demonstrate how green and blue corridors in and adjacent to the site have been retained, enhanced and linked to enhance ecological connectivity and support the dispersal of species. Landscape schemes for new planting should support a graded natural succession with their surroundings.
- Development proposals should demonstrate how potential conflicts between people and wildlife in accessible natural/semi-natural green spaces will be managed (such as using structural landscaping to create inaccessible areas/natural barriers to buffer and segregate users from the most ecologically sensitive areas, creation of formed paths and provision of signage and interpretation).

#### BOX 4.8 Green Roofs and Walls

As a key component of the GBI network, particularly in urban areas with a constrained land supply and competing land uses, green roofs and living walls can be used on existing buildings or new development.

Green roofs can be designed as a habitat to support wildlife, as recreational space for people or a combination of both. Extensive roof systems typically include hardier, more drought tolerant species of plants such as sedums, mosses and wildflowers. Where designed specifically to replicate specific habitats, biodiverse or brown roofs can help recreate habitat lost by urban development. Generally used as an amenity space as roof gardens, intensive systems typically include shrubs, trees, paving, lawns and water features requiring higher levels of maintenance and irrigation.

Well-designed green roofs and walls offer a range of GBI benefits:

- Flood risk reduction
- Countering the urban heat island effect
- Increased biodiversity
- Improvements in air and water quality
- Increases in amenity space
- Reductions in noise pollution
- Supporting better health
- Reductions in energy/water consumption

#### Living Roofs & Walls Good Practice

#### BOX 4.9 Bats & Artificial Lighting Guidance

Published by the Bat Conservation Trust in partnership with the Institution for Lighting Professionals (ILP), the [Bats & Artificial Lighting Guidance 2018](#) provides practical guidance on considering the impact on bats when designing lighting schemes.

The note provides detailed guidance about lighting levels and colour temperature impacts on different bat species. It is intended to raise awareness of the impacts of artificial lighting on bats and potential mitigation measures to avoid and reduce this harm.



Supporting Nature & Biodiversity:  
Living Walls

4.5.17 The Environment Bill once enacted, may allow a development to deliver a 10% biodiversity net gain off-site (purchasing of local off-site biodiversity units) rather than on-site and/or allow for biodiversity credits towards strategic improvements if no local off-site units are available to purchase. The Council's preference is for the 10% biodiversity net gain to be achieved on-site. Where it can be justified, with evidence, that it is not feasible to achieve 10% biodiversity net gain on-site or that a better outcome can be achieved off-site, purchase of local off-site biodiversity units may be considered i.e. where these have been identified through Council or other stakeholder strategies and/or Local Nature Recovery Strategies (LNRs). Only where on-site net gain is not feasible and there are no local off-site units available to purchase will the Council consider Biodiversity Credits.

4.5.18 The calculation of Biodiversity Net Gain should be undertaken using the [Biodiversity Metric 2.0](#) (or any later updates as appropriate).



Supporting Nature & Biodiversity:  
Wildflower Lawns

### Design Checklist - Supporting Nature & Biodiversity

Through GBI Strategies and Masterplans, applicants should signpost how they have considered the following:

#### All Minor & Major Development

- Has a Biodiversity Impact Assessment/Enhancement Statement been undertaken of the site and habitats adjacent/close to the site boundary?
- Have native species of biodiversity value been specified within the proposals?
- Has the biodiversity value of different GBI elements been maximised (e.g. green roofs)?
- Have potential impacts on designated sites and protected species been considered and, where necessary, suitable proposals for mitigation, compensation or enhancement provided?
- Have existing habitats and landscape features such as hedgerows, trees, water bodies and corridors such as rivers and canals been integrated into the scheme?

#### Major developments should also consider

- Have new accessible areas of habitat been created that contribute to local objectives and targets within Biodiversity Opportunity Areas? How has the balance between access and nature conservation been addressed?
- How have natural play, education or interpretation opportunities been incorporated into the scheme to connect people to nature?
- Have robust funding, habitat management/maintenance and conservation plans been produced for the scheme?
- How does the scheme connect with the wider GBI Network in ecological and habitat terms?

## CASE STUDY 4.1 2 London Wall Place, London

### Good practice GBI design for commercial development

#### GBI design features

- Biodiverse green walls
- New green space provision
- Biophilic design, with year-round interest
- Native planting to support wildlife

#### Why is this good practice?

As part of the major redevelopment of London Wall Place, which also includes pocket parks and roof terraces, 780m<sup>2</sup> of biodiverse green walls were incorporated into 2 London Wall Place. The green walls are dispersed across the site, at street level and along a pedestrian bridge. The planting design includes year-round colour to create visual interest, as well as a native plants to support wildlife, including flowering bulbs. Plant palettes vary from wall to wall to respond to the aspect and microclimate of each location. Design for the development as a whole was also focused on conveying a sense of place connected the site's significant history.

**Location:** City of London

**Developer:** Brookfield Properties and Oxford Properties

**Consultant Team:** MAKE Architects (Architect), Spacehub (Landscape Architect), WSP (Engineer), ANS Global (Green Wall Designer / Installer)

**Description:** Green walls, part of major commercial development

**Local Planning Authority:** City of London

**Planning permission granted:** 2011

**Construction completed:** 2018

## CASE STUDY 4.2 Rotunda Community Campus, Liverpool

### Good practice GBI design for community development

#### GBI design features

- Biodiverse planting, including plants for pollinators
- New woodland, orchard and habitat creation
- Brownfield site redeveloped as green space
- Resource for training, education and healthy living
- Community food growing

#### Why is this good practice?

A new garden campus was created on semi-derelict brownfield land adjacent to Rotunda College to support their programmes for learner-led education and training, including for marginalised and disadvantaged people in the local community. The campus was designed to provide opportunities for training and qualifications for garden volunteers, improve community links, maximise access for all, and promote the concept of growing and eating fresh fruit and vegetables. The kitchen garden supplies the college cafe, and planting supports biodiversity with a wide range of native species, including an area of native woodland, and other resources for wildlife including bird and bat boxes.

**Location:** Liverpool

**Developer:** Rotunda Community College

**Consultant Team:** BCA Landscape (Landscape Architect)

**Description:** New garden campus on brownfield site

**Local Planning Authority:** Liverpool

**Planning permission granted:** not known

**Construction completed:** 2015

## CASE STUDY 4.3 Sharrow School. Sheffield

### Good practice GBI design for educational development

#### GBI design features

- Accessible and biodiverse green roofs with native planting
- Roof-top nature reserve
- Keeps building cool in summer, soaks up rainfall and absorbs carbon
- Wetland area
- Bird tables, insect feeders and deadwood
- Outdoor classroom

#### Why is this good practice?

The Sharrow School is a low-carbon building with biodiverse green roofs over three levels. The green roofs are accessible and provide an educational resource, as well as providing benefits to biodiversity and wildlife. The building was designed by Sheffield City Council, and the green roof was designed in consultation with Nigel Dunnett, University of Sheffield, with the intention that it would be an exemplar of good practice. It is the first roof-top Local Nature Reserve in the country, designated for its nature conservation value and benefit to the community. The green roof also assists the control of storm water.

**Location:** Sheffield

**Developer:** Sheffield Education Authority

**Consultant Team:** Sheffield City Council Design & Project Management (Architect), Nigel Dunnett (Green Roof Consultant)

**Description:** New school building with biodiverse green roof

**Local Planning Authority:** Sheffield City Council

**Planning permission granted:** 2005

**Construction completed:** 2007

## Principle 4: Building Resilience to Climate Change

### All minor & major development should embed GBI in ways that help communities and wildlife be resilient to a changing climate

- 4.5.19 National planning policy and guidance emphasises the role of GBI in both mitigating and adapting to climate change in urban and rural areas. GBI can contribute to carbon storage, cooling and shading, opportunities for species migration to more suitable habitats and the protection of water quality and other natural resources. It can also be an integral part of multifunctional sustainable drainage and natural flood risk management.

### Climate Change Mitigation

- 4.5.20 In accordance with Local Plan Policies SD7, EE11, EE12 and EE13, the Council expects development to contribute to climate change mitigation. This can be achieved through provision of GBI in line with the following principles:

#### All Minor & Major Development

- Proposals should consider opportunities for incorporating ecological building design measures, such as green roofs and walls to reduce the risk of flooding from surface water run-off and improve the quality of water discharged from properties. Where possible roofs can be combined with renewable technologies such as solar panels.
- Development should consider opportunities for GBI which can contribute to carbon capture/storage such as incorporating woodland and tree planting to absorb CO<sub>2</sub> and act as 'carbon sinks'. See Surrey's [Climate Change](#) & [Tree](#) Strategies for further information.
- Incorporation of SuDS to slow water infiltration and improve water quality.

- Greening of the urban environment to reduce the 'urban heat island' effect through provision of GBI, tree and other planting, soft landscaping and reducing areas of hard landscaping;
- Maximise opportunities for passive solar gain and passive cooling through the orientation and layout of development including the planting of trees to reduce energy consumption; lessening the need for heating in the winter and air-conditioning in summer.

#### Major developments should also consider

- Improving access to and enhancing GBI networks and cycling/pedestrian corridors to provide attractive off-road green routes connecting housing areas to transport hubs, schools, employment sites and leisure destinations to encourage walking and cycling.
- Opportunities to incorporate measures for local renewable or low carbon energy production into management of green spaces.



Building Resilience to Climate Change:  
Renewable Energy

© Wint Solar

## CASE STUDY 4.4 62 Kimpton Road, Hertfordshire

### Good practice GBI design for residential development

#### GBI design features

- Green Roof
- Sustainable Drainage System (incorporating permeable paving)
- Solar PV Panels
- Ground Source Heat Pump
- Structurally Insulated Panels System (for timber frame)
- Reused & Recycled Materials

#### Why is this good practice?

Award-winning, self-build house in Hertfordshire that is net-zero energy in operation with a 31 panel PV array, a ground-source (thermal piles) heat pump for heating and hot water, mechanical ventilation, heat recovery system, high levels of insulation and use of sustainable materials above ground level. The house took eight months to construct and included several key sustainability innovations, including the use of circular economy design principles, low carbon heat, high insulation and solar PV (saving 25 tonnes of CO2 emissions between 2015 and 2018). Building Futures Award 2016 Most Sustainable Construction Project Winner.

**Location:** Wheathampstead, Hertfordshire

**Developer:** ZEHO Projects Ltd

**Consultant Team:** Paul Osborne; Gyuary Self; Solinvictus SES; Be Green Systems; Merronbrook; Green Building Store

**Description:** 274 sqm single dwelling eco-home

**Local Planning Authority:** St Albans City & District Council

**Planning permission granted:** 2013

**Construction completed:** 2015



## Climate Change Adaptation

- 4.5.21 In accordance with Local Plan Policies EE11 and EE12, the Council expects development to contribute to climate change adaptation through provision of GBI in line with the following principles:

### All Minor & Major Development

- Proposals should incorporate innovative water-sensitive design and natural flood management solutions for managing flood risk, while also delivering biodiversity, recreation and landscape enhancement opportunities. Measures that may be appropriate include:
  - » Designing wildlife-friendly sustainable drainage systems as an integrated element of a development's site drainage, open space and biodiversity strategy (see **Box 4.10**).
  - » Demonstrating that development along watercourses and in floodplains do not obstruct flow of flood water by avoiding boundary treatments and planting open structured shrub layer or only using ground cover and tall trees.
  - » Demonstrating that development proposals will protect, enhance, improve and maintain Blue Infrastructure networks, including through deculverting of watercourses, avoiding the loss of natural banks and the re-naturalisation of hard banks where appropriate.

### Major developments should also consider

- » Where appropriate, considering opportunities to enable public access to Blue Infrastructure corridors through provision of natural undeveloped buffer zones along main rivers and watercourses in accordance with the standards and ecological requirements set out in Local Plan Policy EE12.

### BOX 4.10 Sustainable Drainage Systems

Sustainable Drainage Systems (SuDS) manage surface water run-off from rainfall close to where it falls in a more natural way. When designed well, SuDS can increase property value, mitigate local flood risk, moderate microclimate, benefit ecology, provide new sources of water and create valuable amenity spaces for communities to enjoy. Furthermore, the cost of SuDS construction can also work out cheaper than traditional drainage methods if planned properly from the start.

In its capacity as Lead Local Flood Authority, Surrey County Council is a statutory consultee on surface water drainage for all new major developments in the Borough, and provides [Pre-Application Planning Advice](#) to help applicants in developing and submitting a surface water drainage strategy.

The County Council recommends applicants take into consideration the [Surrey County Council SuDS Design Guidance \(2019\)](#) before submitting a planning application. Prepared in partnership with the other local planning authorities in Surrey, including Runnymede Borough Council, the Guidance provides advice on meeting the requirements of Defra's National Technical Standards for Sustainable Drainage, the evidence required to support an application and what standard conditions may be with respect to surface water drainage.

The County Council also recommends that new major developments take into consideration the advice provided by [Water People Places - a guide for master planning sustainable drainage into developments \(2013\)](#) prepared by the Lead Local Flood Authorities in South East England, including Surrey County Council.

## Design Checklist - Building Resilience to Climate Change

Through GBI Strategies and Masterplans, applicants should signpost how they have considered the following:

### All Development

- Where feasible, have green/brown roofs and/or green walls been incorporated into buildings to increase energy efficiency, create new habitats and shade and slow the rate of runoff?
- Has the siting and design of the built form and external spaces been orientated to maximise passive solar gain whilst creating sheltered and sunny green spaces?
- Have tree species been chosen that help cool spaces in the summer, provide solar gain in winter and reduce rainwater runoff while contributing to biodiversity? Has structural planting been designed to create shelter from winds in winter and shade in summer?
- What measures have been identified to improve the quality and quantity of water?
- Have rainwater harvesting systems been incorporated to provide grey water recycling?

### Major Developments should also consider

- If renewable energy technologies are required in accordance with Local Plan Policy SD8, has solar water heating/electricity generation been considered for installation on roofs, potentially as part of a green roof?
- Where relevant, has an assessment of the ground water and water resource of the site taken place?
- Where relevant, have studies of groundwater, contaminated land etc been undertaken to determine the suitability of the site for sustainable drainage systems?

- Have sustainable drainage systems been considered and incorporated into the scheme? If so, do SuDS layout or strategies consider:
  - Linked SuDS to enhance biodiversity and recreational resource?
  - What provision has been made for water balancing measures such as storm water ponds or lagoons to replace groundwater levels, and have sustainable drainage systems using swales been considered?
  - Have relevant flood strategies been identified and do they inform the design and approach to GBI and the wider masterplan?
- Does the development physically and visually connect to the surrounding GBI network and provide attractive and safe travel corridors for cyclists/pedestrians?
- How has existing or proposed woodland been incorporated to provide benefits such as carbon sequestration and habitat creation?

## Signposts to Further Information

- [Surrey County Council Climate Change Strategy](#)
- [Surrey County Council Tree Strategy](#)
- [Living Roofs & Walls Good Practice](#)
- [Surrey County Council SuDS Design Guidance \(2019\)](#)
- [Water People Places - a guide for master planning sustainable drainage into developments \(2013\)](#)



Building Resilience to Climate Change:  
Sustainable Drainage Systems

## CASE STUDY 4.5 Dorset House, Dorset

### Good practice GBI design for residential development

#### GBI design features

- Designed and built to Passivhaus standards
- Rainwater recycling system
- Solar PV and Thermal Panels
- Structurally Insulated Panels System

#### Why is this good practice?

A private, three bedroom family eco-home equipped with a photovoltaic roof, triple glazed windows and rainwater recycling on-site providing water for toilets, washing machine and irrigation. The house is designed to Passivhaus standards and is an 'energy plus' residence, exporting more energy than it consumes. The structure is fabricated from structurally insulated panel (SIPS). Solar PV system and solar hot water system provides for most electrical usage and hot water throughout the year and is boosted through the use of a 400 litre thermal store for any excess PV energy. The use of wastewater heat recovery to preheat the cold water supply also reduces energy demand. The integrated 9KW roof solar PV and solar thermal system ensure the house is energy positive.

**Location:** Dorset

**Developer:** Private Individual

**Consultant Team:** LTS Architects, Enhabit

**Description:** 300 sqm single dwelling eco-home

**Local Planning Authority:** Dorset Council

**Planning permission granted:** 2013

**Construction completed:** 2018

## CASE STUDY 4.6 Clapham Park, Lambeth, London

### Good practice GBI design for residential development

#### GBI design features

- Biodiverse biosolar green roof
- Supports pollinators
- Sustainable energy generation
- Minimisation of carbon dioxide emissions

#### Why is this good practice?

As part of a larger redevelopment scheme to replace old social housing stock in Clapham Park, a biosolar green roof was incorporated into the design of a new five-storey block of 21 dwellings. The photovoltaic solar arrays generate 10% of the residents' electricity needs. The green roof includes a biodiversity mix of 35 plant species to support pollinators, and has been certified BREEAM Outstanding for its environmental, economic and social sustainability.

**Location:** London Borough of Lambeth

**Developer:** Metropolitan Thames Valley

**Consultant Team:** PJMA (Architect), Bauder (Green Roof / PV Supplier)

**Description:** New five-storey social housing development, 21 dwellings

**Local Planning Authority:** Lambeth Council

**Planning permission granted:** 2008 (outline)

**Construction completed:** 2017

## CASE STUDY 4.7 Ashley Vale Homes, Bristol

### Good practice GBI design for residential development

#### GBI design features

- Communal garden and play area
- Solar PV
- High levels of building insulation
- Biomass boiler for flats and business units
- Green roofs
- Rainwater harvesting systems
- Located close to existing allotments, a nature reserve and a city farm

#### Why is this good practice?

Timber frame construction houses. Most houses have PV panels. Biomass boiler for the block of flats and business units. Rainwater harvesting and a number of sedum green roofs to reduce run off and improve biodiversity and insulation. Houses have their own gardens and are also positioned around a prominent central community garden/play area. Home zone principles adopted to create attractive streets that are safe for pedestrians. Promotes sustainable, innovative and affordable housing design. Regional South West Green Energy Award 2009 for 'Best Housing Scheme'. Building for Life Silver Standard Award 2010.

**Location:** Bristol

**Developer:** Self-Builders/Ashely Vale Action Group (Not for Profit Company)

**Consultant Team:** Graham Gaine (lead Architect)

**Description:** Self-build mixed-use development combining 37 affordable homes, 3 business units and a community building on a 0.8ha brownfield site

**Local Planning Authority:** Bristol City Council

**Planning permission granted:** 2001

**Construction completed:** 2010

## CASE STUDY 4.8 Moorgate Crofts, Rotherham

### Good practice GBI design for commercial development

#### GBI design features

- Biodiverse planting
- Integral part of sustainable building design
- Demonstration site for semi-extensive green roofs and sustainable buildings
- Contribution to research on green roof performance
- Contribution to promoting green roofs in the UK

#### Why is this good practice?

The Moorgate Crofts Business Centre, the first building in the 25-year Rotherham Renaissance programme, had the first green roof in the borough. Sustainability was integral to the design of the building, as was its use as a demonstration site. The semi-extensive green roof is intended to provide 'high impact greening', and more visual and biodiversity benefits than sedum roofs. Nigel Dunnett of the University of Sheffield advised on planting mixes and species selection, based on his green roof research, and its performance has been studied by the University, contributing to the body of knowledge on biodiverse green roofs.

**Location:** Rotherham

**Developer:** Rotherham Investment and Development Office

**Consultant Team:** Rotherham Metropolitan Borough Council (Landscape Architect), Nigel Dunnett (Planting Design)

**Description:** Semi-extensive green roof

**Local Planning Authority:** Rotherham Metropolitan Borough Council

**Planning permission granted:** 2004

**Construction completed:** 2005

## Principle 5: Contributing to Healthy Living & Well-Being

All minor and major development should embed GBI in ways that help contribute to healthy living and well-being by providing spaces for recreation, relaxation and growing local food

- 4.5.22 National planning policy and guidance emphasises the role of GBI in promoting healthy, resilient and safe communities. GBI can improve the wellbeing of a neighbourhood with opportunities for recreation, exercise, social interaction, experiencing and caring for nature, community food-growing and gardening, all of which can bring mental and physical health benefits. GBI can help to reduce health inequalities in areas of socio-economic deprivation and meet the needs of families and an ageing population. It can also help to reduce air pollution and noise.
- 4.5.23 In accordance with Local Plan Policy SL1 (Health and Wellbeing) and SL26 (New Open Space), the Council expects development to contribute to healthy living and well-being through provision of GBI in line with the following principles:

### All Minor & Major Development

- GBI proposals should create healthy, lively, sociable, safe and sustainable places.
- Proposals for development should consider opportunities for providing well-designed urban green spaces, tree planting and green roofs to help improve air quality and reduce health risks from air pollution, provide a buffer from noise and mitigate health risks of the urban heat island effect during extreme heat events.

### Major developments should also consider

- Provision of sufficient high quality open spaces of different types to ensure residents have the opportunity to access and interact with nature, and encourage recreation, sports and healthy lifestyles.
- Proposals should consider opportunities for connecting development to the wider network of walking and cycling routes along green and blue corridors, providing opportunities for active travel and experiencing nature.
- Including opportunities for safe and attractive green spaces that have a positive impact on the physical and mental health and well-being of all by encouraging physical activity, improving mental well-being and providing a focus for community activities and social interaction.
- Through GBI Strategies and Masterplans demonstrate how open space has been integrated into the site layout.
- Developments of 20 or more net additional dwellings should provide new or enhanced open space in accordance with the standards set out in Local Plan Policy SL26 or as directed by the Local Plan's site allocation policies.
- Consider opportunities for integrating sustainable local food systems (see **Box 4.11**) into the design and management of GBI networks, through private gardens, shared community spaces along local streets and opportunities within parks/gardens for food-growing.



### BOX 4.11 Sustainable Local Food Systems

Sustainable local food systems encourage healthy eating and community food-growing and promote opportunities for producing, processing and distributing food locally. It brings together farms in rural areas with urban farms, allotments, community orchards, farmers' markets and food co-operatives

- Designing open spaces that provide a balance between formal and passive recreation uses and access to nature, and offer varied opportunities for natural play.
- Designing recreational and play spaces that provide an enjoyable and visually rewarding environment for all users and respond to/reflect the landscape context.
- Enhancing the connectivity of residential areas, the high street, outdoor sports and recreational facilities, public transport services and the wider countryside by connecting development to the GBI network where this is feasible.
- Strengthening community cohesion/social inclusion through provision of community gardens and outdoor amenity, recreational and natural play spaces.
- Considering opportunities for designing green spaces as outdoor classrooms by providing access to and interpretation of natural and cultural assets.
- Designing green spaces and links to take into account [good practice guidance](#) on providing inclusive access to countryside and urban greenspace for people with mobility, sensory or intellectual impairments, including those using mobility scooters or similar.



Contributing to Healthy Living & Well-Being:  
Green Links



Contributing to Healthy Living & Well-Being:  
Healthy Eating & Food Growing

## Design Checklist - Contributing to Healthy Living & Well-Being

Through GBI Strategies and Masterplans, applicants should signpost how they have considered the following:

### All Minor & Major Development

- Has an audit of existing accessible green spaces and access routes (on and off-site) been undertaken and do the proposals complement, enhance and support these assets?
- What provision has been made to connect the development site with the wider green network, off-site community facilities and green spaces?

### Major developments should also consider

- Have opportunities for providing a range of functions in relation to local needs for open space (such as recreation grounds/sports pitches incorporating ecological areas) been considered?
- Where feasible, have GBI connections and linkages been made between the scheme and existing settlements to promote reduction in car use and safe active travel routes to schools, workplaces and community facilities?
- Where and what type of new green access routes will be provided on-site, and how best can these strengthen, enhance and join up with the existing green network?
- What consideration is there for 'access for all' and is it possible for all residents to access a range of GBI from their home easily and conveniently?
- Has a management and maintenance plan been produced and is it funded robustly so the long term quality of the GBI is ensured?
- Have local community groups and other stakeholders been consulted on the GBI aspects of the design proposals?

- What potential is there for shared community orchards, allotments and foraging features such as hedgerows on the site?
- Does the scheme meet the Council's adopted minimum standards for open space provision in accordance with Policy SL26? ?
- Have adequately sized rear gardens (see Runnymede Design SPD) been provided to allow for small-scale domestic food growing?
- Can the proposals connect to local community food growing spaces close to where people will live?

## CASE STUDY 4.9 RNIB, Redhill

### Good practice GBI design for residential development

#### GBI design features

- Sensory garden and trail
- Retained large trees
- Wildflower meadows
- Wildlife-friendly external lighting

#### Why is this good practice?

The design creates a positive dialogue between built form and landscape. Contemporary homes cascade and rise with the natural steep topography, focused around a Sensory Garden (the Minds Eye Garden) set within a generous public realm incorporating a sensory trail winding its way through a ‘Learning Landscape’ that assists wayfinding and creates a rich sensory experience for visually impaired and sighted residents. Fully restored and converted Grade II Listed Tudor House used as a Community Hub comprising offices, training, café and multi-purpose facilities. Landscape design features such as clear layouts, subtle and natural forms of wayfinding and evocative planting have broader applications in place-making to address the health and well-being needs of an ageing population. World Architecture Festival Health Future Projects Award Finalist.

**Location:** Redhill, Surrey

**Developer:** Countryside

**Consultant Team:** Gardner Stewart Architects, LDC/Studio Loci Landscape Architects

**Description:** Housing scheme of 102 homes on a 16ha former college brownfield site in the Green Belt owned by the Royal National Institute for the Blind (RNIB)

**Local Planning Authority:** Reigate & Banstead Borough Council

**Planning permission granted:** 2015

**Construction completed:** 2020

## CASE STUDY 4.10 RISC Roof Garden, Reading

### Good practice GBI design for community development

#### GBI design features

- Biodiverse roof garden, using forest garden principles
- Demonstrates sustainable lifestyles/carbon footprint reduction
- Water harvesting for garden irrigation
- Waste minimisation, cafe food and office waste composting
- Use of recycled materials
- Micro-wind turbine and solar array power water pump
- Hard landscaping using recycled materials

#### Why is this good practice?

Sustainable development and food security are key themes of the RISC's work. When repairs were needed to the existing roof of their conference hall, a biodiverse forest garden was created featuring edible and useful plants instead of conventional roofing. Designed and managed using permaculture principles, it is an educational resource as well as a valuable green space for people and wildlife in the centre of Reading. Cafe food and office paper waste are composted to support the garden, water is harvested for irrigation (minimising surface water run off) and the water pump is powered with renewable energy from a micro-wind turbine and solar array.



**Location:** Reading

**Developer:** Reading International Solidarity Centre

**Consultant Team:** Paul Barney (Permaculture Designer)

**Description:** Biodiverse roof garden retrofitted to existing building

**Local Planning Authority:** Reading Borough Council

**Planning permission granted:** 2001

**Construction completed:** 2002

## Principle 6: Managing & Maintaining GBI

- 4.5.24 For all developments which provide areas or features of GBI located outside of private amenity space, early consideration of how GBI proposals will be implemented, managed, maintained and funded over the lifetime of the development will be required.
- 4.5.25 Implementation of GBI for a new development site should be considered as an ongoing process in conjunction with the design phase. This involves considering the processes and strategies required for successful implementation and delivery of the site layout, landscaping or masterplan's aspirations for GBI.
- 4.5.26 Funding, management and maintenance are interconnected and will vary depending on the funding approach and management structure chosen. As such, the Council will consider the management/maintenance of GBI assets provided by developers on a case by case basis. The choice will depend on the specific characteristics of the site, the type of GBI, whether the GBI is on or off-site as well as the aspirations of the developer, stakeholders, residents and the Council.
- 4.5.27 The Council's starting point is that GBI assets provided by developers can be managed/maintained by the developer unless otherwise indicated by the Council. Should a developer wish to manage and maintain on-site GBI themselves or via a third party, this will need to be detailed in the GBI Strategy or Masterplan demonstrating how GBI will be maintained/managed and funded over the lifetime of the development, outlining the developers role, responsibilities and actions. The measures envisaged to monitor and remedy any failure of management/maintenance responsibilities and whether the Council would be expected to 'step in' (with full cost recovery) should there be a persistent failure of management/maintenance should also be set out in the GBI Strategy or Masterplan.
- 4.5.28 Where the Council is requested to take ownership and/or management and maintenance of GBI assets, funding will be paid for by the developer to cover management/maintenance for the lifetime of the development via contributions secured by planning obligations through Section 106 Agreements or via the Council's Community Infrastructure Levy. The process for the Council to take on ownership/management/maintenance of GBI is likely to involve discussion with a number of Council departments. If this route for funding, management/maintenance is chosen, developers will need to engage with the Council at the earliest opportunity. The decision to take on management/maintenance responsibilities and/or ownership will be at the Council's discretion.
- 4.5.29 Where inclusion of a sustainable drainage system is necessary, proposals for development should demonstrate that a wildlife management plan will be in place, including appropriate arrangements for implementation and monitoring of the plan. If green/living roofs and walls are proposed, arrangements for maintenance over the lifetime of the development will need to be set out and secured through a maintenance plan where appropriate.
- 4.5.30 Development proposals should consider opportunities for engaging local communities at all stages of the planning and design process to foster a sense of ownership and responsibility for the long-term care and maintenance of green spaces.

## CASE STUDY 4.11 Water Colour Homes, Redhill

### Good practice GBI design for residential development

#### GBI design features

- Private and communal gardens, amenity green spaces and play spaces
- Public open space
- Linear wildlife corridors
- Canals, reed beds and lagoons
- Network of landscaped pedestrian and cycle routes
- Dedicated management company maintaining green infrastructure

#### Why is this good practice?

Strong landscape framework providing distinctive and interconnected neighbourhood areas by exploiting existing water features and topography. Creation of 6.8 hectares of public open space connected to housing and transport links by network of landscaped pedestrian and cycle routes. Sustainable urban drainage system using existing and new water courses, including two lagoons, and previously culverted Gatton Brook re-opened and landscaped. In addition to providing on-site water attenuation, these provide new wildfowl habitats and encourage biodiversity. Home zone principles adopted to create attractive streets that are safe for pedestrians, promote walking and cycling and provide informal play areas. Dedicated management company maintains public open space and green infrastructure. Future ownership of the lagoons transferred to Surrey Wildlife Trust. Homes constructed to Ecohomes 'very good' standard.

**Location:** Redhill, Surrey

**Developer:** Linden Homes

**Consultant Team:** John Thompson & Partners, Studio Engleback, Stillwell Bell, David Lock Associates

**Description:** Mixed-use development combining 523 homes, offices, supermarket, residential care home, medical centre and play facilities on a brownfield site in a former sand quarry

**Local Planning Authority:** Reigate & Banstead Borough Council

**Planning permission granted:** 2005

**Construction completed:** 2012

## 4.6 Planning Review Checklist

- 4.6.1 The Council will use this Checklist to review the GBI aspects of minor and major development proposals submitted at the pre-application and planning application stages against the guidance set out in this SPD.
- 4.6.2 The Checklist is intended to be of use by the local planning authority and statutory consultees as part of the pre-application design and consultation process, decision-making on planning applications and in the implementation of schemes.
- 4.6.3 The Checklist highlights the key GBI matters that will be considered, where relevant, as part of the assessment of individual planning applications. It also provides a useful checklist for applicants in terms of the key considerations that will inform the Council's decision making process in respect of compliance with Local Plan policies.
- 4.6.4 Where necessary, the Council may request further information from applicants to inform pre-application discussions and decision-making with regards to Local Plan policies.

## Step 1 - Auditing GBI Assets

- Has a proportionate GBI Audit been undertaken to an appropriate level of detail, and are the findings an accurate record of GBI constraints?
- Has relevant evidence been taken into account in identifying local needs and priorities for GBI provision?
- Have the relevant Local Plan policies been accurately determined and are there any conflicts with specific GBI or other policies?

## Step 2 - Considering GBI Opportunities

- Has a GBI Strategy or Masterplan been provided, and is this considered proportionate to the scale and nature of development proposed?
- Has any pre-application consultation and engagement on the GBI Concept Plan been undertaken with statutory consultees and wider community?
- Have GBI constraints and opportunities been adequately reflected in the GBI Strategy or Masterplan?
- Have any GBI issues been raised through the pre-application consultation process, and if so, have these been adequately addressed by the application?
- Where the development is likely to harm existing GBI assets, have mitigation measures and enhancement opportunities been proposed and are they considered acceptable?

## Step 3 - Incorporating GBI into Development Proposals

- Does the GBI Strategy or Masterplan clearly explain how net gains for biodiversity/other GBI assets will be achieved?
- Have appropriate Plans been submitted with the application and if so, are these considered acceptable?
- Has a GBI Strategy or Masterplan been provided that clearly demonstrates how GBI will be delivered in different development phases (if appropriate)?
- Is any additional detailed design information required as part of a Planning Condition/Reserved Matters Application?
- Has an appropriate Management Plan for long-term maintenance/management of new/enhanced GBI assets been included within the GBI Strategy or Masterplan or can this be secured by condition?
- Is a planning obligation to secure physical delivery of new GBI assets or network connectivity enhancements required via a Section 106 Planning Agreement?

4.6.5 For major developments involving larger-scale housing and commercial schemes in environmentally sensitive locations, the Council (or the applicant) may consider requesting an independent assessment and review of the quality of an application's GBI proposals. An example of this type of service is the free to use [Building with Nature Green Infrastructure Scheme](#). Other schemes are also available.



# APPENDICES

## APPENDIX A - GREEN & BLUE INFRASTRUCTURE DELIVERY

There are a number of strategic partnerships working collaboratively to deliver the environmental, economic and social benefits of GBI at a local and regional level in and around Runnymede Borough. A summary of these partnerships is provided below. The partnerships can provide information and advice to applicants on needs, opportunities and priorities for strengthening the Borough's GBI network.

### Surrey Nature Partnership

The Surrey Nature Partnership's mission is to *facilitate informed decision-making in Surrey in partnership with other like-minded groups to ensure that our natural environment can continue to contribute to the economy, health and well-being of our communities.*

The Local Nature Partnership is championing the development of a Natural Capital approach to investing in delivering a sustainable natural environment, within the context of supporting in Surrey's future economic prosperity and the health and well-being of all its people. It advocates a multi-capital approach to delivering multiple benefits, implemented through collaboration and innovation.

The strategic direction and implementation framework for investing in Surrey's natural capital assets is set out in Naturally Richer: A Natural Capital Investment Strategy for Surrey (2015) and The Natural Capital Investment Plan for Surrey (2018). This Natural Capital approach is feeding into the Local Enterprise Partnership's emerging Local Industrial Strategy.

### Enterprise M3 Local Enterprise Partnership

The Enterprise M3 Local Enterprise Partnership is a business-led partnership of private and public sector organisations working across west Surrey, including Runnymede Borough, and most of Hampshire. It aims to help deliver increased productivity, prosperity and an improved quality of life for people living and working across the area. The Partnership undertakes activities which drive economic growth through innovation, job creation, improved infrastructure and increased workforce skills.

The Strategic Economic Plan 2018-2030 sets out the direction and priorities for enhancing the economic performance of the Enterprise M3 Area. This Plan provides a foundation for the emerging Local Industrial Strategy, which is expected to highlight the importance of enhancing natural capital as an essential basis for economic growth and productivity over the long term.

### Surrey Health & Wellbeing Board

The Surrey Health & Wellbeing Board brings together a range of partners working to promote health and well-being across Surrey. The Board includes NHS commissioners, public health, social care, local county councillors, Surrey Police, borough and district councils and public representatives. The Surrey Health and Wellbeing Strategy 2019-2029 sets out how the partners can work together with communities in Surrey to help people lead a healthy life, support their mental health and emotional wellbeing and support people to fulfil their potential.

## Wey Landscape Partnership

The Wey Landscape Partnership aims to improve water quality in the Wey Catchment in line with the European Water Framework Directive's objectives through well informed/evidenced, collaborative and partnership working.

The River Wey Catchment Plan vision is *for a healthy and diverse catchment where all interested sectors, groups or individuals may contribute effectively towards restoring the natural environment for the sustainable use of its essential resources, whilst preserving other valued heritage assets, to benefit both people and wildlife today and in the future.* The Plan sets out an Action Plan for delivering sustainable solutions that address water quality issues in the catchment.

## Thames Basin Heaths Partnership

Comprising 26 organisations, including Runnymede Borough Council, the Partnership seeks to protect the Thames Basin Heaths Special Protection Area in line with the jointly agreed strategic approach set out in the Thames Basin Heaths Special Protection Area Delivery Framework.

## Colne Valley Partnership

Extending to the Thames on the northern boundary of Runnymede Borough, the Colne Valley Regional Park is a 43 square mile park comprising 200 miles of river and canal network as well as over 60 lakes. It is managed by the Colne Valley Park Community Interest Company, of which Surrey County Council is a member, which seeks to maintain, safeguard and conserve the park and its related biodiversity.

The Colne Valley Landscape Partnership works with stakeholders to coordinate management of the Park's GBI assets in line with the aims and objectives of the Crane Valley Partnership Strategy 2018-2028. The Strategy contains a range of initiatives that aim to improve access routes, conserve wildlife and habitats and raise awareness of water consumption through community engagement. These measures offer opportunities for cross-boundary working in relation to strategic GBI corridors at the regional scale.

## APPENDIX B - ACKNOWLEDGEMENTS



The Green & Blue Infrastructure SPD was prepared by CBA ([www.cbastudios.com](http://www.cbastudios.com)) on behalf of Runnymede Borough Council

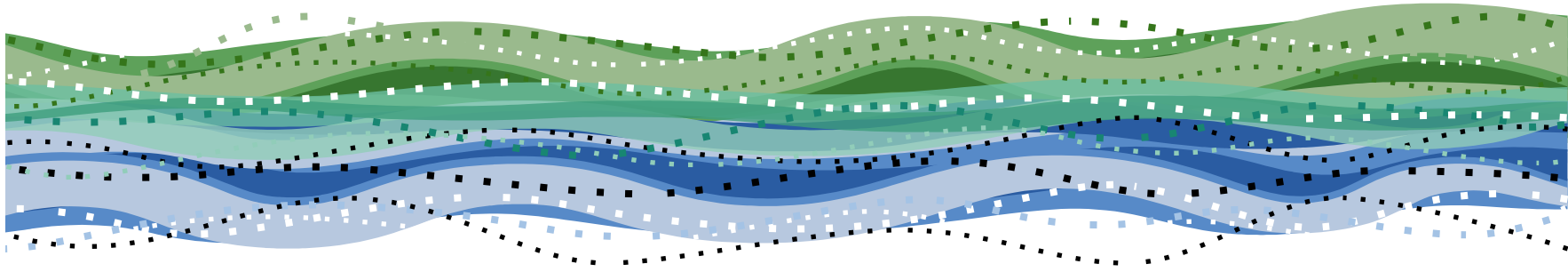
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2021

# ANNEXES

## ANNEX A - GREEN INFRASTRUCTURE ASSETS: LANDSCAPE & TOWNSCAPE CHARACTER

As recognised in current national planning policy and guidance, GBI exists within a wider context and can help in achieving well-designed places by reinforcing and enhancing local landscape and townscape character, sense of place and natural beauty.

The character of Runnymede Borough’s landscapes is described in the 2015 Surrey Landscape Character Assessment, which identifies a range of landscape character types and character areas as shown on **Map A.1**. These reflect the dominant influences on the character of the Borough’s landscapes such as geology, landform and hydrology.

The townscape character of Runnymede Borough’s towns and main villages is described in the Design SPD, which identifies the key characteristics of each urban area and highlights design guidance for reinforcing local townscape character.

### Ecosystem Services and Benefits

High quality and well-maintained GBI assets can help reinforce and enhance the local built, natural and historic character of the Borough’s landscapes and townscapes. GBI assets that engage local communities can enhance the local sense of place and foster community spirit. They can be a catalyst for community ownership, stimulating job opportunities by attracting investment and tourism.

Quality green space can have a major positive impact on land and property markets, creating settings for investment and acting as a catalyst for wider regeneration. High-quality, connected environments attract skilled and mobile workers that, in turn, encourage business investment.

### Enhancement Opportunities

Opportunities for enhancement of the Borough’s landscapes are highlighted in the landscape strategy and land management and built development guidelines for each of the landscape character types identified by the [Surrey Landscape Character Assessment](#):

- Settled and Wooded Sandy Farmland Landscapes
- Sandy Woodland Landscapes
- River Valley Floor Landscapes
- River Floodplain Landscapes

Among other things, the landscape guidelines encourage the use of locally appropriate species.

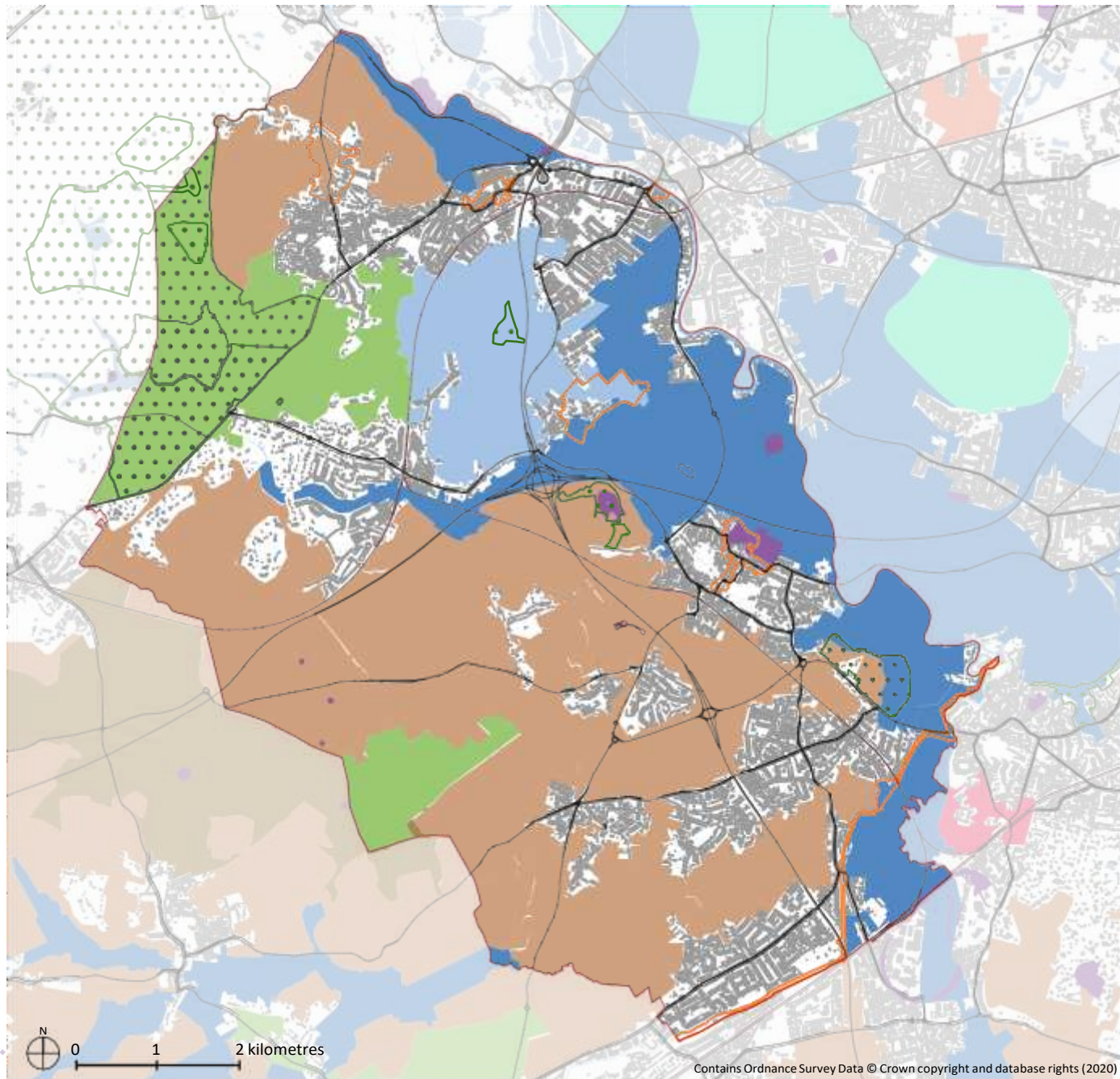
Guidance on enhancement of urban GBI assets that contribute to the local character of the Borough’s mains settlements are identified in the Design SPD.

Opportunities for enhancement of GBI assets such as trees, green spaces and rights of way that contribute to the special historic interest of Conservation Areas (see **Map A.1**) are identified in the [Conservation Area Appraisals](#) for Egham Hythe, Egham Town Centre and Chertsey.

In addition, there are opportunities for enhancing GBI features that contribute to the historic significance of the Borough’s Registered Historic Parks & Gardens and Scheduled Monuments (see **Map A.1**) through the preparation and implementation of long-term management plans for these heritage assets.



**MAP A.1 Landscape and Historic Character**



<sup>1</sup> Surrey Landscape Character Assessment 2015  
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## ANNEX B - GREEN INFRASTRUCTURE ASSETS: BIODIVERSITY

Runnymede’s Green Infrastructure assets encompass a range of habitat types such as woodland, grassland and lowland heathland. These habitats support a variety of wildlife species. Many of the natural and semi-natural greenspaces in the Borough are designated for their biodiversity value as shown in **Map A.2**.

Runnymede has areas of national and international biodiversity value, including part of the South West London Waterbodies Ramsar and Special Protection Area (and SSSI). The Borough includes part of the Windsor Forest & Great Park Special Area of Conservation (and SSSI), which extends into the north west of the borough. The western part of the Borough is within 400 metres of Chobham Common in the Thames Basin Heaths Special Protection Area. The Borough has two other SSSIs: Langham Pond and Thorpe Hay Meadow.

The Borough has a number of ancient woodland sites covering c.315 ha.

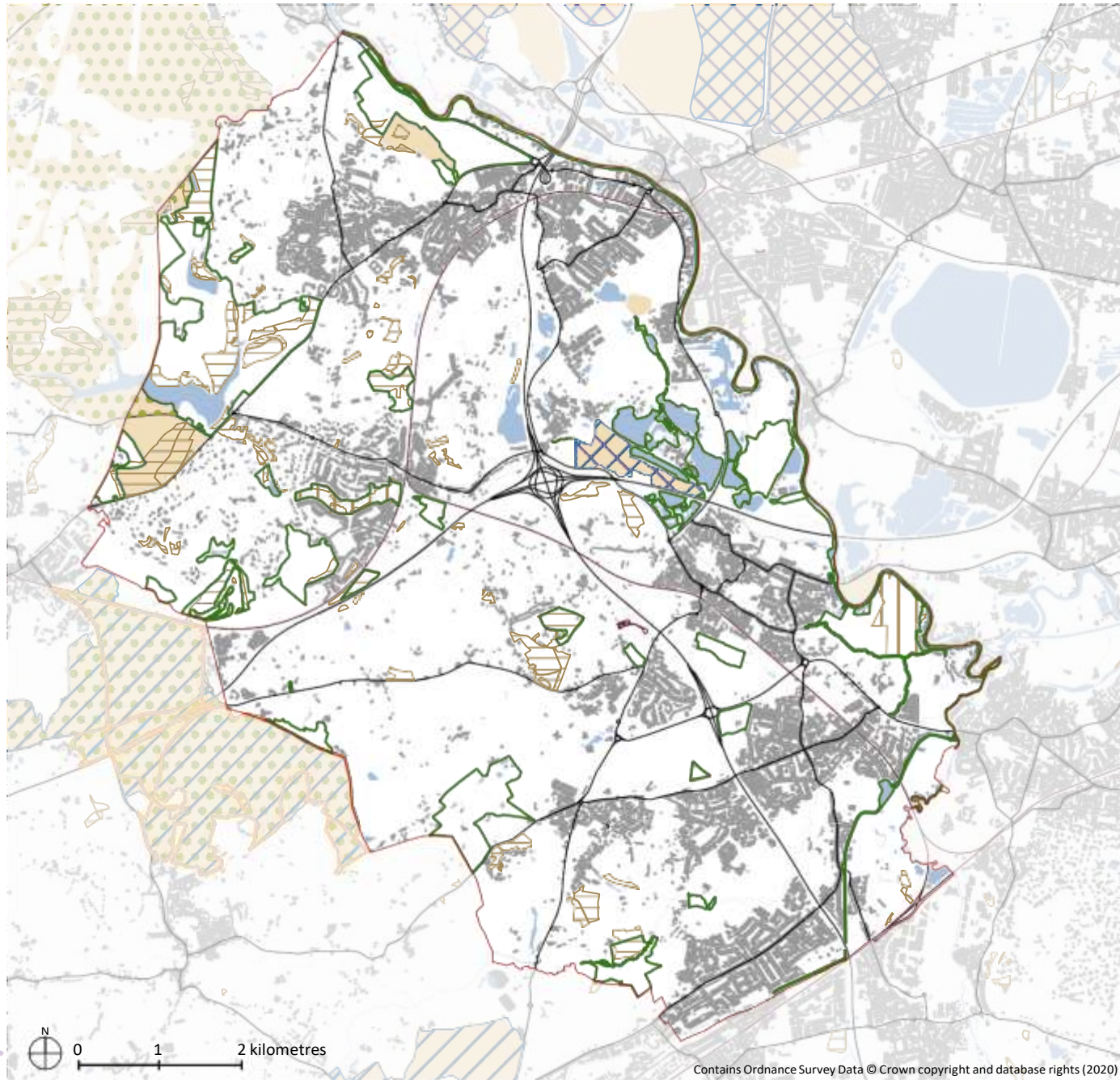
Local biodiversity sites include the Chertsey Meads Local Nature Reserves (LNR) and the Riverside Walk at Virginia Water LNR. The Council has designated 35 Sites of Nature Conservation Importance (SNCIs) in Runnymede.

Priority habitats of principal importance (within and outside of the designated sites) that contribute to the resilience of ecosystems within Runnymede’s GBI Network include (see **Map A.3**):

- Lowland heathland
- Lowland dry acid grassland
- Lowland meadows
- Lowland mixed deciduous woodland
- Lowland Beech & Yew woodland
- Wet woodland
- Wood-pasture & parkland
- Floodplain grazing marsh
- Reedbeds
- Lowland fens
- Rivers
- Eutrophic standing waters
- Ponds
- Hedgerows
- Traditional orchards
- Arable field margins
- Open mosaic habitats on previously developed land

Together, these priority habitats form extensive tracts of natural and semi-natural greenspaces within the countryside and surrounding Runnymede’s settlements.

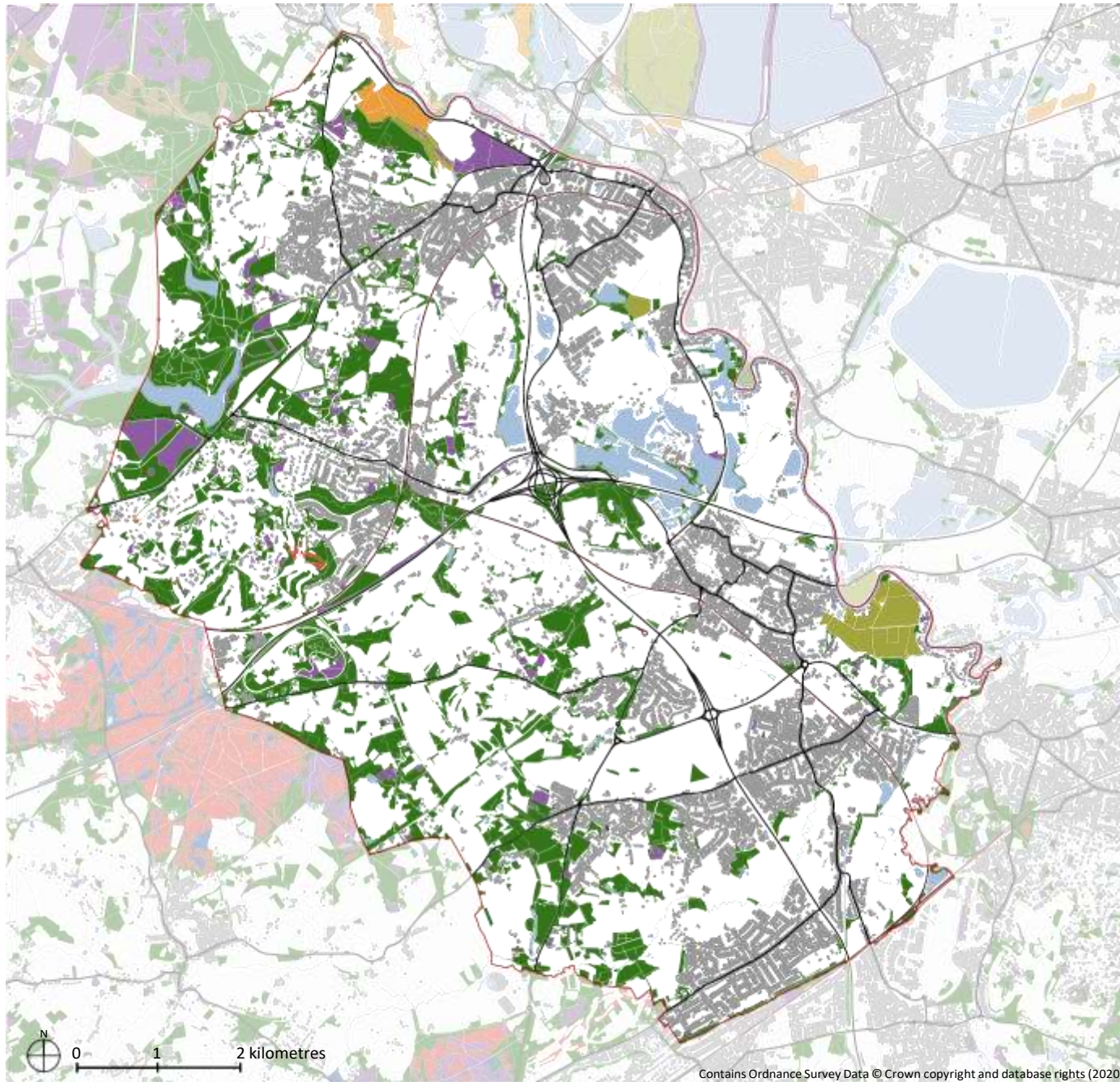
### MAP A.2 Biodiversity Sites



- Ramsar
- Special Protection Area
- Special Area of Conservation
- Sites of Special Scientific Interest
- National Nature Reserve
- Local Nature Reserve
- Sites of Nature Conservation Importance
- Ancient Woodland

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### MAP A.3 Priority Habitats



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#### Priority Habitats

- Deciduous Woodland
- Lowland Heathland
- Lowland Meadows
- Good Quality Semi-improved Grassland
- Lowland Dry Acid Grassland
- Traditional Orchard
- Lowland Fens
- Reedbeds
- Habitat Mosaic

## Ecosystem Services and Benefits

**Lowland heathland habitats** within Runnymede are shown in **Map A.3**. Once more widespread in Surrey prior to post-war afforestation conversion of heathland sites to coniferous woodland, the remaining small fragments of lowland heathland habitats at Knowle Hill support a range of nationally or internationally rare and endangered species. These fragments form part of a wider heathland network extending beyond the Borough that includes Chobham Common, part of the Thames Basin Heaths SPA.

**Grassland habitats** within Runnymede are shown in **Map A.3**. Lowland meadows include Thorpe Hay Meadow, the last surviving example of unimproved grassland on Thames Gravel in Surrey; and Chertsey Meads, 71 hectares of wildflower meadow on the banks of the Thames. A significant area of good quality semi-improved grassland is found on the Runnymede Meadows within the Thames flood plain in the north of the Borough, near Egham. As is the case across most of Surrey, the connectivity of both lowland meadows and semi-improved grassland habitats is very poor within Runnymede as these habitats are fragmented across the landscape.

Where appropriately managed, meadow and grassland habitats can provide climate regulation through sequestration and storage of carbon and other greenhouse gases; help with purification of pollutants and storage of water; and closely interact with wetland systems such as water meadows traditionally managed for storing seasonal floodwaters.

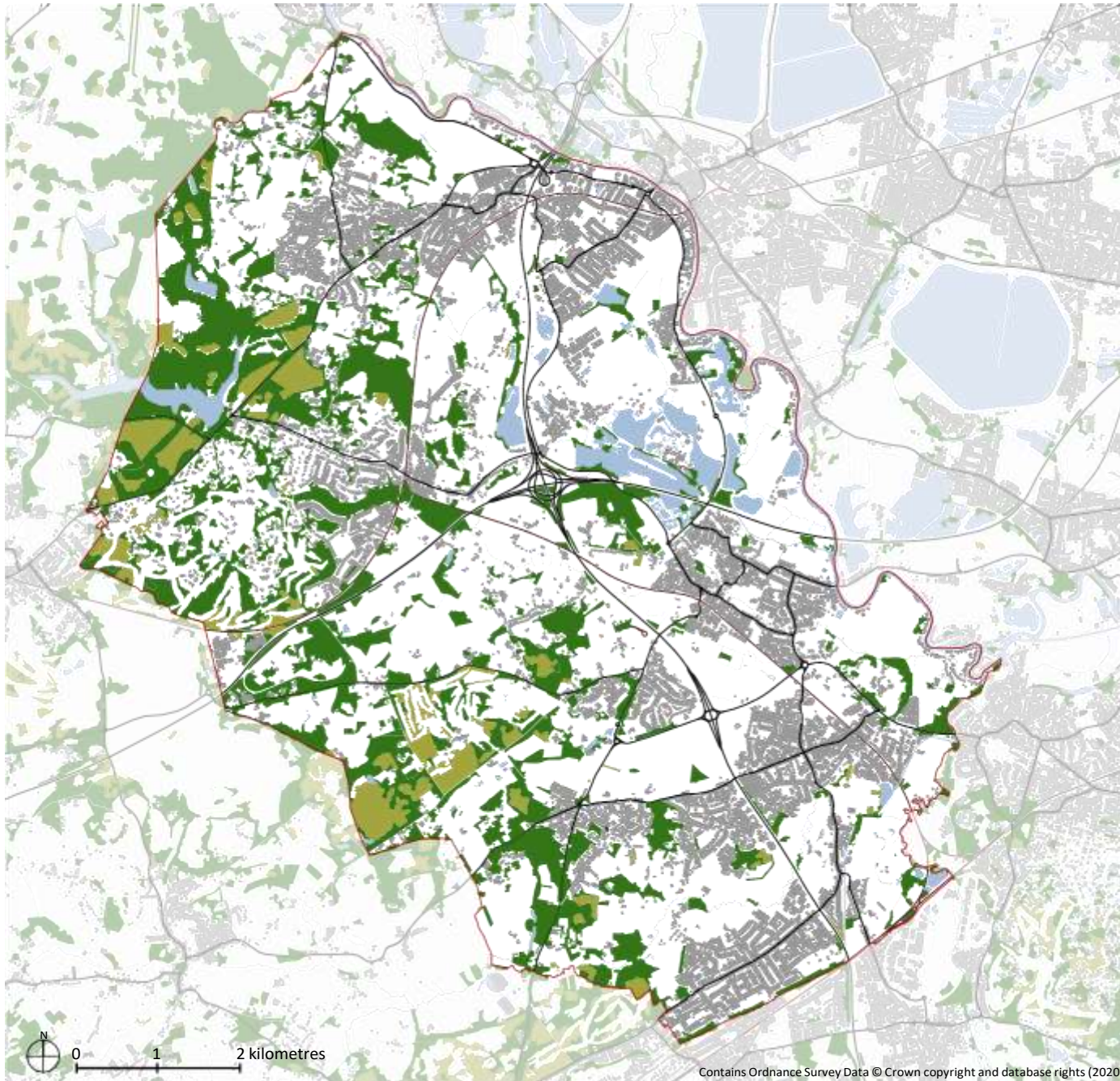
**Woodland habitats and trees** (see **Map A.4**) contribute to the functioning of social and economic systems and well-being in many ways. They help to regulate climate stress at a local level, provide carbon sequestration and contribute to flood and low river flow risk management; safeguard soils, improve air quality and reduce noise pollution; and can help regulate pests and diseases.



Woodlands play a major role in pollination, soil formation, nutrient cycling, water cycling and oxygen production, all of which are crucial in supporting people's health. The effectiveness of these supporting and regulating services is dependent on the nature, extent and condition, and resilience, of woodland ecosystems. Additionally, woodlands can be managed to provide fuel (biomass) and timber for building materials.

It is increasingly acknowledged one of the most important regulating services that woodlands provide is their capacity to sequester carbon. Predicted changes in climatic conditions have wide-ranging implications for woodlands in Runnymede and across England in terms of how they are managed; the suitability and distribution of different tree species and the benefits derived from them; and in relation to England's carbon footprint and the role woodlands play in climate change mitigation and adaptation.

Some woodlands can provide public access for recreation, such as the some of the larger woodlands outside urban areas including in Windsor Great Park and the Woodland Trust's Cooper's Hill Woods.

## MAP A.4 Woodlands



-  Broadleaved Woodland
-  Coniferous Plantation

The **coniferous woodland** network within Runnymede shown in **Map A.4** comprises coniferous and mixed forests, which are largely privately owned. In addition to providing timber for construction materials and waste for biofuels, coniferous plantation forestry can provide public access for active recreation such as walking and cycling.

Trees and woodlands contribute to linear transport routes and waterways (e.g. canals and rivers), streets, amenity areas, urban parks and informal open spaces and domestic gardens.

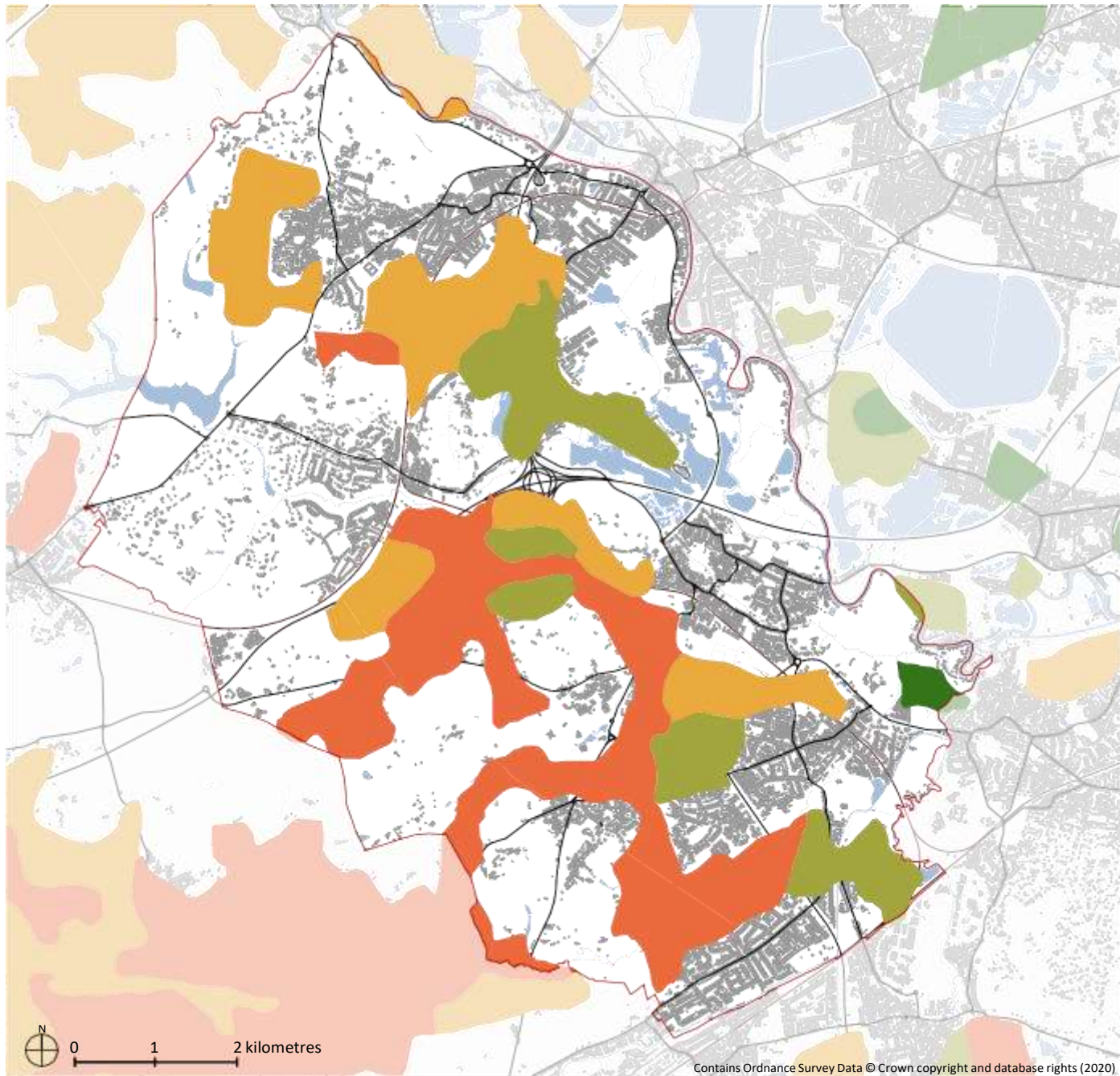
Well-placed and well-chosen trees can provide a range of ecosystem services and benefits. Trees contribute to local environmental character and distinctiveness, which supports the growth of local economies and increases residential values. In addition to providing habitats for wildlife, trees and woodlands cool the air naturally, providing green places for relaxation and enjoyment, make people healthy and happy and help bring communities together.

As illustrated in **Map A.5, enclosed farmland** in Runnymede is predominantly found on poorer quality agricultural land (Grades 3 and 4), which supports a mixture of arable and livestock farming. Enclosed farmland is managed primarily for food production. Runnymede’s agricultural sector produces meat and dairy products and some arable crops. Enclosed farmland can also provide biomass fuel.







Enclosed farmland provides habitats for plants, animals and other organisms. How farmland is used can have a significant bearing on global resource use in terms of the import and export of foods, the use of energy and water, and emissions of greenhouse gases. The positive management of enclosed farmland can help safeguard against soil loss, reduce water pollution and siltation, and address localised flooding.

Enclosed farmland supports functioning of social and economic systems in a number of ways, being a focal point for relationships between rural and urban communities.

MAP A.5 Agricultural Land



**Agricultural Land Classification**

-  Grade 1 (Highest Quality)
-  Grade 2
-  Grade 3
-  Grade 4
-  Grade 5 (Poorest Quality)
-  Non Agricultural Land

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## Enhancement Opportunities

There are opportunities to improve connectivity of the **Woodland habitat network** through native woodland establishment, restoration of planted ancient woodland sites (PAWS) to native broadleaf woodlands and management of ancient semi natural woodland (ASNW).

With a changing climate comes the increasing likelihood of new diseases and the increased risk of existing fungal diseases being spread to new areas such as Phytophthora ramorum. There is an acknowledged need to ensure that woodland ecosystems are healthy, resilient and sustainably managed, maximising the regulating and supporting services that they can provide.

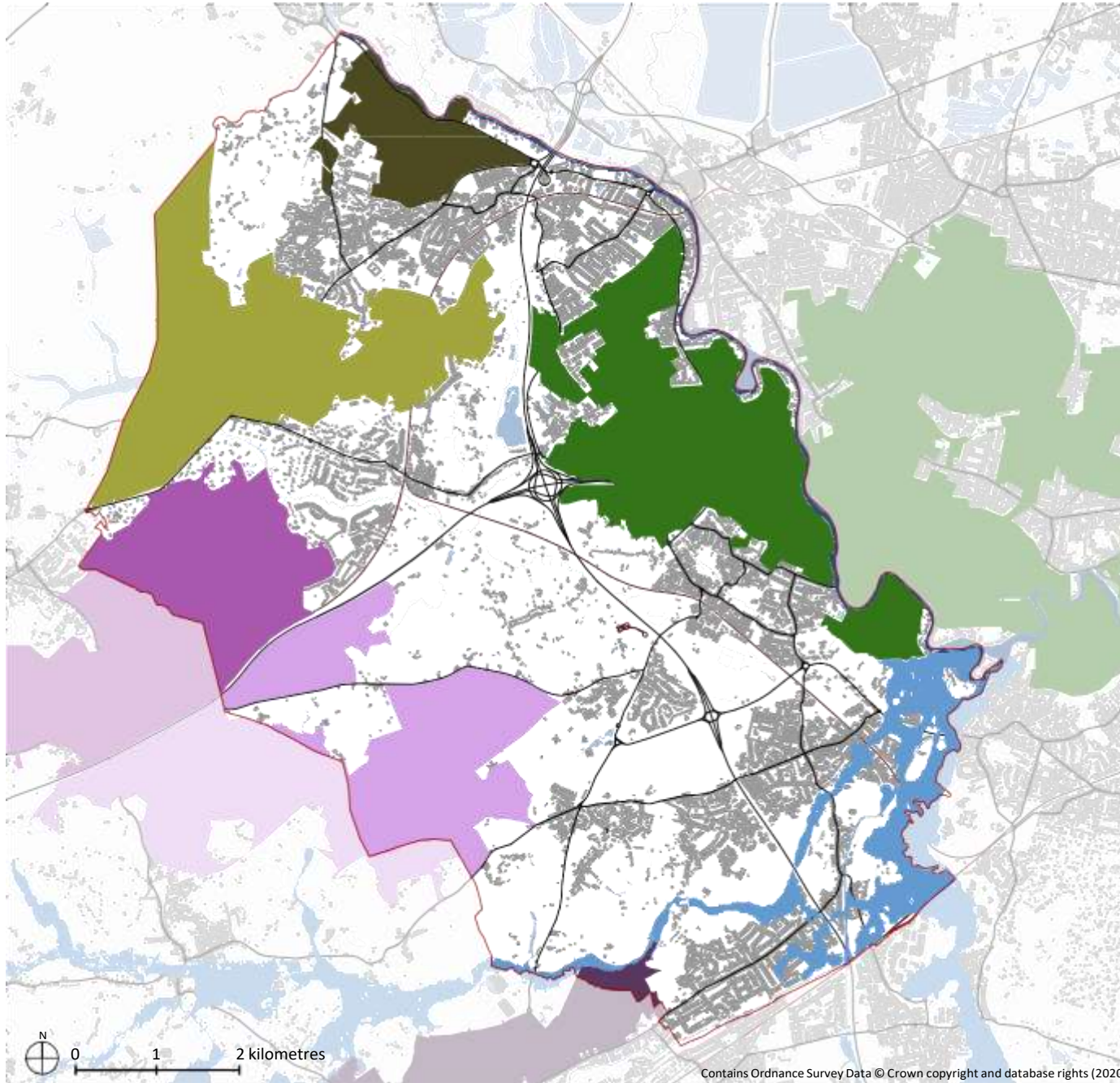
Climate change is likely to have impacts on woodlands, with some woodlands at particular risk due to drought from projected reduced summer rainfall and increasing temperatures.

There are opportunities for securing improved connectivity of the **Lowland Meadows habitat network** (including good quality semi-improved grassland). This includes a focus and priority on the restoration potential for connecting blocks of modified grasslands and meadows within the Borough by removal of plantation forestry and creation of grassland in enclosed farmland areas. Existing areas need careful management to avoid further habitat loss, including appropriate grazing/cutting regimes, and appropriate management of adjacent land to minimise nutrient input and prevent scrub encroachment.



The remaining fragments of **Lowland Heathland habitat network** in Runnymede are particularly sensitive to inappropriate management techniques. The main opportunity for improving the connectivity of the heathland habitat network is to focus on the potential for heathland restoration through clearance of plantation forestry.

The Surrey Nature Partnership has identified a number of **Biodiversity Opportunity Areas** in Surrey. These are priority landscape-scale areas across and beyond the county for restoring, maintaining and enhancing the connectivity of priority habitats to help in the recovery of priority species. Biodiversity Opportunity Areas within Runnymede Borough are shown on **Map A.6**. Objectives and targets for the creation, improvement or restoration of designated sites, priority habitats and priority species recovery within these Biodiversity Opportunity Areas can be found on the Surrey Nature Partnership website.

**MAP A.6 Biodiversity Opportunity Areas**



**Biodiversity Opportunity Areas**

-  Thames Valley 01– Windsor Great Park
-  Thames Valley 02 – Runnymede Meadows & Slope
-  Thames Valley 04 – Thorpe & Shepperton
-  Thames Basin Heaths 01 – Chobham Common North & Wentworth Heaths
-  Thames Basin Heaths 02 – Chobham South Heaths
-  Thames Basin Heaths 05 – Woking Heaths
-  River 04 – River Wey (& tributaries)
-  River 06 - River Thames (tow-path & islands)

## ANNEX C - GREEN INFRASTRUCTURE ASSETS: URBAN GREEN SPACES

Towns and villages form important parts of ecosystems. They are characterised by their history, structure and function (including both natural and built components) and by the cycling and conversion of energy and materials within them. They have their own spatial organisation and distinctive patterns of change which influence species' behaviour, population dynamics and the formation of communities.

Urban Green Spaces in Runnymede have been mapped and assessed in the 2017 Runnymede Open Space Study, which defines the nature and distribution of open spaces in the Borough and identifies the types of open space and locations for which there is under-provision or where quality could be improved.

The Urban Green Spaces in and around the Borough's northern and southern settlements are shown in **Map A.7** and **Map A.8** respectively. These include:

- Public Parks and Gardens (including playing fields & play spaces)
- Amenity Greenspaces
- Allotments and Community Growing Spaces
- Cemeteries and Churchyards
- Woodlands and Trees
- Rivers and Waterbodies

**Public parks and gardens** are urban green spaces predominantly associated with informal and formal recreation (including playing fields and play spaces). There are a number of public parks, playing fields and play spaces widely distributed throughout Runnymede's towns. Key parks within Runnymede include Chertsey recreation ground; Heathervale recreation ground in Addlestone; Ottershaw Memorial Fields; and The Orchard and Abbeyfields in Chertsey.

Private gardens can provide habitats for wildlife and are also important elements of the urban green space network.

**Amenity greenspace** is most commonly found in residential areas. It includes informal local recreation spaces and communal green space in and around housing. Amenity greenspaces are also often found in villages, in the form of village greens such as those in Thorpe and Englefield Green. Amenity greenspaces can have an overlapping function with public parks and gardens, and also provide informal opportunities for children's play where there are no other facilities.

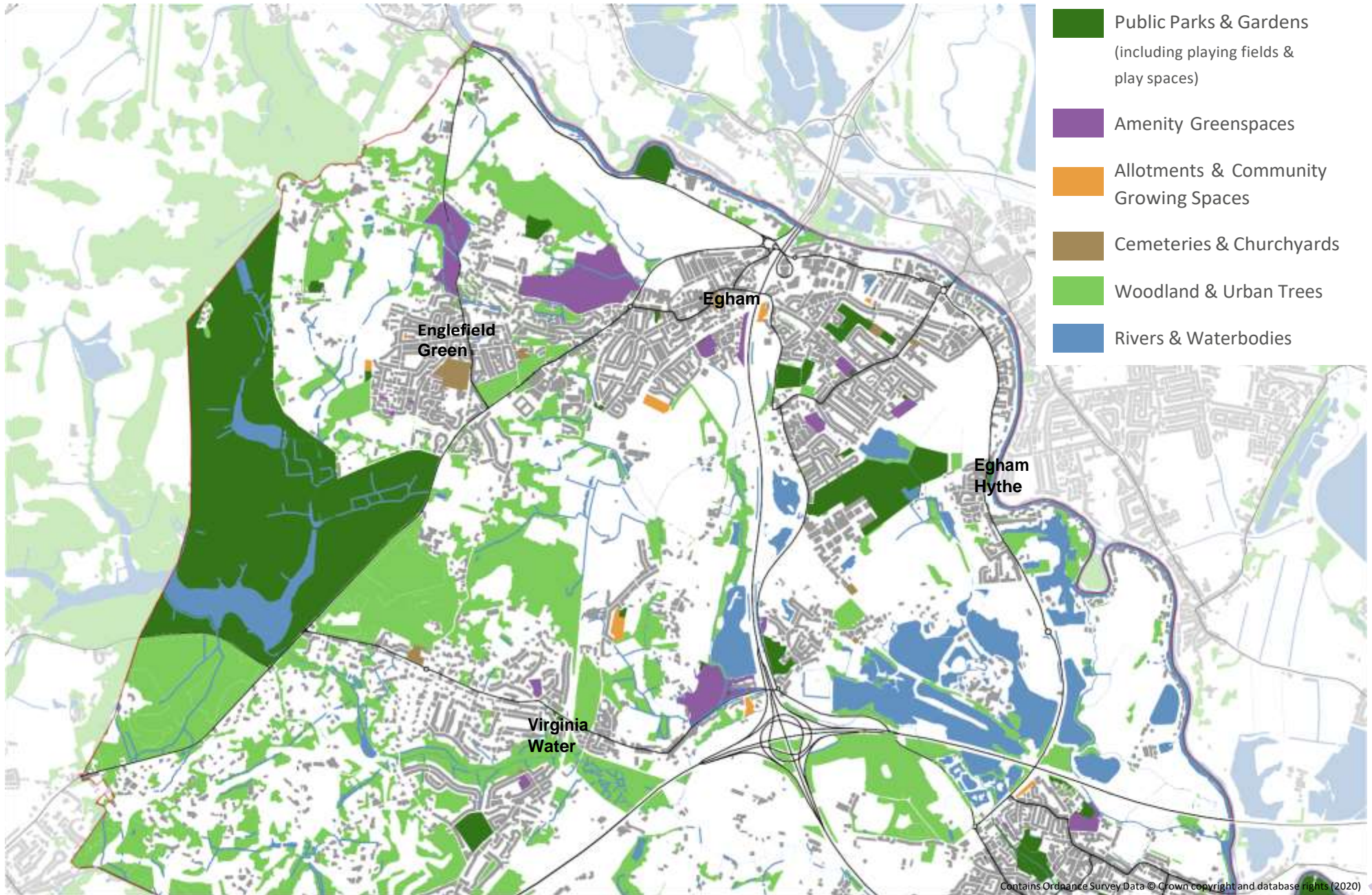
**Allotments and community growing spaces** are urban green spaces set aside for the purposes of domestic gardening and small-scale horticulture, typically for fruit and vegetable production. There are currently 12 allotments in the Borough. Nine of these are managed by the Council, with the remaining 3 self-managed and leased from the Council by the plot holders.

Allotments are found in the following settlements:

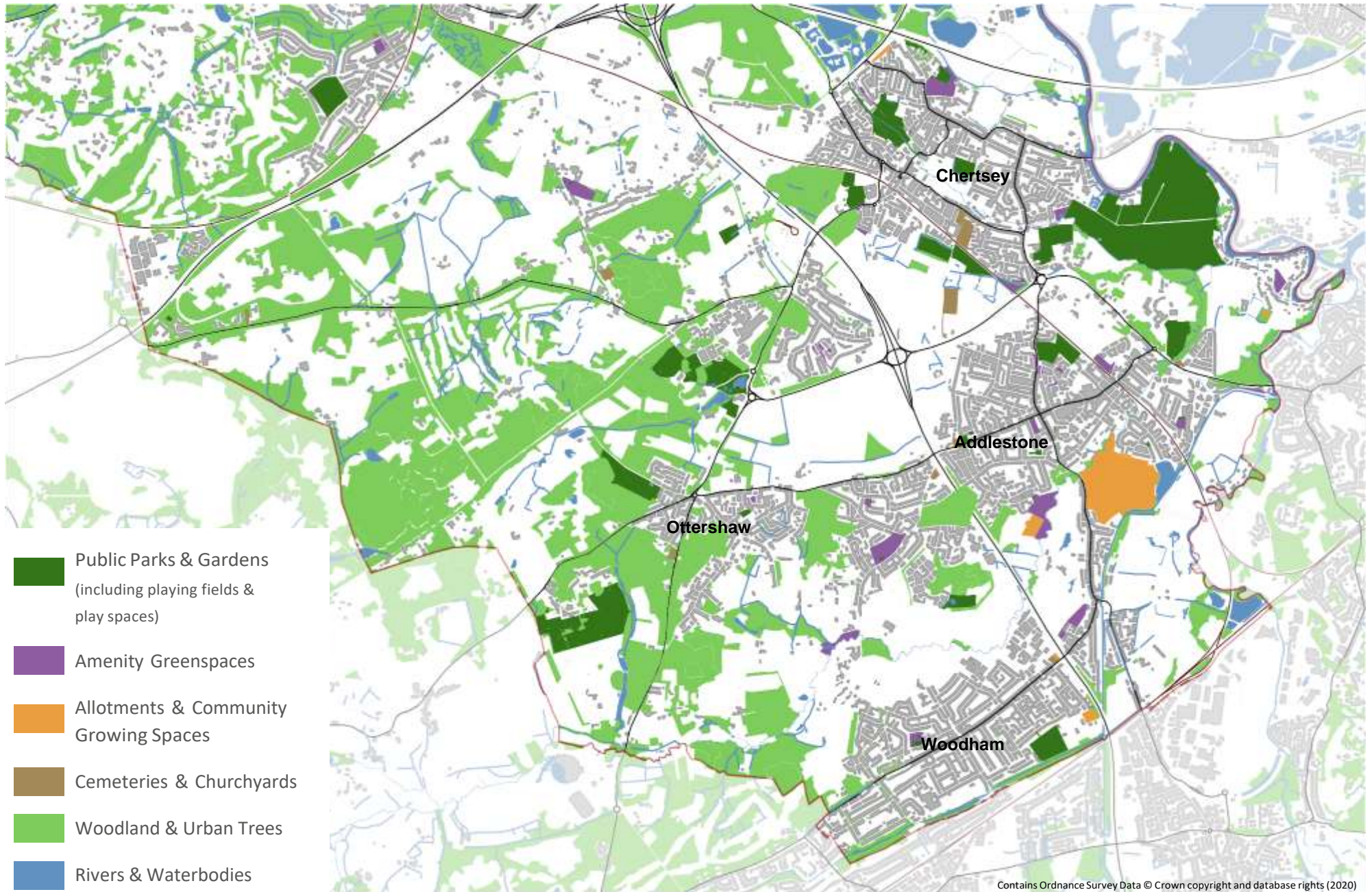
- Addlestone
- Chertsey (2)
- Egham (3)
- Englefield Green (2)
- Thorpe
- Virginia Water
- Woodham/New Haw (2)

Further provision of allotments and community growing spaces is anticipated within the Longcross Garden Village development.

MAP A.7 Urban Green Spaces - Northern Settlements



MAP A.8 Urban Green Spaces - Southern Settlements



**Cemeteries and churchyards** are urban green spaces associated with parish churches. Runnymede’s main cemeteries are Addlestone Cemetery, Chertsey Cemetery, St. Jude’s Cemetery (Englefield Green) and Thorpe Cemetery. Churchyards include, for example, St. John the Baptist’s Church in Egham, Christ Church in Ottershaw and St. Mary’s Parish Church in Thorpe.

Runnymede’s urban areas contain a range of **trees, groups of trees or woodlands**, some of which are protected by Tree Preservation Orders made by the Council in the interests of amenity for the local environment and enjoyment by the public.

**Rivers and waterbodies** provide blue corridors linking urban green spaces, with and without public access.

### Ecosystem Services and Benefits

Urban green spaces can support communities by providing opportunities for interaction and engagement. This helps to build social cohesion along with improved mental wellbeing and increased physical activity, both of which are of particular benefit in more deprived areas.

As the most commonly visited places for informal recreation in urban areas, local parks and amenity greenspaces are recognised for the role they play in providing cultural services. Cemeteries and churchyards offer tranquil spaces that afford opportunities for quiet reflection and spiritual enrichment, helping to contribute to people’s mental health and wellbeing. They play an important community role, providing a venue for religious ceremonies.

Urban green spaces, such as public parks and gardens and amenity greenspaces, contribute to a settlement’s character and provide economic and quality of life benefits by improving neighbourhoods, enhancing house prices and creating a sense of place.

As well as providing a place for people to be active, urban green spaces are critical in helping adapt to and mitigate the impacts of climate change and air pollution. For example, they can provide opportunities for air and water purification, carbon storage and sequestration, noise alleviation and management of flood risk. Urban green spaces also provide wildlife habitats and contribute to wildlife corridors through built-up environments.

Allotments and community growing spaces provide opportunities for local food production. Allotment gardening can provide an affordable source of fruit and vegetables, particularly for residents without access to a suitable private garden, and is a rewarding pastime that improves the quality of many people’s lives. Some of the benefits associated with allotment gardening include:

- A source of affordable good quality food that is an essential part of a healthy diet.
- A physical recreational activity providing health benefits.
- Being a part of an allotment community and the sharing of knowledge with differing age groups and abilities.

Pollinators (including bees, wasps, butterflies, hoverflies and moths) provide essential regulating services for our natural environment. Many of the urban green spaces in Runnymede support pollinators where appropriately managed.

It is now widely accepted that urban trees and woodlands have a vital role to play in promoting sustainable communities. In recent years, a growing body of research has demonstrated that trees bring a wide range of benefits to society as a whole.

As one of the most important components of urban GI, trees can contribute to improved health and wellbeing, increased recreational opportunities, and an enriched environment that ultimately boosts a place’s image and prosperity.

Trees on the edge of woodland and alongside roads have a significant potential for ‘pollutant scrubbing’ and helping to remove airborne pollutants from vehicle emissions for example, thereby helping in regulating air quality. Planting trees with a high propensity to remove pollutants from the air is preferential for incorporating into new and existing urban landscapes and streetscapes<sup>1</sup>.

### Enhancement Opportunities

Working together to ensure communities are able to benefit from access to urban green space and be involved in its management can help contribute to a more cohesive and equal Runnymede. Working with partners to create safe, appealing places will help to promote community cohesion. Addressing the barriers to people accessing and using urban green spaces for healthy activities, such as making sure they are accessible, well-maintained and safe, will help contribute to a healthier, more equal and cohesive society.

There is increasing evidence linking the provision of high quality green space in urban areas and a reduction in crime. Given that amenity greenspaces are one of the most local types of urban green space, the provision and maintenance of high quality amenity greenspaces close to where people live is essential in order to discourage misuse and encourage a culture of respect.

Promoting the use of urban green spaces and corridors for more active travel is not only a cost effective way of gaining positive health outcomes, it can contribute to reducing local carbon emissions and improve local air quality.

Road traffic is the major source of pollution in Runnymede; the main air pollutants are nitrogen dioxide (NO<sub>2</sub>) and fine particulates. The air quality across the Borough is generally good; however, nitrogen dioxide concentrations can be of concern close to roads carrying large traffic flows or near busy congested roads in town centres. So far, the Council has declared two Air Quality Management Areas (AQMA) in the following areas:

- Along the full length of the M25 within the Borough (declared in 2001 for both nitrogen dioxide and particulate matter) including an extended area at Egham (declared in 2015)
- Addlestone Town Centre (declared in 2008 for nitrogen dioxide).

The [2014 Air Quality Action Plan](#) (AQAP) details the measures that the Council is taking, intending and considering that will help to improve air quality both within the AQMAs and throughout the Borough as a whole. These measures include encouraging walking and cycling, tree planting and provision of green roofs.

Urban green spaces can provide opportunities for culture and recreation. Maintaining and improving the quality of our natural areas will provide culturally distinctive and attractive areas for local people to come together to participate in sport and recreational activities, contributing to a more cohesive and equal Runnymede. The better the quality and the more diverse urban green spaces are, the more attractive Runnymede will be to visitors.

Parks and other forms of accessible urban green space positively impact on physical and mental health, and these wellbeing benefits can be maximised by providing equitable access to these spaces.

The quality of some urban green spaces in Runnymede may need improving. In other cases, increased provision of high quality urban green spaces may be required in certain locations to ensure adequate provision to meet needs identified by the Runnymede 2030 Open Space Study and the Runnymede 2030 Local Green Space Assessment.

The key findings of the Runnymede 2030 Open Space Study include:

- Shortfall in outdoor sport provision, provision for children and teenagers and allotments.
- Parks and gardens, amenity green spaces provision for children and teenagers, allotments and cemeteries and churchyards are not very accessible in terms of distance from home in some areas of the Borough (user surveys indicate this does not necessarily equate to under-provision or users feeling that provision of open space in their area is insufficient).
- Provision of open space is generally of medium to high quality. There was a clear distinction between wards in the Borough with low quality and those with high quality.

The Runnymede 2030 Local Green Space Assessment recommended seven sites that have been designated as Local Green Spaces in the adopted Local Plan (and Neighbourhood Development Plans where relevant) for their special value to the local communities that they serve. The designated Local Green Spaces are:

- 1) The Arboretum at Royal Holloway, Egham
- 2) Chertsey Library Grounds
- 3) Gogmore Park Farm, Chertsey
- 4) Hythe Park, Egham
- 5) Walnut Tree Gardens, Egham
- 6) Walton Leigh Recreation Ground, Addlestone
- 7) Frank Muir Memorial Field, Thorpe

There are opportunities to enhance the biodiversity value of grass verges along road corridors through Runnymede, amenity greenspace in residential areas and other urban green spaces to support a wide range of pollinating insects through wild flower planting and implementing cutting management regimes that allow a diversity of plant species to flourish throughout the year.

Opportunities exist for embedding and retrofitting GBI into built development within urban areas - such as biodiverse green spaces between buildings, green roofs, walls and facades, sustainable drainage schemes and other green design measures.

Opportunities for incorporating GBI into new urban developments should be considered. Where appropriate, opportunities could be taken to support local community groups in the transfer of ownership and management of urban green spaces from the Council.

International best practice shows that the best way to ensure urban communities achieve adequate tree canopy cover is to develop a strategic approach to managing urban trees. This involves setting canopy cover targets and adopting local tree strategies for planting the right tree in the right place for the right reasons. This strategic approach is reflected in the Surrey Nature Partnership's position statement (January 2020) on tree planting for climate change mitigation in Surrey.



## ANNEX D - BLUE INFRASTRUCTURE ASSETS

### River Catchments

Runnymede Borough lies completely within the **Thames River Basin District**. As shown on **Map A.9**, the majority of the Borough lies within the **Wey and Tributaries catchment**, which includes the River Wey, Addlestone Bourne and Chertsey Bourne. The remainder of the Borough falls within the **Maidenhead and Sunbury catchment**, which includes the River Thames.

### Canals

As shown on **Map A.9**, Runnymede’s blue infrastructure includes the Basingstoke Canal and the **River Wey Navigation**, which are important industrial heritage assets.

The **Basingstoke Canal** runs along the southern boundary of the Borough. Opened in 1794, it was originally conceived as a link between Basingstoke and the River Thames via the River Wey, at a time when the country’s waterways were being improved as an alternative to highways for the import and export trade. In 1949 the canal was sold and commercial traffic ceased, partly due to the fact that the navigable length of the canal had reduced over the years. Echoing the original character of the area, the canal is considerably enhanced by woodland at many points along its length.

In combination with the Godalming Navigation, the **River Wey Navigation** forms a continuous waterway with 12 locks which provides a 20-mile navigable route from the River Thames in the Borough of Runnymede to Godalming. The River Wey Navigation connects to the Basingstoke Canal near New Haw, in the south of the Borough adjacent to the M25. Opened in 1653, commercial traffic ceased on the River Wey & Godalming Navigation in 1983 and it is owned by the National Trust.

### Lakes

As shown in **Map A.9**, Runnymede has a number of large waterbodies including the lakes around Thorpe (including St. Ann’s Lake, Manor Lake and Abbey Lake), which are the result of mineral extraction. Virginia Water Lake in the west of the Borough is a large man-made waterbody associated with the Chertsey Bourne river. There are also other waterbodies connected with the River Thames - such as Penton Hook Marina.

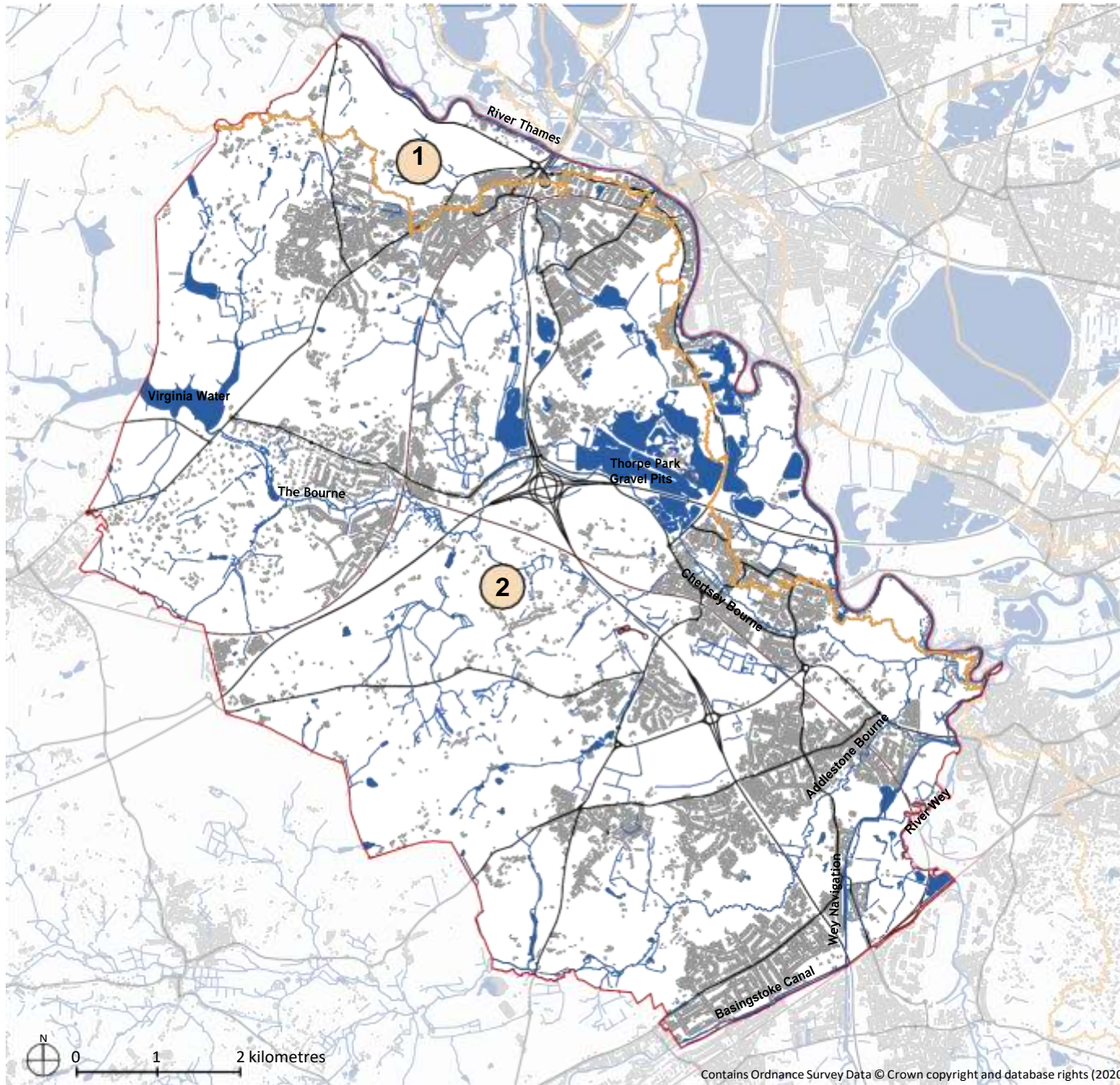
### Ecosystem Services and Benefits

Rivers, streams and waterbodies are fundamentally important BI assets. In addition to provision of drinking water, they provide cultural services including leisure activities (such as water sports at St. Ann’s Lake near Thorpe) and opportunities for appreciation of water in the landscape. Waterbodies also have an important role in supporting other ecosystem services.

Many of these BI assets provide associated land-based cultural benefits, such as footpaths and greenspaces immediately adjacent to the water. For example, the Sustrans National Cycle Network (NCN) route 221 is a key active travel link along the Basingstoke Canal’s towpath.

In particular, freshwater systems help to control runoff from land into rivers, floodplain inundation, groundwater recharge and water quality. These processes are vital for the regulation and supply of water, nutrients, energy flows, solutes, sediments and migratory organisms to ecosystems. Freshwater systems remove and dilute pollutants, store waters to help maintain flows and capture carbon. They are therefore critically important in supporting the functioning of social and economic systems and society’s ability to adapt to climate change.

**MAP A.9 Blue Infrastructure Assets**



- Blue Infrastructure Assets
- Surface Water Management Catchment Boundary:
- 1 Maidenhead and Sunbury Catchment
- 2 Wey and Tributaries Catchment

## Enhancement Opportunities

As identified by the Environment Agency's Thames River Basin District Management Plan, there are opportunities to enhance the water environment through land use planning. These include addressing issues such as diffuse pollution from rural areas, barriers to natural fish movements and migration, and invasive non-native species.

The Wey Catchment Management Plan identifies opportunities such as river channel and habitat improvements to increase morphological diversity, riparian vegetation improvements and actions to improve water quality.

There is also an opportunity to control the influx of invasive non-native species such as Floating Pennywort and Himalayan Balsam along water courses.

The Maidenhead and Sunbury Catchment Partnership Action Plan identifies opportunities for developing partnership projects to enhance the ecological and biological status of the catchment's rivers - such as tackling biodiversity issues (including channel structure and function, barriers to fish passage and habitat management), and water quality issues (in particular from phosphorus, sediment and pesticides).

The [River Thames Scheme](#) offers major opportunities for improving biodiversity through creation of habitats that will contribute to the Borough's GBI network. The Environment Agency is working with partners to construct a new flood channel (built in 2 sections) along the River Thames and increase the capacity of Sunbury, Molesey and Teddington weirs. The River Thames Scheme will reduce flood risk to properties in a number of communities along the Thames, including Egham, Thorpe and Chertsey in Runnymede Borough. It aims to enhance the resilience of nationally important infrastructure and contribute to a vibrant local economy. In addition to provision of new public open space and pathways, the Scheme offers major opportunities for improving biodiversity through the creation of new habitat, providing new recreation activities including walking, cycling, boating and angling.

Although generally well-managed, there are ongoing opportunities to improve the management of trees and hedgerows along the banks of the Basingstoke Canal, and elsewhere where footpaths run adjacent to watercourses such as the River Wey Navigation. Improved management of these historic assets can help reduce landscape crime (littering, anti-social behaviour etc).

Other opportunities include improved provision of wildlife and heritage interpretation along the canals; improving towpath maintenance; improving way marking between these waterways and other nearby destinations; and encouraging recreational uses that help promote health and wellbeing.

As highlighted by the Runnymede 2030 Strategic Flood Risk Assessment, there are opportunities to improve surface water drainage by embedding sustainable drainage systems into development, such as rainwater harvesting, living roofs and infiltration trenches/soakaways, and below ground attenuation tanks, in line with best practice guidance.

**RUNNYMEDE BOROUGH COUNCIL**

**GREEN & BLUE INFRASTRUCTURE  
SUPPLEMENTARY PLANNING DOCUMENT (SPD)**

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

**REGULATION 12 STATEMENT OF CONSULTATION**

July 2021

- 1.1 The Town & County Planning (Local Planning)(England) Regulations 2012 requires in Regulation 12 that before a planning authority adopt 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 Regulation 12 also requires that for the purpose of seeking representations, copies of the Statement of Consultation must be made available with the SPD with details of:
- i) The date by which representations must be made; and
  - ii) The address to which they must be sent.
- 1.3 This document is the Statement of Consultation for the draft Green & Blue Infrastructure SPD and sets out the persons the Council engaged in preparing the SPD and how their comments have been addressed. A further Statement of Consultation will be produced following consultation of the draft SPD and prior to adoption.
- 1.4 Early engagement on the content of the SPD was carried out by the Council during a stakeholder workshop on the 3<sup>rd</sup> March 2020. The stakeholders attending the workshop and the main issues raised are set out in Appendix A along with how these have been addressed in the draft SPD.
- 1.5 The Council also consulted with the Environment Agency, Historic England and Natural England on a draft Strategic Environmental Assessment (SEA) & Habitats Regulations Assessment (HRA) screening. The comments raised on the draft screening assessment and how they were addressed can be found in the SEA/HRA Screening Determination for the Green & Blue Infrastructure SPD whilst comments made on the content of the draft SPD can be found in Appendix B.
- 1.6 The Council is now holding public consultation of the draft Green & Blue Infrastructure SPD for a period of 8 weeks between 2 August 2021 and 27 September 2021.
- 1.7 Representations on the SPD can be submitted by e-mail to [planningpolicy@runnymede.gov.uk](mailto:planningpolicy@runnymede.gov.uk) or by letter to:
- Planning Policy & Economic Development Team  
Runnymede Borough Council  
Runnymede Civic Centre

Station Road  
Addlestone  
KT15 2AH.

- 1.8 Anonymous representations will not be accepted. Any comments that could be construed as derogatory towards any particular individual or group will not be recorded or considered.
- 1.9 Copies of comments received during the course of the consultation will be made available for the public to view on the Council's website. Comments therefore cannot be treated as confidential. Personal details will be redacted prior to publishing. Data will be processed and held in accordance with the Data Protection Act 2018.
- 1.10 If you need help with your representation, please contact the Technical Administration team in the first instance on 01932 425131 or email [planningpolicy@runnymede.gov.uk](mailto:planningpolicy@runnymede.gov.uk)
- 1.11 The draft Green & Blue Infrastructure SPD and supporting material is available for inspection on the Council's website at: **ADD WEB ADDRESS**
- 1.11 The draft SPD and supporting material is also available for inspection at the Civic Centre in Addlestone and at the following locations: -
  - Addlestone Library (if required outside of Civic Office hours), Runnymede Civic Centre, Station Road, Addlestone, KT15 2AF
  - Chertsey Library, Guildford Street, Chertsey, Surrey, KT16 3BE
  - Egham Library, High Street, Egham, Surrey, TW20 9EA
- 1.12 As Covid-19 restrictions may still be in place at the time of consultation please contact Runnymede Borough Council on 01932 838383 to check on availability and arrangements for visiting the Civic Centre. Details of library opening times can be found on the Surrey County Council website at <https://www.surreycc.gov.uk/libraries>

## Green & Blue Infrastructure Early Engagement Workshop 3 March 2020

CHRIS BLANDFORD ASSOCIATES  
landscape | environment | heritage



### RUNNYMEDE GREEN & BLUE INFRASTRUCTURE SUPPLEMENTARY PLANNING DOCUMENT

#### STAKEHOLDER CONSULTATION RECORD

**Stakeholder Workshop**  
**3rd March 2020**  
**Civic Centre, Addlestone**

##### Attendees

###### Runnymede Borough Council:

- Arboriculture
- Commercial Services
- Drainage
- Energy
- Green Spaces
- Planning Policy
- Development Management

###### Surrey County Council:

- Drainage
- Rights of Way

###### Neighbouring Local Authorities:

- Royal Borough of Windsor & Maidenhead

###### Blue Infrastructure Organisations:

- Environment Agency

###### Wildlife & Landscape Organisations:

- Surrey Bat Group
- Surrey Nature Partnership
- Surrey Wildlife Trust
- West Surrey Badger Group
- Woodland Trust

###### Access Organisations:

- Runnymede Access Liaison Group
- The British Horse Society
- Chobham Chasers

###### Amenity Groups:

- The Ottershaw Society
- Chertsey Society

###### Neighbourhood Forums:

- Englefield Green Village
- Thorpe
- Virginia Water

##### Setting the Scene Presentation

CBA outlined the proposed approach to the Green & Blue Infrastructure (GBI) Supplementary Planning Document (SPD) with regards to:

- Outline of the SPD
- Overview of Runnymede's GBI network
- GBI planning & design - what could good practice look like?

Roundtable discussions held on the following topic areas during the workshop, Climate Change, Biodiversity and Health & Well-being.

## Climate Change

| Issues Raised  | How Dealt With  |
|--|---|
| Planning for drought   | Draft SPD contains examples of measures that can be implemented to conserve water resource i.e. grey water recycling and incorporating water sensitive natural flood management. Requirement for SuDS is already set out in 2030 Local Plan Policy EE13 as is safeguarding of floodplains in line with national planning policy, however SuDS implementation reinforced in design principles 3 & 4 of the draft SPD. Draft SPD promotes porous surfacing for hard landscaping in Section 3 and supports de-culverting of water courses and provision of wetland habitats. Run-off from development is covered by Policy EE13 and need not be reiterated in the SPD. Signpost to SCC SuDS Design Guidance included in design principle 4.  |
| Natural flood management   |   |
| Implementation of SuDS   |   |
| Signposting existing flood schemes   |   |
| Awareness of/Mitigation of run-off from road schemes                                       |   |
| Avoid hard surfacing/non-permeable drives  |   |
| Support deculverting   |   |
| Safeguard floodplains & wetland habitats   | Design principle 2 states that proposals should demonstrate how new and existing trees will be protected, structural landscape features & ancient woodland/trees retained, enhancing approaches to new and existing development through avenue planting/street trees, planting species to help adapt to climate change and enhance the public realm. Design principle 1 supports GBI which takes account of existing natural assets and the most suitable locations and types of new provision and principle 2 that proposals should use appropriate native species of local provenance and in the right place. In terms of targets for tree canopy per site, this would be an additional policy requirement on top of the 2030 Local Plan and therefore not appropriate, although design principle 2 generally supports increase in canopy cover across the Borough. Signpost to the Trees & Design Action Group's advice and SCC Tree Strategy. |
| Avoid removing trees   |   |
| Retain & gain in trees/increase canopy cover/possible tree canopy target for each site     |   |
| Avenue planting  |   |
| Right tree species/habitat in the right place  |   |
| Signpost SuNP position statement on tree planting  |   |
| Making the most of multifunctional GI benefits   |   |
| Reclaiming verges and reducing hard surfacing  | Draft SPD supports attractive travel corridors and connections between GI and other services and places, but aspects such as whether a corridor is segregated or provision of car sharing spaces, park & ride facilities is outside of the remit of the SPD.  |
| Species selection to adapt to climate change   |   |
| Charging points for electric vehicles  |   |
| Active Travel – segregated cycle/scooter/e-bike ways and connecting active travel networks |   |
| Car sharing dedicated spaces   |   |
| Park & ride  |   |



|  |  |
|--|--|
|  | Charging points for EVs are already required in 2030 Local Plan Policy SD7.  |
| New build – renewables/solar roof tiles etc<br>Building material selection | 2030 Local Plan Policy SD8 already sets out a requirement for renewable energy and guidance for its provision is largely outside the remit of a Green/Blue Infrastructure SPD, although reference is made in the draft SPD where these aspects can be combined. Draft SPD contains some guidance for materials in terms of hard landscaping, but this aspect is largely outside of the remit of the SPD as it deals with building performance. This is in any event covered in 2030 Local Plan Policies SD7 and SD8. |
| Signpost to funding and utilise maintenance agreements                     | Design principles 1 & 6 of the draft SPD acknowledge and support funding & maintenance issues.   |
| Challenge presented by PD  | Acknowledged that PD can present challenges when seeking GBI improvements and connections.   |
| Joined up-thinking   | Draft SPD aims to join up the multifunctional aspects of GI in the 6 design principles presented.  |

## Biodiversity

| Issues Raised   | How Dealt With   |
|---|--|
| River Thames Scheme – BI opportunities  | BI opportunities arising from the River Thames Scheme are recognised, however, the scheme will be considered by the National Infrastructure Commission not RBC. Section 3 and Design Principle 3 reference to how gardens can help connect biodiversity and principle 3 also references natural buffers to ecologically sensitive areas and that consideration given to network of priority habitats, species and Biodiversity Opportunity Areas (BOAs) and connectivity. Reference also made to the Runnymede Landscape Character Assessment in principle 2. Principle 5 includes reference to enhancing connectivity to residential areas and wider countryside and is also picked up in the GBI audit. Cumulative impact of small-scale schemes recognised in Section 3. Requirement to undertake GBI audit in Section 4 and references to ecological surveys referenced. |
| Garden connectivity – ‘local community’ approach  |  |
| Lower Thames Landscape Strategy – householders considering watercourses, buffer zones on water courses (min 10m)          |  |
| Wider connections at landscape scale  |  |
| Ecological surveys – adequate, appropriate and timely   |  |
| Natural Capital Investment Strategy – priorities for improvements   |  |
| Start at landscape scale. More & better connected habitats and enhanced quality   |  |
| Break down spatial silo approach to planning  |  |
| Cumulative impact of small-scale schemes  |  |
| Early eco surveys to inform design – ‘landscape led approach’   |  |
| Landscape design choices – no token planting. Native planting selection, suitable habitats, appearance, British Standards | Principle 3 references tree planting and principle 2 native species of the right type in the right place and reference given to advice on plant health and biosecurity.  |
| Tree pits   |  |

|   |  |
|---|--|
| Rain gardens  |  |
| Attenuating   |  |
| Guide on planting mix is important  |  |
| Only native species – not always the most resilient approach                  |  |
| Biodiversity calculator – Survey of existing - what is best for that site     | Reference to Biodiversity Metric 2.0 calculator set out in SPD. Request for 20% BNG is noted but this would go beyond current policy requirements. Inclusion of examples of biodiversity included Section 3 and principle 3 including bird/bat boxes and lighting schemes. SuDS as a wildlife resource and wetland habitat referenced. |
| BNG Toolkit   |  |
| Require 20% BNG – Go the extra mile   |  |
| Consider biodiversity as important as other principles such as HBS            |  |
| Building design for biodiversity – Bird & Bat boxes                           |  |
| Lighting important (CCM and nature) to wildlife corridors                     |  |
| SuDS are key/SuDS and biodiversity benefits                                   |  |
| All GI to perform for nature  |  |
| Enforcement, particularly private dwellings                                   | The Council will use conditions to secure and enforce GBI measures and monitoring will be undertaken through the 2030 Local Plan monitoring indicators and Infrastructure Funding Statements not the SPD.  |
| Review, monitoring and positive feedback (learning) – promoting best practice |  |
| Monitoring – How to achieve this  |  |
| Clear communication of guidance   | Noted. Section 3 strongly encourages GBI measures in householder development with Section 4 setting out requirements.  |
| Choice of language/terminology re: approaches                                 |  |
| GBI planning principles – A=Ancient, B=Buffer, C=Connectivity                 | Noted.   |

## Health & Wellbeing

| Issues Raised  | How Dealt With   |
|--|--|
| Consider restricted mobility – drop kerb gradients, sensory gardens, passing places/widths, permeable surfaces | Design principle 5 sets out advice for best practice in creating accessible GBI for all.   |
| Inclusive design and access for all  |  |
| Safe access – railings, being integrated into existing access  |  |
| Needs of all users e.g. horse riders   |  |
| River access – whole stretches of the rivers in RBC should be included in the GI Plan                          | SPD is a guide to developers rather than a strategy, however reference made in design principle 5 to connectivity with residential areas, wider countryside and to the Borough's cycling/walking networks. Whilst reference to improving crossings, existing cycling/walking paths, signage and access to water bodies is noted, this is largely outside the remit of the SPD which sets out guidance for new development, but GBI Strategies can take these into account if |
| Cycle linkages clear & navigable   |  |
| Low impact access and signage options  |  |
| To improve accessibility to water bodies for public access and signage/access for the disabled                 |  |
| Opportunities to improve walking/cycling paths   |  |
| Enhancing crossings for pedestrians/cyclists/horses  |  |

|  |  |  |
|--|--|--|
| Horse riders – parking of these vehicles is important to enable people to access riding areas  | improvements/enhancements required as part of development proposals. However, final design of crossings & cycle/walking paths will largely be agreed by SCC as the Highways Authority.   |  |
| Natural England - ANGSt  | Reference to Natural England ANGSt noted and SPD references good practice advice. River Thames Scheme noted, but this will be considered the National Infrastructure Commission not RBC. Avenue planting, trees for air quality, safeguarding areas for wildlife, educational value of GBI all included within draft SPD. Landscaping/greening of environment and environmental constraints i.e. flood areas would be considered on a case by case basis and expected to be addressed within site GBI Strategies or masterplans. |  |
| River Thames Scheme – Important to include this  |  |  |
| Noise pollution/tranquility – bird song  |  |  |
| More avenue tree planting – backed up by research – traffic calming - 2/3% reduction in speeds, biodiversity corridors, key to site design, resilience of species  |  |  |
| Planting trees as solution to air quality  |  |  |
| Need to safeguard areas just for animals (wildlife)  |  |  |
| Alternative GI when areas become inaccessible e.g. during flood  |  |  |
| Companion Animals – address the additional pressures brought by animals (cats & dogs - build this future impact into design)   |  |  |
| Education – community orchards, access to outdoor ‘wild’ areas, roof gardens/forest gardens, vegetable plots   |  |  |
| Soft landscaping around social housing   |  |  |
| Medical facilities/hospitals – greening the grounds, nature, green prescribing   |  |  |
| Schools – how they can use other outside space   |  |  |
| Letting people know the green spaces are there – how best to do this – information   |  | Information about new publicly accessible GBI features could be held on the RBC website. Safeguarding areas for wildlife i.e. low impact access included in draft SPD. |
| Promote new areas so people can use them   |  |  |
| Low impact access and signage options (e.g. wildlife site) examples  |  |  |
| Encouraging community involvement for GI maintenance and plans for community in planning applications (info for new residents)   | Section 4 highlights that a GBI concept statement or similar should demonstrate a response to the GBI Audit, community expectations for GBI provision, client’s brief and historic/current nature of the site. Community involvement/volunteering in maintaining GBI would largely be at the discretion of the developer or RBC depending on the management plan adopted.  |  |
| Consultation to enable residents to say what they would like to be included  |  |  |
| Volunteering   |  |  |
| Ensuring GI maintenance & management   | Management/maintenance plans for GBI will be expected with proposals and referenced in design principle 6.   |  |
| Network mapping of off-site GI options, will access be highlighted or separate network map e.g. insufficient accessible GI in area, could developer add paths to existing (non-accessible) GI as an off-set? | Draft SPD contains maps highlighting GBI connections. Mapping of off-site GBI options would need to be undertaken in the GBI audit by developers required by the SPD.  |  |

|   |   |
|---|---|
| Will there be a % GI required in development? If so, back gardens should not be included as not able to control use | No percentage required as 2030 Local Plan policies do not require this and would be beyond the remit of the SPD. However, 10% biodiversity net gain requirement set out in draft SPD. |
| Wycombe District – case study for canopy cover SPD (Woodland Trust)   | Noted.  |
| Greater Manchester Council – Case study for GI  | Noted.  |

## Appendix B

### Green & Blue Infrastructure SPD – Early engagement with Statutory Bodies

| Statutory Body     | Response   | Comment & Action   |
|--------------------|--|--|
| Environment Agency | No response  | N/A  |
| Historic England   | No response  | N/A  |
| Natural England    | <p><b>Green and Blue Infrastructure SPD</b><br/>Advise that wording should be amended for clarity under box 1.12 - Thames Basin Heaths Special Protection Area SPD which currently implies that only SANG is required to provide mitigation for the SPA. SAMM would also need to be mentioned as it is currently unclear that this is also an equally necessary component of the mitigation strategy.</p>  | Agreed.<br>Clarification made in updated SPD document                        |
|                    | <p><b>Biodiversity Net Gain (BNG)</b><br/>Welcome objectives related to BNG which is a key tool to help nature's recovery and fundamental to health and wellbeing as well as creating attractive and sustainable places to live and work in. For BNG, the Biodiversity Metric 2.0, can be used to measure gains and losses to biodiversity resulting from development. We advise you to use this metric to implement development plan policies on BNG. Any action, as a result of development, that creates or enhances habitat features can be measured using the metric and as a result count towards biodiversity net gain. The Chartered Institute of Ecology and Environmental Management, along with partners, has developed 'good practice principles' for biodiversity net gain, which can assist plan-making authorities in gathering evidence and developing policy.</p> | Noted. Reference to Biodiversity Metric 2.0 and CIEEM advice included in SPD |
|                    | <p><b>Natural Capital</b><br/>Spatial planning at this scale is an ideal opportunity to assess the existing Natural Capital of the Borough (see para 171 of the NPPF), to plan to conserve those features providing key ecosystem services and address deficits. Natural England recently published the Natural Capital Atlas. As well as providing a baseline against which to measure change, the Natural Capital Atlas can be</p>   | Noted.   |

|  |  |               |
|--|--|---------------|
|  | <p>used to understand which ecosystem services flow from different ecosystem assets across England. The atlas shows where there are both strengths and weaknesses in the quantity and quality of ecosystems. This can inform opportunity mapping of where to enhance existing natural capital and where to target its creation for the provision of multiple benefits.</p>   |               |
|  | <p><b>Climate Change</b><br/> Welcome the consideration of climate change and highlight the role of the natural environment to deliver measures to reduce the effects of climate change In addition factors which may lead to exacerbate climate change (through more greenhouse gases) should be avoided (e.g. pollution, habitat fragmentation, loss of biodiversity) and the natural environment's resilience to change should be protected. Green Infrastructure and resilient ecological networks play an important role in aiding climate change adaptation and resilience. Natural England, in partnership with the RSPB, recently published a 2nd edition of the Climate Change Adaptation Manual which includes a Landscape Scale Climate Change Assessment Tool. This tool can be used to identify natural assets (e.g. different habitats and species) in the borough and identify adaptation responses that can be incorporated into a Plan to create a resilient landscape across the Borough. Also, consideration could be given to whether the plan recognises the role of eco-systems.</p> <p>Also refer to the attached Annex which covers the issues and opportunities that should be considered and may be helpful.</p> | <p>Noted.</p> |

**Runnymede Borough Council**

**Green & Blue Infrastructure  
Supplementary Planning Document (SPD)**

**Habitats Regulations Assessment (HRA)**

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

**Strategic Environmental Assessment (SEA)**

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

July 2021

## 1.1 INTRODUCTION

### 1.2 General

- 1.2.1 This final Habitats Regulations Assessment (HRA) and Strategic Environmental Assessment (SEA) screening determination has been undertaken by Runnymede Borough Council in their duty to determine whether the Green & Blue Infrastructure Supplementary Planning Document (SPD) requires HRA or SEA. **This screening assessment is based on the draft SPD dated June 2021.**
- 1.2.2 Regulation 9 (1) of the Environmental Assessment of Plans and Programmes Regulations 2004 requires authorities to determine whether or not a Strategic Environmental Assessment is required for certain plans, policies or programmes. This statement also sets out the Borough Council's determination as to whether Appropriate Assessment is required under Regulation 105 of the Conservation of Habitats & Species Regulations 2017.
- 1.2.3 Under the requirements of the Environmental Assessment of Plans & Programmes Regulations (2004), specific types of plans that set the framework for the future development consent of projects or which require Appropriate Assessment must be subject to an environmental assessment.
- 1.2.4 There are exceptions to this requirement for plans that determine the use of a small area at a local level and for minor modifications if it has been determined that the plan is unlikely to have significant environmental effects.
- 1.2.5 In accordance with the provisions of the Environmental Assessment of Plans and Programmes Regulations (2004) (Regulation 9 (1)), the Borough Council must determine if a plan requires an environmental assessment. In accordance with Regulation 105 of the Conservation of Habitats & Species Regulations 2017, the Borough Council is the competent authority for determining if a plan requires Appropriate Assessment.

### 1.3 Background to the Green & Blue Infrastructure SPD

- 1.3.1 The Planning & Compulsory Purchase Act 2004 (as amended) makes provision for local authorities to prepare and adopt Local Development Documents which can include SPD's. However, an SPD does not form part of the Development Plan for an area as set out in Section 38 of the Planning & Compulsory Purchase Act 2004 (as amended) but it is a material consideration in taking planning decisions.
- 1.3.2 An SPD is required to be consulted on and adopted by the Borough Council and once implemented sets out additional planning guidance that supports and/or expands upon the Policies of a Local Plan.
- 1.3.3 The proposed Green & Blue Infrastructure SPD covers all of the area within the jurisdiction of Runnymede Borough Council and contains the urban areas of Addlestone, Chertsey, Englefield Green, Egham, Ottershaw, Woodham & New Haw and Virginia Water. Interspersed between the urban areas is designated Green Belt holding numerous wooded copses, golf



courses and businesses as well as small pockets of development, agriculture and equestrian uses. The M25 and M3 motorways bisect the Borough north-south and east-west respectively and effectively cut the Borough into four quarters. There are six rail stations in Runnymede Borough offering direct services to London Waterloo, Reading & Woking. A plan of the designated area is shown in **Plan 1-1**.

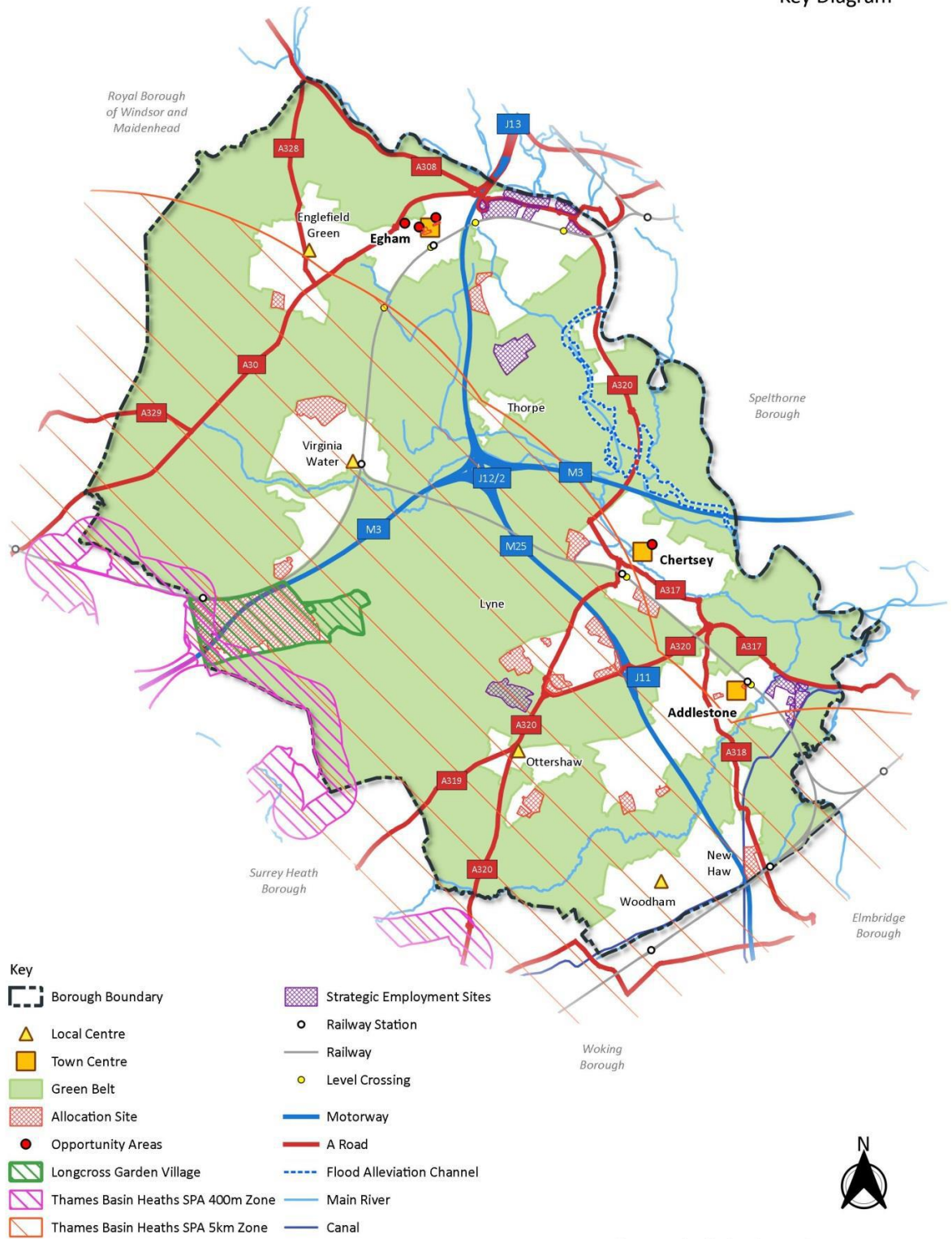
- 1.3.4 There are numerous areas of woodland/copses designated as ancient/semi-natural or ancient replanted woodland which are also identified as priority habitat as well as swathes of woodpasture and parkland which is a national Biodiversity Action Plan (BAP) designation. Priority habitat designations also include areas of lowland meadows, lowland heathland, and lowland fens. There are five SSSIs located in the Borough area, Basingstoke Canal, Langham Pond, Thorpe Haymeadow, Thorpe no.1 Gravel Pit and Windsor Forest.
- 1.3.5 Unit 2 of the Basingstoke Canal SSSI lies to the south of the Borough and is in an unfavourable, no change status which does not meet the PSA target of 95% in favourable or unfavourable recovering status. Status reasons are extent of habitat, lack of plant diversity and poor water quality.
- 1.3.6 Langham Pond SSSI is formed of 3 units. 100% of the SSSI is in a favourable or unfavourable recovering status, meeting the PSA target. The Thorpe Haymeadow SSSI is formed of one unit in a favourable condition, which also meets the PSA Target.

The Thorpe no.1 Gravel Pit SSSI is formed of one unit and is in a favourable condition status meeting the PSA target. The SSSI also forms part of the wider South West London Water Bodies Special Protection Area (SPA) and Ramsar, which forms part of the National Site Network of protected sites.

- 1.3.7 The Windsor Forest SSSI is formed of 22 units with units 10, 11 and 16 within or partly within Runnymede. The SSSI is in 100% favourable condition status and meets the PSA target of 95%. The SSSI also forms part of the Windsor Forest & Great Park Special Area of Conservation (SAC) another National Site Network site.
- 1.3.8 Other National Site Network sites, whilst not within the Borough but are within 5km include, the Thames Basin Heaths Special Protection Area and Thursley, Ash, Pirbright & Chobham SAC. Chobham Common is also a National Nature Reserve (NNR).
- 1.3.9 The Borough also lies within 12km of the Mole Gap to Reigate Escarpment SAC, 12.2km from Burnham Beeches SAC, 13km of the Richmond Park and Wimbledon Common SACs, 20km from the Chiltern Beechwoods SAC, 23km from the Wealden Heaths Phase I SPA and its component parts (including Thursley, Hankley & Frensham Commons SPA and Thursley & Ockley Bog Ramsar) and 30km from the Wealden Heaths Phase II SPA.

# Plan 1-1: Map of Runnymede Borough

## Runnymede Borough Key Diagram



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- 1.3.10 There are also over 30 Sites of Nature Conservation Importance (SNCIs) in the Borough as well as two Local Nature Reserves at Chertsey Meads and Riverside Walk in Virginia Water. The Borough lies within the River Wey and Tributaries catchment and there are large areas of the Borough, including within its urban areas which lie within flood risk zones 2 and 3 including functional floodplain.
- 1.3.11 From a heritage perspective, the Borough contains numerous statutorily listed or locally listed buildings and structures most notably the Grade I Royal Holloway College building in Englefield Green. There are 6 Conservation Areas in the borough as well as 6 scheduled ancient monuments, 48 areas of high archaeological potential and four historic parks and gardens.
- 1.3.12 The Green & Blue Infrastructure SPD **dated June 2021** does not form part of the Development Plan for the area and does not allocate any sites for development or propose policies for the use of land, but is a material consideration in decision making. The 2030 Local Plan, which is the document which allocates sites and contains policies concerning land use, has been the subject of Sustainability Appraisal (including the requirements for Strategic Environmental Assessment) as well as Habitats Regulations Assessment (HRA).
- 1.3.13 The SPD instead sets out guidance on how planning applications for development under the 1990 Town and Country Planning Act should contribute towards the delivery of Green & Blue Infrastructure in support of Policies SD7 (Sustainable Design), EE11 (Green Infrastructure), E12 (Blue Infrastructure) and other relevant policies of the adopted Runnymede Borough 2030 Local Plan including site allocation policies. Strengthening the Borough's networks of multi-functional Green and Blue Infrastructure role in halting biodiversity loss and nature recovery, building resilience to climate change and promoting healthy, resilient and safe communities are key aims of the SPD.
- 1.3.14 The SPD sets out planning principles for Green and Blue Infrastructure provision, supported by planning and design checklists, good practice case studies and signposts to further information and guidance. The Document outlines the Council's expectations for how Green and Blue Infrastructure should be embedded within development proposals.

## **1.4 Sustainability Appraisal**

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

## 2.0 HABITATS REGULATIONS ASSESSMENT – SCREENING

### 2.1 Assessment Process

2.1.1 The need to undertake an Appropriate Assessment as part of an HRA is set out within Regulation 105 of the Conservation of Habitats and Species Regulations 2017. The Appropriate Assessment stage of HRA is only required should the preliminary screening assessment not be able to rule out likely significant effects.

2.1.2 The Conservation of Habitats & Species Regulations require that any plan or project likely to have a significant effect on a National Site Network site must be subject to an Appropriate Assessment. The Regulations state that any plan or project not connected to or necessary for a site's management, but likely to have significant effects thereon shall be subject to appropriate assessment. There are four distinct stages in HRA namely:

- **Step 1: Screening** – Identification of likely impacts on a National Site Network site either alone or in combination with other plans/projects and consideration of whether these are significant. Following the decision of the ECJ in the *People Over Wind & Sweetman v. Coillite Teoranta (C-323/17)* case, avoidance and/or mitigation measures cannot be taken into account at the screening stage and it is purely an exercise to determine if possible pathways for effect exist and whether these can be ruled out taking account of the precautionary principle. It is the opinion of this HRA screening assessment and in light of the Planning Practice Guidance Note on Appropriate Assessment that adopted policies of the current development plan cannot be taken into account at this stage of HRA where they are proposing mitigation for National Site Network sites. Similarly any HRA undertaken for other development plan documents which have not been through Examination in Public (EiP) and found sound should only be given limited weight.
- **Step 2: Appropriate Assessment** – consideration of the impact on the integrity of the National Site Network site whether alone or in combination with other plans or projects with respect to the sites structure, function and conservation objectives. Where there are significant effects, step 2 should consider potential avoidance and/or mitigation measures.
- **Step 3: Assessment of Alternative Solutions** – Assessing alternative ways of achieving the objectives of the plan/project which avoids impact, if after Step 2 significant effect cannot be ruled out even with avoidance or mitigation measures; and

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

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

## 2.2 Step 1 - Screening

2.2.1 There are four stages to consider in a screening exercise:

- **Stage 1:** Determining whether the plan/project is directly connected with or necessary to the management of the site;
- **Stage 2:** Describing the plan/project and description of other plan/projects that have the potential for in-combination impacts;
- **Stage 3:** Identifying potential effects on the European site(s); and
- **Stage 4:** Assessing the significance of any effects.

### Stage 1

2.2.2 It can be determined that the Green & Blue Infrastructure SPD is not directly connected with or necessary to the management of a National Site Network site.

### Stage 2

2.2.3 Information about the Green & Blue Infrastructure SPD can be found in paragraphs 1.3.14 to 1.3.15 of this screening assessment. **Table 1-1** lists those other plans and projects, which may have in-combination impacts.

**Table 1-1: Other Key Plans/Projects**

**National Planning Policy Framework (2019):** High level national planning policy covering topics such as housing, economy, employment, retail as well as biodiversity, flood risk and heritage.

**South East Plan 2009:** Saved Policy NRM6 sets out protection for the Thames Basin Heaths SPA.

**London Plan 2016:** Contains planning policies for the development of land across the wider London area including housing and employment allocations with a target of 42,000 new homes per annum.

**Runnymede 2030 Local Plan:** Sets policies for the consideration of development and the spatial strategy for the Borough including provision of 7,920 dwellings over the Plan period and allocations for residential, employment and retail development.

**Other Local Authority Local Plans within 10km or adjoining sites identified in Section 2.2:** Housing target for areas around National Site Network sites set out in **Table 1-2**.

**Large Scale Projects within 10km or adjoining European Sites:** Large scale projects within 10km are subsumed in the consideration of 'Other Local Authority Local Plans' above.

**Thames Basin Heaths Joint Delivery Framework 2009:** Sets out the agreed Framework regarding the approach and standards for avoiding significant effects on the Thames Basin Heaths SPA.

**Environment Agency, Thames River Basin District Management Plan (2015):** Sets out actions to improve water quality. Future aims for the River Wey include implementing Lower Wey Oxbow Restoration Project to enhance and restore the main Wey river channel and Wey Diffuse Advice Project throughout the catchment.

**Environment Agency, Thames Catchment Flood Management Plan (2009):** Aim is to promote more sustainable approaches to managing flood risk. Will be delivered through a combination of different approaches.

**Environment Agency, River Wey Catchment Abstraction Management Strategy (2019):** identifies the Wey having restricted 'Water available for licensing'.

**Environment Agency, Water Resources Strategy: Regional Action Plan for Thames Region (2009):** Key priorities for Thames region include ensuring sufficient water resources are available, making water available in over-abstracted catchments and reducing demand.

**Table 1-2: List of Local Authority Housing Targets within 10km of National Site Network Sites**

| Site  | Local Plan Area              | Housing Target |
|---|------------------------------|----------------|
| Thames Basin Heaths SPA*                    | Waverley Borough             | 11,210         |
|   | Guildford Borough            | 10,678         |
|   | Woking Borough               | 4,964          |
|   | Surrey Heath Borough         | 3,240          |
|   | Runnymede Borough            | 7,920          |
|   | Elmbridge Borough            | 3,375          |
|   | Bracknell Forest Borough     | 11,139         |
|   | Windsor & Maidenhead         | 14,260         |
|   | Wokingham Borough            | 13,230         |
|   | Rushmoor Borough             | 8,884          |
|   | Hart District                | 6,208          |
| <b>Total</b>                                |                              | <b>95,108</b>  |
| Windsor Forest & Great Park SAC             | Runnymede Borough            | 7,920          |
|   | Woking Borough               | 4,964          |
|   | Surrey Heath Borough         | 3,240          |
|   | Spelthorne Borough           | 3,320          |
|   | Elmbridge Borough            | 3,375          |
|   | Windsor & Maidenhead Borough | 14,260         |
|   | Bracknell Forest Borough     | 11,139         |
|   | Slough Borough               | 6,250          |
|   | South Bucks District         | 2,800          |
|   | LB Hillingdon                | 6,375          |
|   | LB Hounslow                  | 13,040         |
|   | <b>Total</b>                 |                |
| South West London Water Bodies SPA & Ramsar | Runnymede Borough            | 7,920          |
|   | Elmbridge Borough            | 3,375          |
|   | Spelthorne Borough           | 3,320          |
|   | Epsom & Ewell Borough        | 3,620          |
|   | Mole Valley District         | 3,760          |
|   | Windsor & Maidenhead Borough | 14,260         |
|   | Slough Borough               | 6,250          |
|   | Bracknell Forest Borough     | 11,139         |
|   | South Bucks District         | 2,800          |
|   | LB Hillingdon                | 6,375          |
|   | LB Hounslow                  | 13,040         |
|   | LB Ealing                    | 14,000         |
|   | LB Kingston                  | 5,625          |
| LB Richmond                                 | 3,150                        |                |
| <b>Total</b>                                |                              | <b>98,634</b>  |

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

### Stage 3

2.2.4 Information regarding the National Site Network site(s) screened and the likely effects that may arise due to implementation of the Green & Blue Infrastructure SPD can be found in **Tables 1-3 to 1-6** and **Table 1-7**. All other National Site Network sites were screened out of this assessment at an early stage as it was considered that their distance from the Borough area meant that there is no pathway or mechanism which would give rise to significant effect either alone or in combination. In this respect regard has been had to the 2030 Local Plan HRA specifically paragraphs 2.1-2.2.

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

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



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

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

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

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

**Table 1-6: Details of South West London Water Bodies SPA & Ramsar and Potential Effects**

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

**Stage 4**

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

**Table 1-7: Assessment of Potential Effects**

|  |  |
|--|--|
| <p>Indirect effect from recreational disturbance and urbanisation.</p> | <p>The likely effects of recreational disturbance have been summarised in the Underhill-Day study for Natural England and RSPB (2005); this provides a review of the urban effects on lowland heaths and their wildlife. The main issues relating to the conservation objectives and the integrity of the SPAs and SAC's effected by recreational disturbance and urbanisation as a whole are: fragmentation, disturbance, fires, cats, dogs (as a result of nest disturbance and enrichment), prevention of management, off-roading, vandalism and trampling.</p> <p>Natural England has advised that recreational pressure, as a result of increased residential development within 5km of the Thames Basin Heaths SPA &amp; Thursley, Ash, Pirbright &amp; Chobham SAC (or sites of 50 or more dwellings within 7km), is having a significant adverse impact on the Annex I bird species. Woodlark and Nightjar are ground nesting and Dartford Warblers nest close to the ground. They are therefore sensitive to disturbance, particularly from dogs, but also from walkers, and cyclists etc. They are, in addition, vulnerable to other effects of urbanisation, in particular predation by cats.</p> <p>Joint work involving Natural England and the authorities affected by the SPA/SAC have agreed a mechanism to avoid impacts to the SPA/SAC from recreational activities in the form of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management &amp; Monitoring (SAMM) and from the impacts of urbanisation by not allowing any net additional dwellings within 400m of the SPA.</p> <p>In terms of the Windsor Forest &amp; Great Park SAC the Runnymede 2030 Local Plan HRA states that forestry management and recreational impacts has the potential for loss of trees and damage to trees from burning (arson).</p> <p>For the South West London Water Bodies SPA &amp; Ramsar threats arise through unmanaged recreational activities such as use of motorboats and fishing.</p> <p>The Green &amp; Blue Infrastructure SPD contains guidance on how planning applications for development under the 1990 Town and Country Planning Act should contribute towards delivery of Local Plan Policies SD7 (Sustainable Design),</p> |
|--|--|

|                          |  |
|--------------------------|--|
|                          | <p>EE11 (Green Infrastructure), E12 (Blue Infrastructure) and other relevant policies including site allocation policies. However, it does not allocate or safeguard any land or sites for net additional dwellings or other types of development including infrastructure projects that could give rise to increased recreation or urbanisation impacts.</p> <p>As such, there are no pathways for effect for impacts either alone or in-combination with other plans and projects. Therefore it is considered, at the time of undertaking this assessment and even in the absence of avoidance and/or mitigation measures which cannot be taken into account at the screening stage of HRA (including any adopted policies in the Local Plan Part 1 or emerging policies in the 2030 Local Plan) that the Green &amp; Blue Infrastructure SPD will not give rise to likely significant effects on any of the National Site Network sites in terms of recreation or urbanisation. <b>In this respect an Appropriate Assessment is not required.</b></p>   |
| Atmospheric Pollution    | <p>The Runnymede 2030 Local Plan HRA concludes no likely significant effect as a result of atmospheric pollution in combination with other plans and projects on the Thames Basin Heaths SPA, Thursley, Ash, Pirbright &amp; Chobham SAC or the Windsor Forest &amp; Great Park SAC, given the findings of the Council's air quality evidence.</p> <p>The Green &amp; Blue Infrastructure SPD contains guidance on how planning applications for development under the 1990 Town and Country Planning Act should contribute towards delivery of Local Plan Policies SD7 (Sustainable Design), EE11 (Green Infrastructure), E12 (Blue Infrastructure) and other relevant policies including site allocation policies. However, it does not allocate or safeguard land or sites for any development including transport infrastructure projects.</p> <p>Therefore it is considered, at the time of undertaking this assessment and even in the absence of avoidance and/or mitigation measures which cannot be taken into account at the screening stage of HRA (including any adopted policies in the Local Plan Part 1 or emerging 2030 Local Plan) that the Green &amp; Blue Infrastructure SPD will not give rise to likely significant effects on any of the National Site Network sites in terms of air quality. <b>In this respect an Appropriate Assessment is not required.</b></p> |
| Water Quality & Resource | <p>The Runnymede 2030 Local Plan HRA concludes no likely significant effects to European sites as a result of water quality or abstraction.</p>  |

|  |  |
|--|--|
|  | <p>The Green &amp; Blue Infrastructure SPD contains guidance on how planning applications for development under the 1990 Town and Country Planning Act should contribute towards delivery of Local Plan Policies SD7 (Sustainable Design), EE11 (Green Infrastructure), E12 (Blue Infrastructure) and other relevant policies including site allocation policies. Whilst the SPD does set out guidance on natural flood mitigation solutions and sustainable drainage systems, it does not allocate or safeguard any land or sites for development including water related infrastructure projects such as the River Thames Scheme or site specific flood/drainage projects. This is the role of the Local Plan and as such there are no pathways for effect for impacts either alone or in-combination with other plans and projects.</p> <p>Therefore it is considered, at the time of undertaking this assessment and even in the absence of avoidance and/or mitigation measures which cannot be taken into account at the screening stage of HRA (including any adopted policies in the Local Plan Part 1 or emerging 2030 Local Plan) that the Green &amp; Blue Infrastructure SPD will not give rise to likely significant effects on any of the National Site Network sites in terms of water quality or resource. <b>In this respect an Appropriate Assessment is not required.</b></p> |
|--|--|

## 2.3 Conclusion

- 2.3.1 It is the conclusion of this HRA that following a screening assessment, it can be ascertained in light of the information available at the time of assessment, and even in the absence of avoidance and mitigation measures, that the Green & Blue Infrastructure SPD **will not** give rise to significant effects on National Site Network sites either alone or in-combination with other plans and/or projects. Given the findings of the screening assessment it is considered that a full appropriate assessment is not required.
- 2.3.2 This final assessment was made on the 1 July **2021**.

### 3.0 STRATEGIC ENVIRONMENTAL ASSESSMENT – SCREENING

#### 3.1 Assessment Process

3.1.1 The process for determining whether or not an SEA is required is called ‘screening’. For some types of plan or programme SEA is mandatory and includes the following:

- Plans which are prepared for town and country planning or land use and which set the framework for future development consent of projects listed in the Environmental Impact Assessment (EIA) Directive; or
- Plans which have been determined to require an assessment under the Habitats Directive (this has already been screened out as set out in **Section 2.3** of this screening assessment).

3.1.2 However, the main determining factor when considering whether a plan or programme requires SEA is whether it will have significant environmental effects.

3.1.3 Within 28 days of making its determination, the determining authority must publish a statement, such as this one, setting out its decision. If it is determined that an SEA is not required, the statement must include the reasons for this.

3.1.4 This Screening Report sets out the Council’s determination under Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 on whether or not SEA is required for the Green & Blue Infrastructure SPD. The Borough Council must consult with the three statutory bodies (Environment Agency, Historic England and Natural England) and take their views into account before issuing a final determination. The responses received from the three statutory bodies and how the Council has taken these into account in this screening determination are set out in **Table 1-8**.

**Table 1-8: Statutory Bodies Consultation**

| Statutory Body     | Response   | Comment & Action |
|--------------------|--|------------------|
| Environment Agency | No comments  | Noted.           |
| Historic England   | No response  | N/A              |
| Natural England    | Due to the fact that the Green and Blue Infrastructure SPD does not allocate sites or development or safeguard infrastructure projects, support the conclusion of the screening that a SEA will not be required.<br><br>Natural England is in agreement with the conclusion of the HRA that, the Green and Blue Infrastructure SPD will not give rise to significant effects on European Sites either alone or in-combination with other plans and/or projects and that given the findings | Noted            |

|  |  |  |
|--|--|--|
|  | <p>of the screening assessment, it is considered that a full Appropriate Assessment is not required.</p> <p>Further comments made on the content of the draft SPD and how these have been taken into account are set out in the Regulation 12 Statement of Consultation.</p> |  |
|--|--|--|

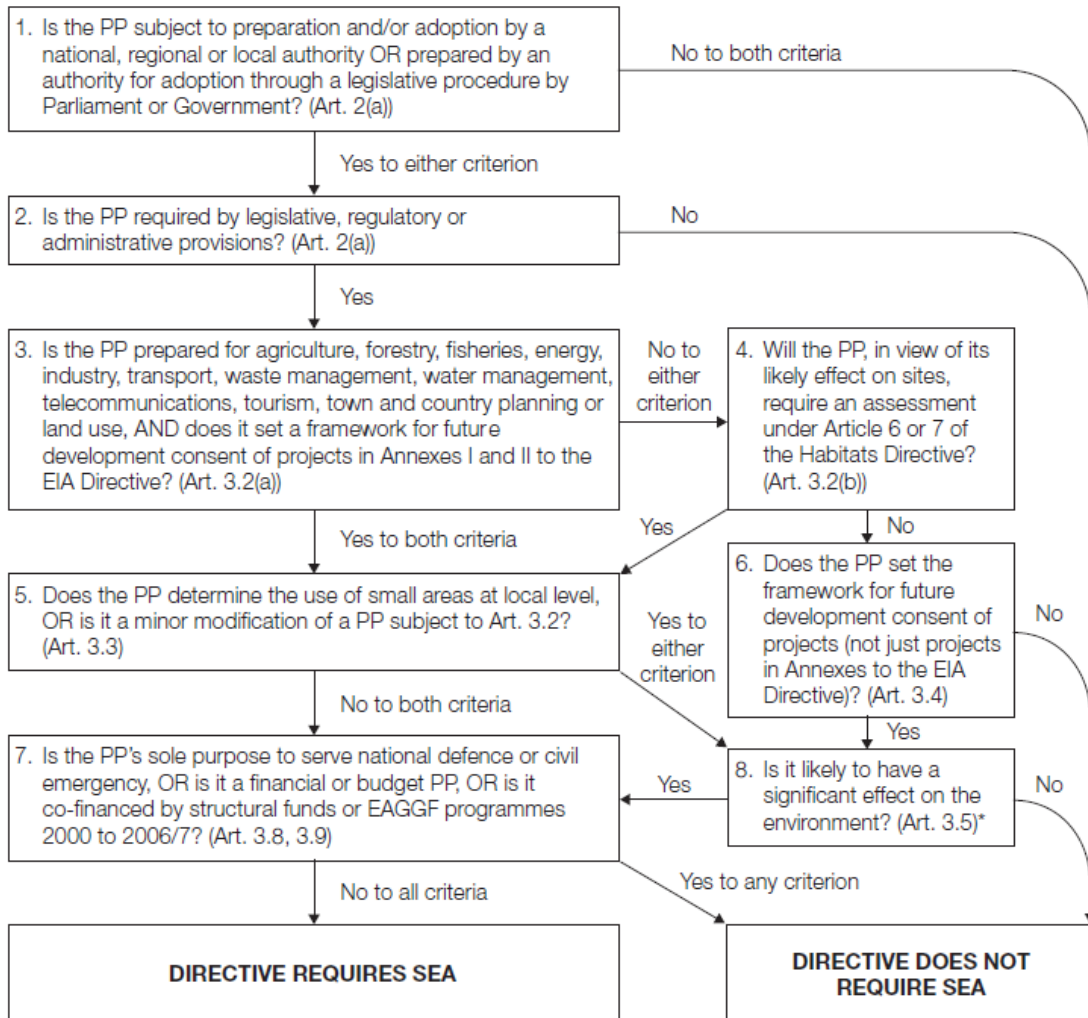
- 3.1.5 The determination is based on a two-step approach, the first of which is to assess the plan against the flowchart as set out in government guidance A Practical Guide to the Strategic Environmental Assessment Directive<sup>1</sup>. The flow chart is shown in **Figure 1**.
- 3.1.6 The second step is to consider whether the Green & Blue Infrastructure SPD will have significant environmental effects when considered against the criteria set out in Schedule I of the Regulations.

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

**Figure 1: SEA Flow Chart**

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



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



## 3.2 Step 1

3.2.1 The findings of step 1 are shown in **Table 1-9**.

**Table 1-9: SEA Screening Step 1**

| Stage in Flowchart   | Y/N | Reason  |
|--|-----|---|
| 1. Is the plan/programme subject to preparation and/or adoption by a national, regional or local authority or prepared by an authority for adoption through a legislative procedure by parliament or Government? (Article 2(a))  | Y   | The provision to prepare and adopt a Local Development Document is given by the Planning & Compulsory Purchase Act 2004 (as amended). The Green & Blue Infrastructure SPD will be prepared and adopted by Runnymede Borough Council. The preparation and adoption procedure is set out in the Town & Country Planning (Local Development) (England) Regulations 2012. Whilst not forming part of the Development Plan the SPD will be a material consideration in planning decisions.<br><b>Move to Stage 2</b> |
| 2. Is the plan/programme required by legislative, regulatory or administrative provisions? (Article 2(a))  | N   | There is no mandatory requirement to prepare or adopt Supplementary Planning Documents and if adopted it will not form part of the Development Plan for Runnymede.<br><b>As answer is No, flowchart identifies end to screening process, but move to Stage 3 for completeness.</b>  |
| 3. Is the plan/programme prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Article 3.2(a)) | N   | Whilst the plan is prepared for town & country planning, the SPD does not set the framework for future development consents for projects in Annex I or II to the EIA Directive.<br><b>Move to Stage 4.</b>  |
| 4. Will the plan/programme, in view of its likely effect on sites, require an assessment under Article 6 or 7 of   | N   | The HRA screening undertaken in <b>Section 2.0</b> of this assessment has   |

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

### 3.3 Step 2

3.3.1 The findings of step 2 are shown in **Table 1-10**.

**Table 1-10: SEA Screening Step 2**

| <b>Criteria<br/>(from Annex II of SEA<br/>Directive and<br/>Schedule I of the<br/>Regulations)</b>  |  | <b>Response</b> |                                |
|---|--|-----------------|--------------------------------|
| <b>Characteristics of the plan or programme</b>   |  |                 | <b>Significant<br/>Effect?</b> |
| (a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources. | The Green & Blue Infrastructure SPD does not set out policies against which development proposals in the Runnymede area will be considered, although it will be a material consideration in decision making. Whilst the SPD does refer to financial matters concerned with developer contributions, it is not the document which secures the contributions or allocates the land for physical provision but simply guides the Council in its negotiations with developers to make a project acceptable in planning terms. As such, it is considered that the SPD only sets a framework for projects to a limited degree. |                 | N                              |
| (b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.   | The Green & Blue Infrastructure SPD does not influence other plans or programmes but is itself influenced by other plans or programmes. It therefore does not influence any plans in a hierarchy.  |                 | N                              |
| (c) The relevance of the plan or programme for the integration of environmental considerations, in particular with a view to promoting sustainable development.   | The Green & Blue Infrastructure SPD sets out guidance for embedding green/blue infrastructure provision into development proposals. As a consequence, the SPD has relevance to the integration of environmental considerations and is likely to promote sustainable development but effects are not considered to be significant given that the SPD is guidance rather than allocating any projects or infrastructure.   |                 | N                              |
| (d) Environmental problems relevant to  | Environmental problems include potential recreational or urbanising impacts, atmospheric pollution and water resources to National Site  |                 | N                              |

| Criteria<br>(from Annex II of SEA Directive and Schedule I of the Regulations)   | Response   |   |
|--|--|---|
| the plan or programme.   | Network sites. <b>Section 2.0</b> of this assessment sets out the effects of the SPD on National Site Network sites and has determined no significant effects.   |   |
| (e) The relevance of the plan or programme for the implementation of Community (EU) legislation on the environment (for example, plans and programmes linked to waste management or water protection). | The Green & Blue Infrastructure SPD has some relevance to the implementation of Community legislation on the environment, such as the EU Water Framework Directive, but effects are not considered to be significant given that the SPD sets out guidance for development rather than allocating any projects or related infrastructure.   | N |
| <b>Characteristics of the effects and of the area likely to be affected</b>  |  |   |
| (a) The probability, duration, frequency and reversibility of the effects.   | The Green & Blue Infrastructure SPD does not allocate any land or sites for development or safeguard any infrastructure projects. Therefore the probability of any effect is low. Duration of any effects would likely be long term (beyond 2030) and generally positive but could be reversible depending on the next iteration of the Local Plan and its priorities. On the whole, effects are not considered to be significant.   | N |
| (b) The cumulative nature of the effects   | The Green & Blue Infrastructure SPD does not allocate any land or sites for development or safeguard any infrastructure projects. As set out above, the probability for effects is likely to be low, but generally positive. Taken with the allocation of sites and safeguarding of infrastructure in the emerging 2030 Local Plan and the mitigation measures set out therein, cumulative impacts with the SPD are likely to remain positive as the two documents work in tandem. Cumulative effects are likely to last over the plan period and possibly beyond but could be reversible depending on future iterations of the Local Plan and its priorities. | N |

| Criteria<br>(from Annex II of SEA Directive and Schedule I of the Regulations)   | Response   |   |
|--|--|---|
|  | On the whole however, cumulative effects are not considered to be significant.   |   |
| (c) The transboundary nature of the effects  | Given the geographic scope of the SPD it is considered that no transboundary effects will arise.   | N |
| (d) The risks to human health or the environment (for example, due to accidents)   | None.  | N |
| (e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)   | The Green & Blue Infrastructure SPD will cover the whole of the geographic area of Runnymede in Surrey. The area covered is 78km <sup>2</sup> with a population of around 83,448. Given the nature of the SPD it is considered that effects will not be significant.   | N |
| (f) The value and vulnerability of the area likely to be affected due to:<br>i) Special natural characteristics or cultural heritage;<br>ii) Exceeded environmental quality standards or limit values;<br>iii) Intensive land-use. | Given the nature of the Green & Blue Infrastructure SPD:<br><br>i) The area covered by the SPD contains 5 SSSIs with the majority in a favourable condition status which meets the PSA target of 95% in favourable or unfavourable recovering condition status. The Basingstoke Canal SSSI is in an unfavourable no change status which does not meet the PSA target. The Runnymede area contains numerous statutorily or locally listed buildings and structures as well as conservation areas, scheduled ancient monuments and areas of high archaeological potential. The area is a mixture of urban and Green Belt and contains features such as green spaces, wooded copses and golf courses. However, the SPD does not allocate any land for development or set development targets or safeguard any infrastructure projects. Inclusion of green/blue infrastructure guidance in the SPD is likely to have positive effects on natural characteristics and also cultural heritage to some extent.<br><br>ii) There are two Air Quality Management Areas (AQMAs) in the Runnymede area, along the | N |

| Criteria<br>(from Annex II of SEA Directive and Schedule I of the Regulations)                                       | Response  |   |
|--|---|---|
|  | <p>entire length of the M25 which runs through the Borough and the other in Addlestone at the High Street and Station Road junction. Air quality standards are exceeded at 5 air quality monitoring sites in the Runnymede area<sup>2</sup>. The Environment Agency has identified the Wey catchment as having restricted water available for licensing. However, the SPD does not allocate any land for development or set development targets or safeguard infrastructure projects. Inclusion of guidance in the SPD on green/blue infrastructure and sustainable flood mitigation/drainage is likely to have positive effects on air quality and water availability/quality, and inclusion of guidance on local green/blue infrastructure improvements and active/sustainable travel may also have positive effects on air quality, especially in areas designated as AQMAs where congestion is reduced.</p> <p>iii) Intensive land use occurs in the urban areas (built development), but the SPD does not allocate any land or sites for development or safeguard any infrastructure projects. As such significant effects are unlikely with any effects being generally positive.</p> |   |
| (g) The effects on areas or landscapes which have recognised national, community or international protection status. | The effects on National Site Network sites for Nature Conservation are dealt with in (d) above. There are no landscapes which have recognised national, community or international protection status in the Runnymede area.   | N |
| <b>Conclusion</b>  | <b>The Green &amp; Blue Infrastructure SPD is unlikely to give rise to significant environmental effects and as such an SEA is not required.</b>  |   |

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

### 3.4 Conclusion

3.4.1 On the basis of the Screening process it is determined that the Green & Blue Infrastructure SPD does not require an SEA under the Environmental Assessment of Plans and Programmes Regulations (2004). This is because:

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

3.4.2 This final assessment was made on the 1 July **2021**.

## EQUALITY SCREENING

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

| POLICY/FUNCTION/ACTIVITY  | LEAD OFFICER    |
|---|-----------------|
| Green and Blue Infrastructure Supplementary Planning Document (SPD) | John Devonshire |

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

The aim of the Green and Blue Infrastructure SPD ("SPD") is to set out the Council's expectations in respect of the provision of green & blue infrastructure within development including guidance on the typology, and design of green & blue infrastructure as well as how developers can incorporate biodiversity net gain, climate change mitigation/adaptation,, local landscape and , network connectivity and accessibility within green & blue infrastructure assets. This is intended to bring a range of social well-being and long-term economic benefits to the borough.

The SPD builds upon the principles set out in the Runnymede 2030 Local Plan (notably, Policies SD7: Sustainable Design, EE1: Townscape and Landscape Quality; EE9: Biodiversity, Geodiversity and Nature; EE11: Green Infrastructure; and EE12: Blue Infrastructure as well as the site allocation policies and as such, it is a fundamental part of the planning policy 'toolkit'.

The SPD which has been prepared for public consultation sets out in detail, considerations associated with new development, including residential and, commercial development. The SPD offers best practice examples and guidance for a range of applicants from householders aiming to alter their properties to large-scale developers.

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

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



**B. Is this policy, function or activity relevant to equality?** Does the policy, function or activity relate to an area in which there are known inequalities, or where different groups have different needs or experience? Remember, it may be relevant because there are opportunities to promote equality and greater access, not just potential on the basis of adverse impacts or unlawful discrimination. The Protected Characteristics are: Sex, Age, Disability, Race, Religion and Beliefs, Sexual Orientation, Marriage and Civil Partnership, Gender Reassignment, Pregnancy and Maternity.

**It is not considered that there will be any potential negative impacts on any protected characteristics if the Green and Blue Infrastructure SPD were to be adopted. The SPD makes reference to best practice guidance on delivering accessible greenspaces as well as creating spaces for those with mobility, sensory and intellectual impairments. As such, this is likely to bring positive impacts to those with the protected characteristics of disability and age. Consultation on the draft SPD may reveal unforeseen negative impacts on protected characteristics and if this is the case consultation comments will be taken into account, discussed with the Equalities Group and addressed in the final version of the SPD for adoption as appropriate.**

**It is however, anticipated that there will be positive impacts for all parts of the community as a result of securing high quality green & blue infrastructure within new development. The Green and Blue Infrastructure SPD incorporates 5 overarching principles to secure green & blue infrastructure assets within development which will help to create better connected accessible green & blue spaces likely to have a positive impact on health and well-being, including mental health and well-being of all Runnymede residents and those who work in the Borough.**

**Continued monitoring of the Green and Blue Infrastructure SPD will take place after it is adopted which may reveal any positive or negative impacts that exist and will assist officers in providing measures that seek to mitigate any negative impacts on any of the protected characteristics. In this respect the SPD would be reviewed within 5 years of adoption if monitoring reveals any negative impacts on protected characteristics.**

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

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

**It is not considered that a full EqIA is required for the following reasons:**

- **It is not anticipated that the implementation of the SPD will have a negative impact on any of the nine protected characteristics. Any unforeseen negative impacts could be revealed through the 8 week public consultation. Any consultation responses which raise equalities issues will be discussed with the Equalities Group and changes made to the final SPD for adoption as appropriate.**
- **The SPD is likely to have positive impacts on the protected characteristics of disability and age, by ensuring future developments will make provision for accessible green and blue spaces within the locality of the development, referring to best practice guidance and those with mobility, sensory or intellectual impairment as well as benefiting the wider community by encouraging community cohesion and interaction. The provision of green/blue infrastructure is also likely to facilitate opportunities for learning through biodiversity net gain, opportunities for increased participation in sport and positive benefits for health and well-being including mental health and well-being through opportunities for greening the local environment and recreation in general.**
- **The SPD will provide detailed guidance and advice associated with the design of new green & blue infrastructure within development. It is fully consistent and complementary to the emerging Runnymede 2030 Local Plan, which has had a detailed EqIA undertaken at each stage of Plan preparation. The Green and Blue Infrastructure SPD provides detailed guidance to help implement the requirements of Policies SD7, EE1, EE11, EE12 and the site allocation policies of the Runnymede Local Plan which has already been assessed under EqIA to have either positive or neutral impacts on protected characteristics of the population.**

Date completed: 30/06/2021

Sign-off by senior manager: Georgina Pacey,



FOR LOCATION PURPOSES ONLY

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

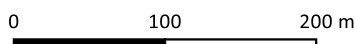
Date: 28/07/2021

Land at Kitsmead Recycling Centre, Kitsmead Lane



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Scale: 1:5,000



RU.21/0382



## COMMITTEE AGENDA REFERENCE: 7A

|   |  |
|---|--|
| <b>APPLICATION REF:</b>   | <b>RU.21/0382</b>  |
| <b>LOCATION</b>   | Land at Kitsmead Recycling Centre<br>Kitsmead Lane<br>KT16 0EF   |
| <b>PROPOSAL</b>   | Erection of two storey office and repurposing of existing light industrial units and upgrading of existing estate road and site yard surface and re-profiling of bank alongside site boundary. |
| <b>TYPE</b>   | Full Planning Permission   |
| <b>EXPIRY DATE</b>  | 16 July 2021   |
| <b>WARD</b>   | Longcross, Lyne and Chertsey South   |
| <b>CASE OFFICER</b>   | Justin Williams  |
| <b>REASON FOR COMMITTEE DETERMINATION</b>   | The application is a major development as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2015   |
| <b><i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i></b> |  |

### 1. SUMMARY OF RECOMMENDATION

|  |                                    |
|--|------------------------------------|
| <b>It is recommended the Planning Committee authorises the CHDMBC:</b> |                                    |
| 1.   | <b>Grant subject to conditions</b> |

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

- 2.1 The application site covers a large parcel of land and is accessed off Kitsmead Lane. The site is adjacent to other commercial uses including a biodigesting plant. To the north of the site is a former landfill site to the south is woodland which leads onto the proposed SANG for the Longcross Garden Village and to the west is the Longcross site allocation (SD9) The site is located within the Green Belt and is heavily screened from the road with mature planting. Opposite the site the Longcross allocation and Kitsmead Lane lies within the Green Belt. Tree Preservation Order NO. 200 covers trees at the site, with the plan covering the area which is currently set to hard surfacing. The site is within 5kms of the Thames Basin Heath Special Protection Area and within a Biodiversity Opportunity Area

### 3. APPLICATION DETAILS

- 3.1 The applicant has applied for Full Planning Permission for the refurbishment of an existing building, extension of one existing building and the erection of a two-storey office building following the demolition of 7 buildings and a reduction in hard surfacing. The application has been revised since the original submission with the applicant removing the proposed gate house building and providing additional clarification on buildings to be removed from the site.
- 3.2 The building to be refurbished is existing on the site and this would include an addition of a mezzanine floor and new roller shutter doors added to the building. The appearance of the building would change to reflect the appearance of the proposed office building and extended building.
- 3.3 The office building would be located in the North eastern corner of the site and would be 25 metres wide, 10 metres deep with a maximum height of 9 metres.
- 3.4 The proposed extension to the cleaning building would 9 metres high. This would be 17 metres wider than the existing building and have a similar depth.

- 3.5 The proposed new office building and alterations to the existing buildings would be light grey steel finish.
- 3.6 The applicant states that the hard surfacing at the site would be reduced in area by approximately 2%. The applicant has submitted supporting documents to accompany their application including a Planning Statement, a Design and Access Statement, Landscaping Report, Tree Report, Ecological Appraisal, Flood Risk Assessment, Energy Statement and Transport Statement.

#### 4. RELEVANT PLANNING HISTORY

4.1 The following history is considered relevant to this application:

| Reference  | Details  |
|------------|--|
| RU.21/0190 | Request for a screening opinion under Regulation 5 (1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 Not EIA development – February 2021   |
| RU.20/1047 | Consultation by Surrey County Council for the erection and operation of a small-scale clinical waste thermal treatment facility. No objection April 2021   |
| RU.19/0910 | Certificate of Existing Lawful use of the site for general storage including vehicles, plant, and machinery. Granted July 2019   |
| RU.13/0595 | Consultation by Surrey County Council for erection of management portacabin and welfare units and a new portacabin unit with an associated staircase on top of the existing staircase on top of the existing weighbridge office to create a double stacked unit (part retrospective). No objection July 2013 |

#### 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**

| Consultee                                       | Comments   |
|---|--|
| <b>Surrey County Highways</b>                   | No objection   |
| <b>Surrey Bat Group</b>                         | No objection   |
| <b>Surrey County Lead Local flood Authority</b> | No objection subject to conditions   |
| <b>Contaminated Land Officer</b>                | No objection subject to conditions   |
| <b>Arboricultural Officer</b>                   | No objection subject to condition regarding works to be carried out as per submitted Arboricultural Method Statement and landscaping |

#### Representations and comments from interested parties

6.2 The application has been advertised in the local press and a site notice has been displayed at the site. One letter of representation has been received in regard to the original scheme which can be summarised as follows:

- The site is being overdeveloped with strain on the internal access road at the site and the /impact on the surrounding network
- The proposed works may cause noise and light pollution
- The site is operational at all times which has an adverse impact on noise and disturbance of occupiers of properties in Kitsmead Lane
- The proposed works would impact on biodiversity of the area.

## 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 Green Belt where there is a strong presumption against inappropriate development. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are whether the proposed works are considered to be an appropriate form of development within the Green Belt, if not whether there are any very special circumstances to outweigh the harm to the Green Belt and any other identified harms. The impact the proposed works would have on the amenities of the area, the occupiers of the adjacent neighbouring properties, highway safety and biodiversity.
- 7.2 The site is located in the Green Belt where there is a presumption against inappropriate development. The application site includes an area which is covered in hard surfacing and has a lawful use for general storage. This part of the site is therefore considered to be previously developed land. National and Local Plan policy is clear in that partial or complete redevelopment on previously developed land is not inappropriate providing that there would be no greater impact on the openness of the Green Belt than the existing development.
- 7.3 The proposal includes the erection of a two-storey office building and an extension to an existing workshop building. The proposed office building is not located on land subject to the recent certificate for storage but is on land which is currently in commercial use and has been for a number of years. The submitted planning statement acknowledges this but states that the building is on land which is used for storage. In addition, whilst the building would have a similar footprint as the combined existing buildings which are to be demolished the proposal would result in a reduction in spread of built form at the site and the applicant considers this would improve the openness of the Green Belt. These merits of the office building are accepted with regard to openness. Therefore, it is considered that the office building would not materially affect the openness of the Green Belt any greater than the existing development at the site and would comply with Policy EE17 of the Local Plan.
- 7.4 With regard to the extension to the cleaning building, this would be on land covered by the existing lawful certificate. This land is already developed and covered in hard surfacing. The proposed extension would increase the size of the existing building on the site and would approximately double the size of this building. Policy EE14 refers to extensions to buildings and outlines considerations which should be taken into account when considering the impact of the extension on the outbuilding. The extension would be on land which has a lawful open storage use and the building which is to be extended is also lawful with the surrounding area covered by hard surfacing. The extension would extend the building closer to the boundaries of the site, but, as detailed above, this is already covered in hard surfacing and the impact on the openness of the Green Belt is already compromised. However, because of the size of the extension, it is considered that the proposal would be a disproportionate addition. Therefore, it is considered that the proposal would fail to comply with policy EE14. However, as the site is already developed, Policy EE 17 may be considered applicable. This refers to infilling or redevelopment on previously developed land in the Green Belt. As detailed above, this land is already developed and in use. The policy, like policy EE14 lists several considerations which will be taken into account when assessing any application. The proposed extension would not be any higher than the existing building, nor would it be any deeper and would not extend the building into an area which is not developed. Furthermore, the proposal would still retain a large amount of open area on the site and a number of buildings of similar footprint are to be demolished, furthermore the building when taking in to account the demolition and scale of operations could be considered to be proportionate. It is considered that on balance, because of its location central to the wider site as a whole, the fact that the site would remain predominantly open coupled with the design of the extension being no higher or deeper than the existing building and the demolition proposed, the proposal would not have a greater impact on the openness of the Green Belt than the existing development. Therefore, the proposal would comply with Policy EE14 of the Local Plan.

The proposal would include the refurbishment of an existing building. This would not increase the size of the building and as such it is not considered that these works would materially affect the current buildings relationship on the openness of the Green Belt.

- 7.5 The proposed works include ground stabilization along the southern boundary and resurfacing of the site. The works would ensure the stability of the area and long-term operation of the site. It is not considered that the works would have an adverse impact on the openness of the Green Belt.
- 7.6 The site is an existing commercial area with a number of businesses on the site. The buildings are in the middle of the site and a good separation from its closest neighbouring properties. It is considered that the buildings would not impact on the amenities of any adjacent neighbouring properties through overlooking or being over-dominant. Concerns have been raised by neighbours regarding the use of the site and the impact on the wider area. The use of the site has been established and there are no restrictive hours of use on part of the site subject to the Certificate. The other part of the site has restrictive operating hours covered by consents granted by Surrey County Council for Anaerobic digestion and the recycling centre. Conditions could be added to restrict the operation of the buildings subject to this application, but it would be unreasonable to restrict the operating hours of the area of the site granted under the certificate. However, to assist in the amenities of the occupiers in the wider area a condition is recommended restricting the use of these buildings to be consistent with that in the wider site area.
- 7.7 The applicant has submitted a noise assessment which details that there are two properties which are close to the site which may be affected by noise activity at the site. The noise assessment concludes that the construction works would not have a material impact on the amenities of the adjacent neighbouring properties especially given the sites location to the M3 motorway and existing background noise levels. The applicant has also submitted a plan showing proposed lighting at the site which does not show any spillage outside of the boundaries of the site. Exact details of the lighting has not been submitted and further details of the lighting should be submitted prior to the occupation of the units to ensure the amenities of the area are protected.
- 7.8 The applicant has submitted a transport statement in support of their application. This notes that the proposal is likely to have a minimal impact on the local road network and traffic generation to and from the site. In addition, the proposal will include electric vehicle charging points and secure cycle storage. The County Highways Authority note that the existing access has sufficient width and radii for HGV access to and from the site and this has been in situ since its construction in 2003/04. The visibility splays enable drivers in vehicles to allow for any conflict with users of the highway. The Highways Authority note the condition of the highway and its width, but it is considered to be sufficient to enable large vehicles to pass. The County Highways Authority are satisfied that the proposal would not materially affect highway safety and therefore raise no objection to the application. Consequently, it is considered that the proposal would comply with Policy SD4 of the Runnymede 2030 Local Plan.
- 7.9 The site is covered by TPO 200 and is close to woodland on the north, south and western boundaries. The site has limited tree cover, but its proximity to trees on the boundaries assist in controlling the spread of any development at the site. The applicant has submitted a Tree Report which details that the proposal would not materially impact on tree cover and not have an adverse impact on trees in the area. The Council's tree Officer raises no objection subject to works being carried out as per the submitted Arboricultural Method Statement and for additional landscaping to be provided at the site.
- 7.10 Trees also provide an opportunity for habitats and biodiversity. The applicant has submitted an ecological appraisal, this concludes that there are some trees within the boundary of the site which has potential for bats to roost and there is the potential for the tree coverage to provide foraging routes for bats. There are limited potential for other protected species at the site. However, there is the potential to improve biodiversity at the site and ensure current biodiversity is protected by lighting, planting and boxed for wildlife on trees within the site and adjacent to the site. Exact details of measures to provide a net gain in biodiversity is recommended to be secured by planning condition.
- 7.11 The site is not within an area at risk from flooding, but the applicant has submitted a Flood Risk Assessment because of the size of the site. This includes a method for Sustainable Urban Drainage and the Lead Local Flood Authority raise no objection to the application subject to condition requiring full details of a SuDS scheme to be submitted and approved prior to commencement of works at the site. A condition requiring these details is recommended.
- 7.12 Policy SD8 of the Runnymede 2030 Local Plan encourages renewable and low carbon technology. The applicant has submitted a Low zero carbon technology and energy statement report. This details that the solar photovoltaic panels would be provided on the site and these would generate at least 105 of the energy requirements for the buildings on the site. This would comply with Policy SD8 of the Local Plan.

7.13 The application site is a commercial site and is located adjacent to a former refuse tipping facility and the Contaminated Land officer raises no objection to the application subject to details of protective vapour proof membranes to be installed to ensure the safety of users of the buildings from potential of cross boundary gas migration. Conditions are therefore recommended to comply with Policy EE2 of the Runnymede 2030 Local Plan.

7.14 The proposed works would facilitate the retention of economic development at the site. The submitted information state that the works would employ 56 people at the site and in accordance with National Planning Policy this carries weight in favour of the application.

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

8.1 The proposal would provide commercial buildings and this would not be CIL liable.

## **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 proposed works would not materially impact on the openness of the Green Belt than the existing development at the site and would enable the businesses at the site to continue and invest in the area. The proposed works would not materially affect biodiversity and improve biodiversity at the site and not impact on highway safety.

10.2 The development has been assessed against the following Development Plan policies – SD4, SD7, SD8, EE14, EE17 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***

Conditions:

1 Full application (standard time limit)

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

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

2 List of approved plans



The development hereby permitted shall not be carried out except in complete accordance with the following approved plans [19-191-P-03 Rev C, 19-191-SK-08-06-21/01 Rev A support letter dated 8 June 2021 - all received 8 June 2021, Bat Survey Report received 27 May 2021, Arboricultural method Statement 23 February 2021, Tree Survey Arbtech, Covering letter dated 2 March 2021, Flood Risk Assessment and Sustainable Drainage Statement, Noise and Vibration Assessment February 2021, Ecological Appraisal January 2021, Low Zero Carbon Technology Energy Statement Report 11 February 2021, Town Planning Statement March 2021, Design and Access Statement, Transport Statement V5 February 2021, Phase one Land Quality Assessment, Landscape Report, 19-191-PL09 Rev B, Archtech TPP01 Rev A, 19-191-P-10 Rev , 19-191-P-02 Rev B, 19-191-P-11 Rev B, Illustrative landscape masterplan, 19-191-P-12 Rev B, Illustrative Lighting Strategy, Arbtech TCP 01, 19-191-P-05 Rev B, Arbtech AIA Rev A, 19-191-P-06 Rev B, Illustrative Landscape Section A-A, Illustrative Landscape Section B, 19-191-P-13 Rev B, 19-191-P-07 Rev B, 19-191-P-08 Rev B, C2353 SVMR1 EX DRE 6301 P02 and 19-191-P-01 Rev B received 4 March 2021

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

### 3 External materials (approved as stated on form)

The development hereby permitted shall be constructed entirely of the materials stated in submitted planning Statement and 19-191-P09 Rev B, 19-191-P-05 Rev B and 19-191-P-07 Rev B.

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

### 4 Renewable energy (as approved)

The development hereby permitted shall be built in accordance with the approved low zero carbon technology and Energy Statement Report and thereafter retained, maintained and operational for the lifetime of the development.

Reason: To ensure sustainable design and to comply with Policies SD7 and SD8 of the Runnymede 2030 Local Plan and guidance within the NPPF.

### 5 External lighting and floodlighting

Before any external lighting, including floodlighting, is installed at the site, details shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include measures to ensure that no direct light is projected into the atmosphere above the lighting installation. Development shall be carried out in accordance with the approved details and be retained as such thereafter.

Reason: To protect the amenities of occupiers of nearby properties and to protect wildlife and to comply with Policies EE2 and EE9 of the Runnymede 2030 Local Plan and guidance within the NPPF.

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

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 8.3 l/s for the 1 in 2 year rainfall event and 28.3l/s for the 1 in 100 (+CC) rainfall event.
- b) Details of the receiving sewer system including condition and whether it is fit for purpose. If unfeasible to discharge to existing system, details of the receiving watercourse
- c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each

element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).

- d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

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

7 Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water 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), and confirm any defects have been rectified.

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS

## 8 Biodiversity

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

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

9 Before the commencement of the above ground construction of the development hereby permitted, details of the ground gas or vapour protective membrane (regarding ground gas or vapour migration pathways) which is to be laid under the floor of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. Details should include a detailed plan of where the membrane is to be installed, the name and model number of the membrane to be deployed and details as to how the membrane is to be installed and who by. Following approval of the plan, the membrane shall be laid in accordance with the approved plan. The membrane is to be retained for the life of the development.

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

10 Within two weeks of installation of the approved ground gas or vapour protective membrane (regarding ground gas or vapour migration pathways), details of how the approved membrane was installed including proof of purchase and photographic evidence of installation shall be submitted to and approved by the Local Planning Authority.

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

## 11 Hours of operation

Vehicular access to the new and refurbished buildings hereby approved shall be between the following times

Monday to Friday - 0730 - 1800 hours

Saturday - 0730 to 16 hours

The buildings shall not be open and operational on Sundays, Bank holidays or national holidays.

Reason:

To ensure the amenities of the local area are protected and to comply with Policy EE1 of the Runnymede 2030 Local Plan and policy and guidance in the NPPF.

## 12 Lighting

No light shall be illuminated from the buildings or the perimeter lighting outside of the following hours

Monday - Friday - 0730-1800

Saturdays - 0730 - 1600

With no working on Sundays, Bank or public holidays.

Reason: In the interests of amenity of the area and to ensure the protection of wildlife from unnecessary light pollution and to comply with Policy EE2 of the Runnymede 2030 Local Plan and policy and guidance in the NPPF and PPG.

## 13 Tree protection

Prior to the commencement of any works hereby approved, including demolition, and before any equipment, machinery or materials are brought on to the site, tree protective measures shall be installed in accordance with the approved Arboricultural Method Statement. Once in place, photographic evidence of the protective measures shall be submitted to the Local Planning Authority (LPA) for approval.

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

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

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

## 14 Landscaping

No above ground development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority (LPA) and these works shall be carried out as approved prior to the first occupation of the development. This scheme shall include indications of all changes to levels, hard surfaces, walls, fences, access features, minor structures, the existing trees and hedges to be retained, together with the new planting to be carried out and details of the measures to be taken to protect existing features during the construction of the development. The landscaping scheme shall also include replacement trees being of an extra heavy standard with a girth at 1 metre from ground level of 14-16 cm's and a height of 4.25 - 4.5 metres.

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

**Informatives:**

- 1 Land Ownership  
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
- 2 Party Wall Act 1996  
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.
- 3 Tree Preservation Order  
The applicant is advised that this site is covered by a Tree Preservation Order No 200.
- 4 Mud onto 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 and 149).
- 5 Hours of Construction Works  
The applicant is advised that the council has established the following guideline hours for noisy works:

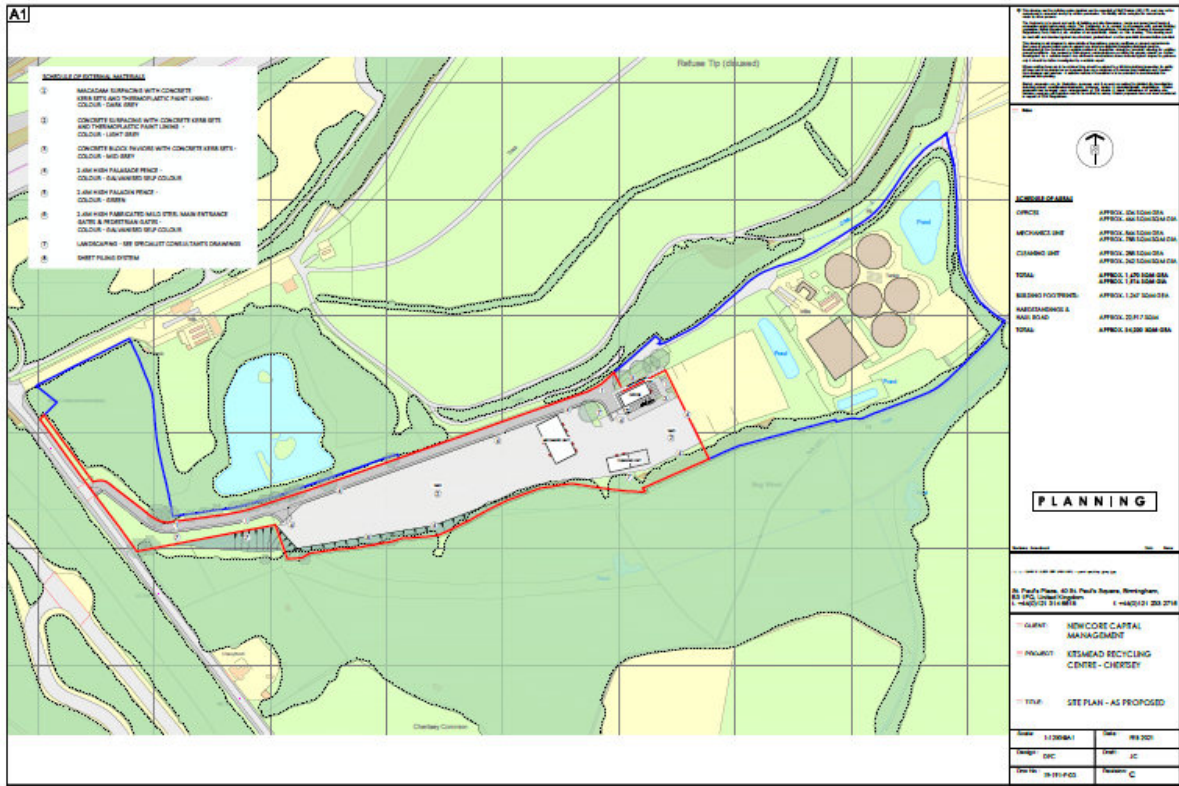
8am to 6pm Monday to Friday; and  
8am to 1pm on Saturday.

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

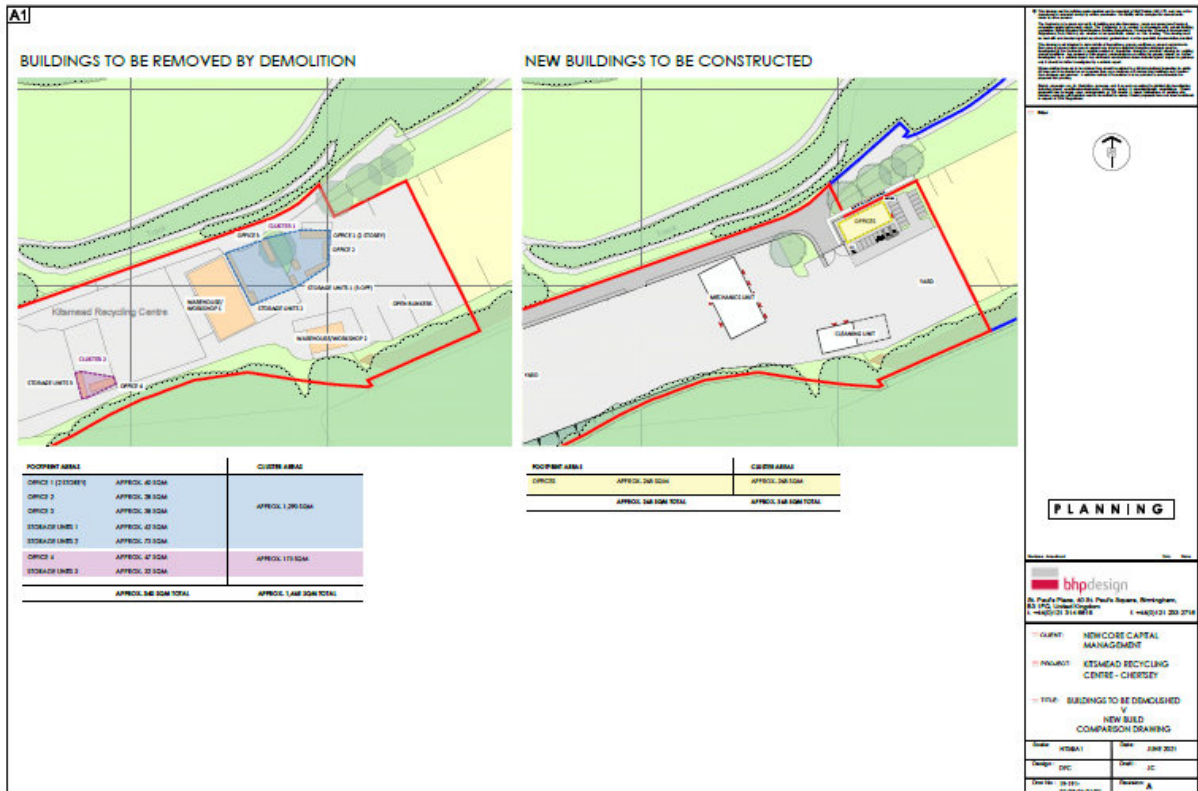
Further information is available from the Council's Environmental Health Department.

Land at Kitsmead Lane – RU.21/0382

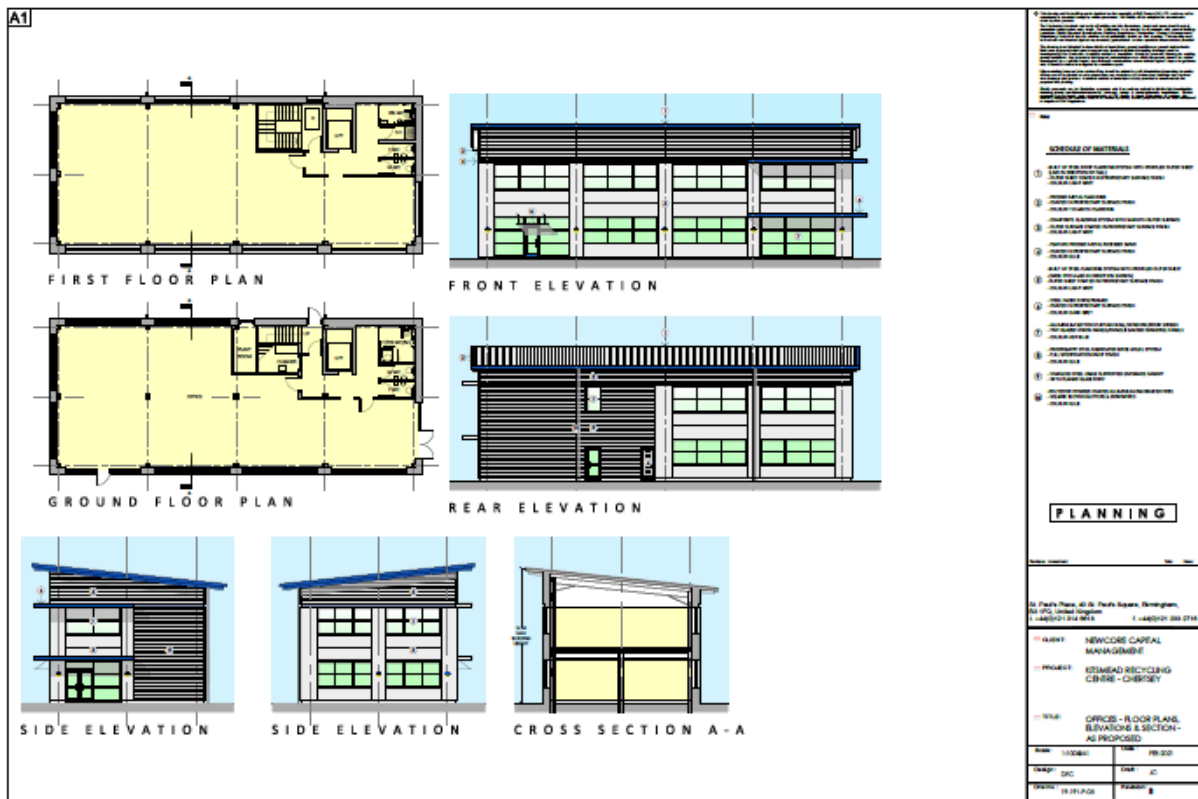
Proposed site plan



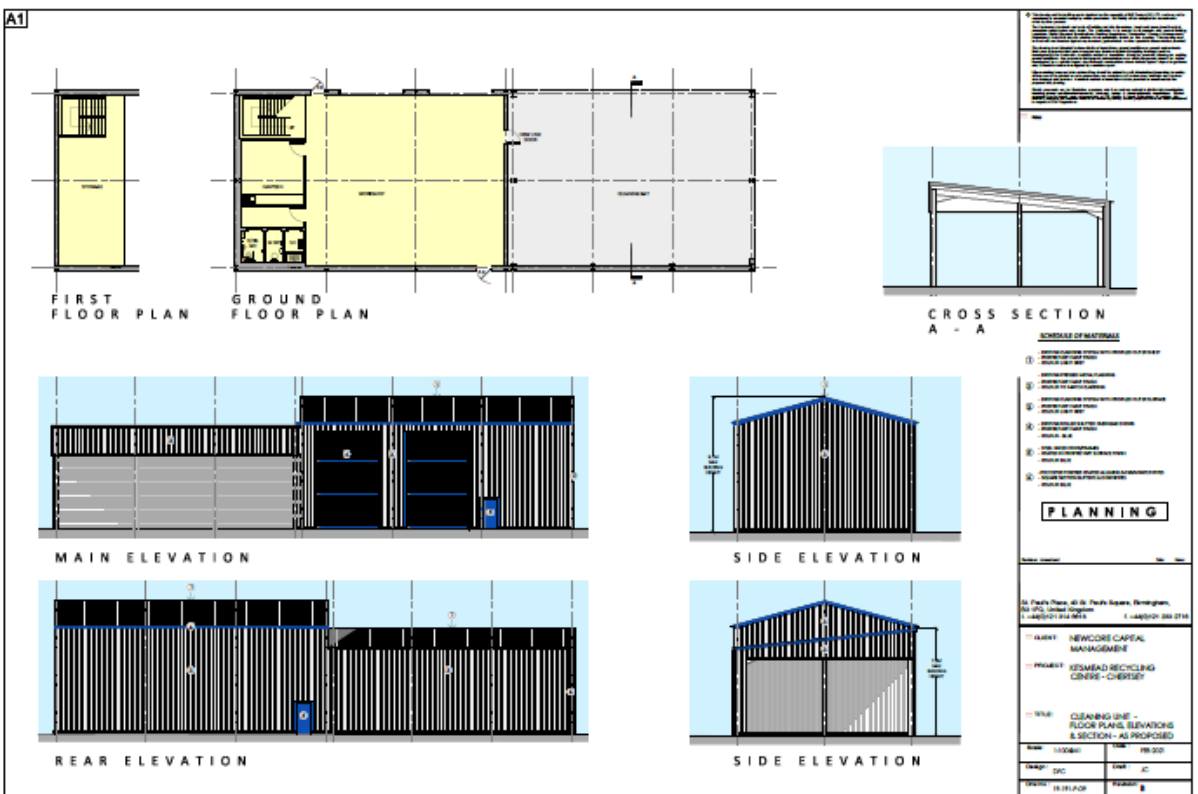
Comparison of existing and proposed buildings



### Proposed office building

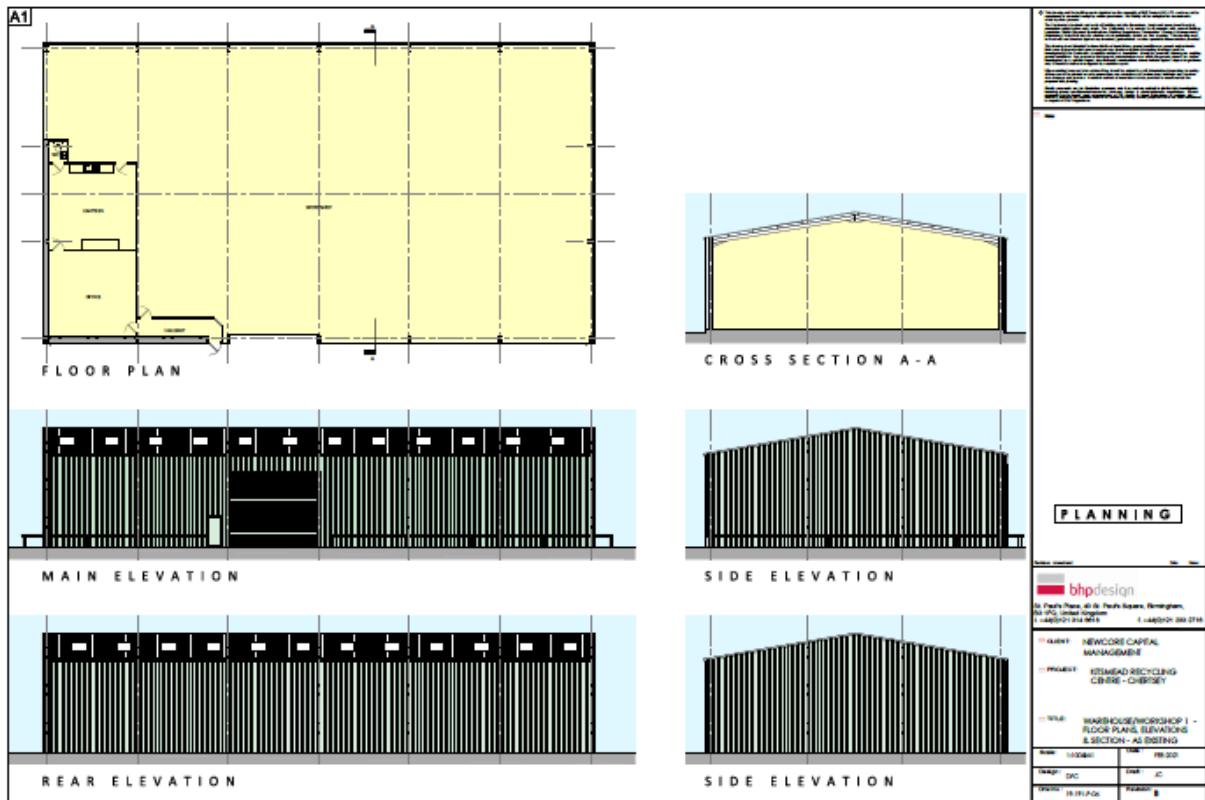


### Proposed extended building

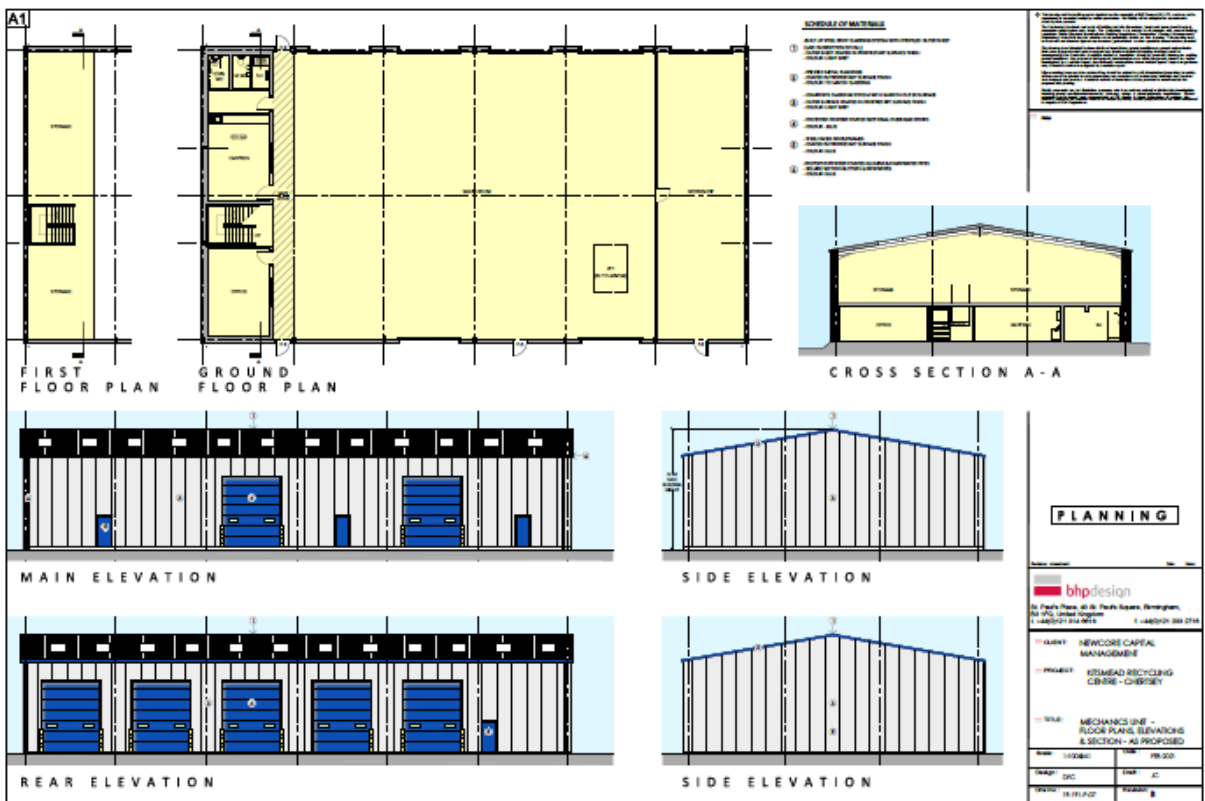


# Refurbished building existing and proposed elevations

## Existing



## Proposed



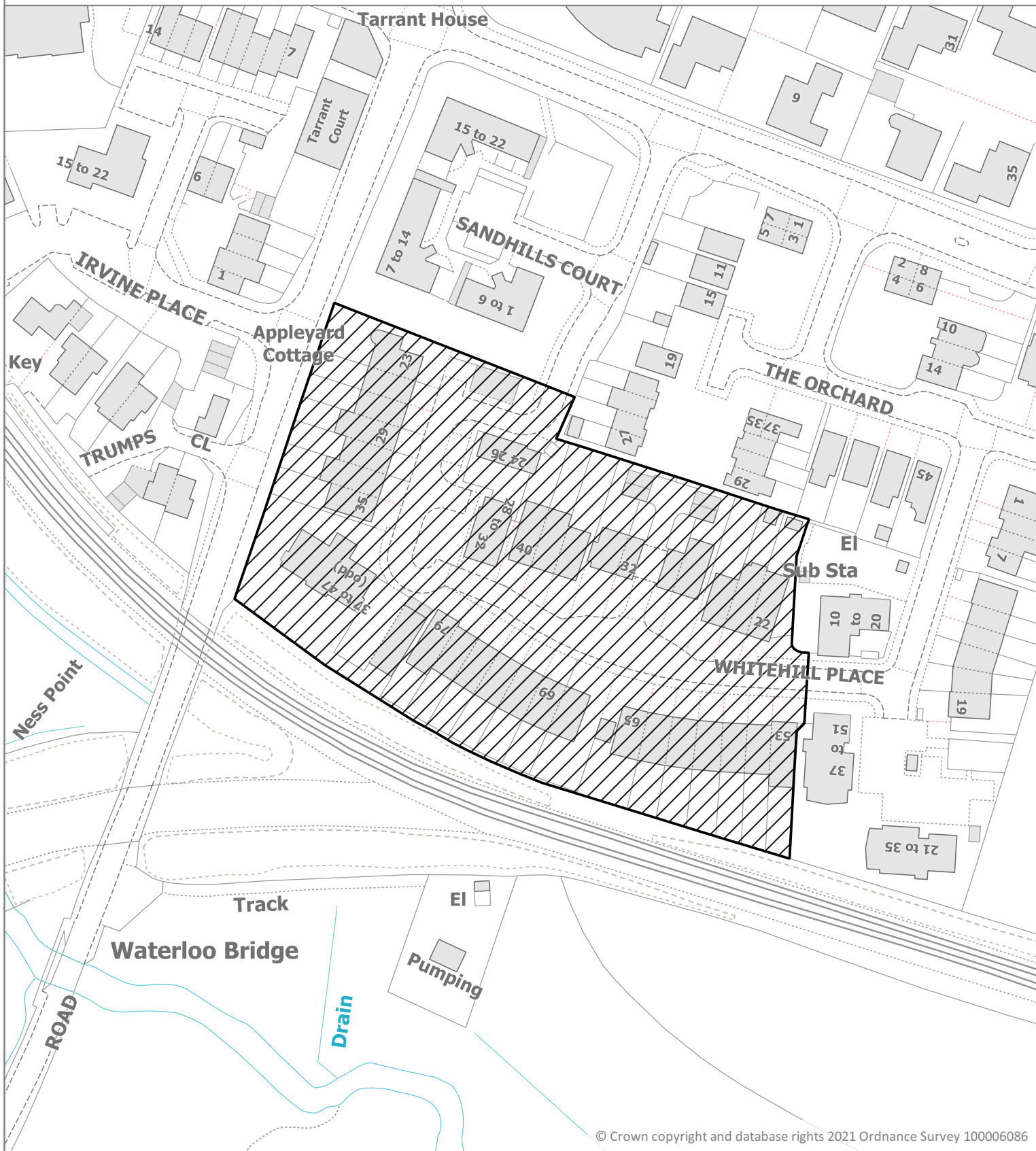


FOR LOCATION PURPOSES ONLY

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

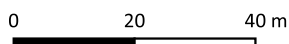
Date: 28/07/2021

Land at Whitehill Place, Virginia Water



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Scale: 1:1,250



RU.21/0739





## COMMITTEE AGENDA REFERENCE: 7B

|  |  |
|--|--|
| <b>APPLICATION REF:</b>  | <b>RU.21/0739</b>  |
| <b>LOCATION</b>  | Land at Whitehill Place<br>Virginia Water<br>GU25 4DG  |
| <b>PROPOSAL</b>  | The installation of 2 vehicle access control barriers, with free standing intercoms, at each entrance to Whitehill Place |
| <b>TYPE</b>  | Full Planning Permission   |
| <b>EXPIRY DATE</b>   | 01 July 2021   |
| <b>WARD</b>  | Virginia Water   |
| <b>CASE OFFICER</b>  | Joel Grist   |
| <b>REASON FOR COMMITTEE DETERMINATION</b>  | Over 10 letters of objection received  |
| <i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i> |  |

### 1. SUMMARY OF RECOMMENDATION

|  |   |
|--|---|
| <b>It is recommended the Planning Committee authorises the CHDMBC:</b> |   |
| 1.   | <b>Grant permission subject to conditions</b> |

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

- 2.1 The site relates to privately owned section of road along Whitehill Place. The road is situated in a residential area with Sandhill Court to the north and The Orchard to the east and is accessed off Sandhills Lane. The site is in the urban area.

### 3. APPLICATION DETAILS

- 3.1 The application proposes to install a vehicle access control barrier at the 2 entrances to the privately owned section of Whitehill Place. The barriers will cover the width of the road and will have a height of approximately 1m when down. The barrier arm will have a striped red and white appearance and will open upwards. Each barrier will have a keypad intercom system positioned on the right side of the road.
- 3.2 The agent has stated that site 1 will be primarily for residents with deliveries and other non-residents entering via site 2. It is also stated all commercial vehicles will be provided with a code and key fob to gain access when required.

### 4. RELEVANT PLANNING HISTORY

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

| <b>Reference</b> | <b>Details</b>   |
|------------------|--|
| RU.20/0516       | Proposed lawful development certificate to establish whether planning permission is required for 8x (total) bollards at Whitehall Place, 4x at site one and 4x at site two and an intercom post at each location. Grant – 10/07/2020 |
| RU.19/1188       | Erection of two pairs of electric controlled vehicular and pedestrian gates, bollards and fencing at two entrances to Whitehill Place. Refuse – 07/10/2019.  |
| RU.08/1050       | Erection of two no. entrance piers as to residential development (Reserved matters permitted under RU.06/0462). Grant – 17/12/2008.  |

|            |  |
|------------|--|
| RU.06/0462 | Reserved matters (RU.01/1050) for 70 residential dwellings including 28 affordable units with associated parking and amenity space. Grant – 10/05/2007.  |
| RU.01/1050 | 70 residential units including 28 affordable units with associated car parking, amenity space, pedestrian and vehicular means of access and new playing field (amended plans 19.02.2002). Outline, Grant – 16/05/2003. |

RU.19/1188 was refused for the following reasons:

The proposal by nature of the height, solid appearance and siting of the proposed gates and associated fencing, would result in prominent structures within two sections of the street scene, which would be out of keeping with the open appearance of this residential area. In addition, the erection of these two structures across the highway including footpaths would form perceived barriers to local people moving along Whitehill Place, which would fail to promote social interaction and community cohesion and fails to enhance the quality of the area. It is considered that these harms outweigh the benefits to the residents living within the area outlined in red on the location plan, of reducing the fear of crime or reducing vehicle speed as stated in the letter from the Directors of The Cascades Management Company Limited. The proposal is therefore contrary to Saved Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and the guidance in the NPPF including Paragraphs 91, 127 and 130.

## 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)
- 5.4 This site falls within the designated Virginia Water Neighbourhood Area. However, a neighbourhood Plan has not been developed yet for this area.

## 6. CONSULTATIONS CARRIED OUT

### 6.1 Consultees responses

| Consultee                    | Comments                            |
|------------------------------|-------------------------------------|
| SCC County Highway Authority | No objection - informatives advised |

### Representations and comments from interested parties

- 6.2 91 Neighbouring properties were consulted in addition to being advertised on the Council's website and 33 letters of representation have been received, 17 in objection, including a petition with 29 signatories, and 16 in support. The objections are summarised below:

- Not in keeping with the area with no other instances of this barrier being used on a residential road.
- It will look out of touch and concerned about impact on property prices and encouraging people to want to move into the area.
- Barriers can be noisy in wind.

- It will restrict access to my property
- Creates tension between residents
- Cause build up of traffic outside my home
- Not aware of any crime in the road for a number of years.
- There is no parking in the road and parking outside my home which is paid for by my service charge will need to stop.
- No evidence of cars speeding.
- Increased pressure on parking from guests
- Vans will have to turn in a small space often used by children playing which adds risk which is not currently present.
- Most of Whitehill Place is traffic controlled and there is minimal space for parking.
- It will separate the zone from the rest of the neighbouring community.
- Barriers are an eyesore and what purpose do they actually serve?
- Delivery drivers, emergency services and taxis all use both entrance and will cause congestion and pollution. This is not a private estate.
- These and earlier proposals have damaged relationships between neighbours.
- The application is not at each entrance to Whitehill Place with the plan starting from No. 53.
- There are no concerns of speeding, crime or care workers parking in the area.
- This is against the original plan under RU.06/0462 which has a barrier, not 2, which was meant to be fixed and allowing access for emergency services.
- This is against the original plan of having affordable more integrated into the remaining private units and is against community cohesion.
- Serves no benefit apart from a marginal valuation benefit to some.
- Concern rent inside the area will be put up.
- I would look directly at the gate from my front windows which takes away a nice street view and looking at the gate everyday isn't acceptable.
- Hazard for deliveries and emergency services.
- This will look more like an industrial park.
- Not proper to split/cut Whitehill Lane without any planning justification.
- Increase harm and inconvenience to those living on the outside due to its proximity to a children's play area. Another lockdown and an increase in delivery drivers will see these extreme consequences.
- I have never cut through Whitehill Place.
- Double yellow lines have been introduced in the Orchard due to parking increase and this will increase if access is denied to western side of Whitehill Place.
- No one uses the road as a cut through.
- Barriers have not stopped crime in other areas.
- Are only houses where its Councillors live worthy of protection?
- Will a roundabout and safety notices be put up to negate the risk from turning outside the children's park?
- Do we police parking on the road ourselves?
- Increase in noise and air pollution from people idling at the barriers.
- The ability of larger vehicles to service Whitehill Place would be impeded with knock on issues regarding vehicles reversing or turning.
- Vehicles would have to stop on a reasonably steep incline at the north-western barriers which could pose a danger which vehicles rolling or stalling. With further danger from the keypad being on the right hand side of the road.
- Damage to trees and hedge from north-western barrier installation.

The letters of support are summarised below:

- There is already an approval for bollards and this application would similarly not affect access for pedestrians.
- Design in line with recently installed barriers on Wentworth Estate
- Residents outside development still have access to closer road which allows exit to the main road.
- Create a safer, quieter and more secure environment and the barriers will not be intrusive.
- It will benefit the community by preventing vehicles using road as a through road.
- Being a private road, we are responsible for the maintenance and would prefer not to have unnecessary traffic on our road.
- High number of children on bicycles that are put at risk by vehicles speeding down our road to get past traffic on the main road.
- There have been car thefts and home break ins in recent years and this would go a long way to act as a deterrent.

- They would be visually more appealing than the approved bollards.
- Significant concessions have been made since the previously refused application to allow pedestrians through.
- It is inaccurate that the barriers are noisy. They are significantly quieter than the approved bollards being virtually silent in their operation.
- It is incorrect that no crimes have been registered in the area with 2 vehicle break ins having been registered with the Police.
- The developer was supposed to include these gates when the houses were built.
- There have been problems with non-residents parking and people driving in to turn around.
- There are lots of other local similar developments with gates in the area so ours would be in keeping.
- Barriers will prevent indiscriminate parking from people accessing the school nearby.
- Are security measures only permitted once crime has occurred?
- I do not see any neighbourly interaction as it is.
- Any detrimental impact caused to the area by residents or users outside the of the barriers has no financial impact on them,
- Objections regarding noise and pollution are comical as there is a train line running behind Whitehill Place.
- Refuse vehicles will continue as normal with no restrictions.
- Doubt other developments with barriers would have gained approval for anything that would be a danger.

The agent submitted a response to the letters of objection and is summarised below:

- Residents situated outside the barriers will still have an access route available providing a shorter and quicker route to Sandhills Lane and there is no need for them to traverse the unadopted road.
- The original 2006 permission included a retractable bollard but was not erected.
- St Ann's Heath School cannot be accessed from Whitehill Place and has its own car park.
- Commercial vehicles will have access via a security key release system as well as communication with residents through the intercom.
- The Highway Authority did not object to the 2019 application.
- The barriers would not obstruct visibility due to their open form and design. They would not extend across the footpaths. The road is well lit and the minimal illumination would not be harmful to the visual amenities of the area.
- Neither barrier would obstruct pedestrian or vehicular access to any properties.
- The barriers would have an open design and would not be harmful to social interaction and community cohesion.
- Numerous examples of crimes have been set out in the letters of support.
- The proposal would prevent vehicles speeding and increase safety for young families.
- The current parking monitoring service is not always effective in preventing unauthorised parking.
- The barriers would be virtually silent in operation and there would be no material impacts from noise or pollution given the quick operation of the barriers.
- The barriers would not infringe any tree roots and only a small area of foliage will be cut back.
- Impact on property values is not a material planning consideration.
- The applicant is the management company and the proposal is to be funded equally amongst residents.
- A certificate of lawfulness for bollards in the same location has been granted.

## **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 whether the proposal has overcome the previous reasons for refusal regarding appearance and community cohesion, alongside consideration given to the townscape quality of the area and the local highways network.
- 7.2 The 2019 scheme was refused as it was considered the scale, solid appearance and siting of the development would be out of keeping with the area and it was also considered harmful to social interaction and community cohesion. The barriers now proposed in this application have a slender

design with low height when down of approximately 1m. It is also of note that the barriers match the appearance of similar barriers installed in the surrounding area. The barriers are not considered to be a prominent feature within the wider street scene and therefore Officer's consider the development has overcome the previous reason for refusal regarding appearance and now has an acceptable visual impact which respects the surrounding townscape quality of the area, in compliance with Policy EE1.

7.3 Regarding community cohesion, the refused scheme proposed solid barriers which covered the width of the road and adjacent pavements. The proposed scheme now only proposes barriers that cover the width of the road with no impediment to pedestrians using the pavement. It is also now a material consideration that the applicant has demonstrated a scheme for bollards in the same location can be constructed under Permitted Development and would have a similar effect in controlling vehicle movements whilst not impeding pedestrians. Therefore, this is considered to represent a material fallback position such that Officer's consider the development will not be harmful to social interaction and community cohesion with the previous reason for refusal overcome and the development now complies with Paragraph 91 of the NPPF.

7.4 Surrey County Highways Authority were consulted on the application and raised no objection, reiterating comments made under the 2019 scheme. It was noted that the barriers will be on private land and are designed such that they will not obstruct the public highway. It was further noted that whilst the barriers may cause vehicles to turn in order to change direction, given the width and type of road, as well as the proximity from the public highway, low vehicle number and low speeds associated with the road, the development was not considered to raise significant additional risks for highways safety. Therefore, Officer's consider the development will have an acceptable impact on the local highways network and complies with Policy SD4.

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

8.1 The application does not propose new residential or office development and is therefore not liable for CIL.

## **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 is considered to have overcome the previous reasons for refusal regarding appearance and community cohesion and will be visually acceptable with no harmful impacts to the local highway. The development has been assessed against the following Development Plan policies – EE1 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 conditions:***

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

**1 Full application (standard time limit)**

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

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

**2 List of approved plans**

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

Received 06/05/2021: 1284/101; 1284/102/R2; 1284/103/R5; 1284/104/R4; Covering letter ref: IK/LaWP/RBC003

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

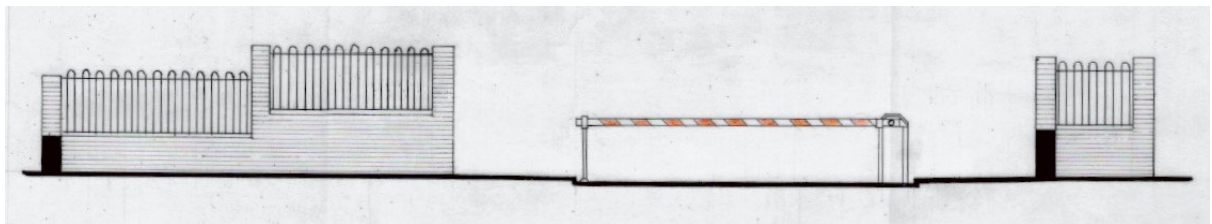
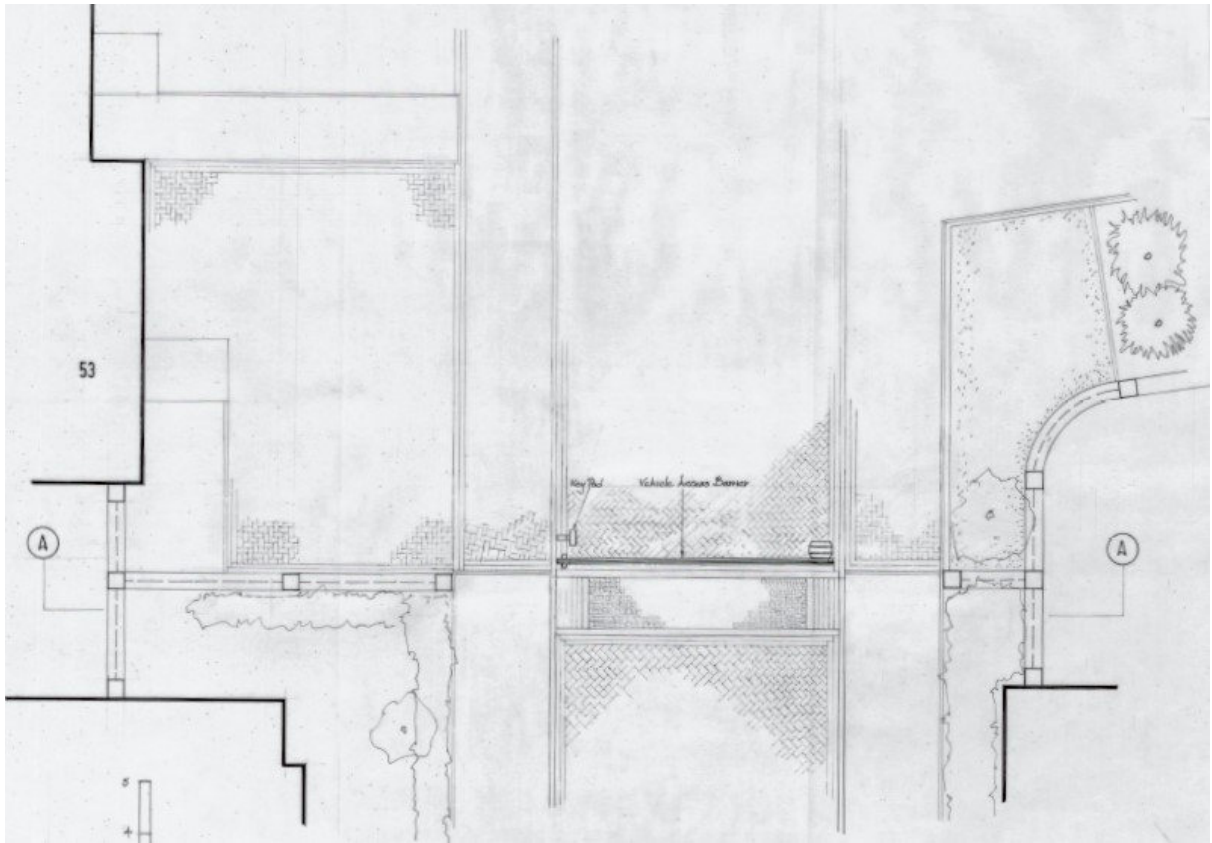
**3 External materials (approved as stated on form)**

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

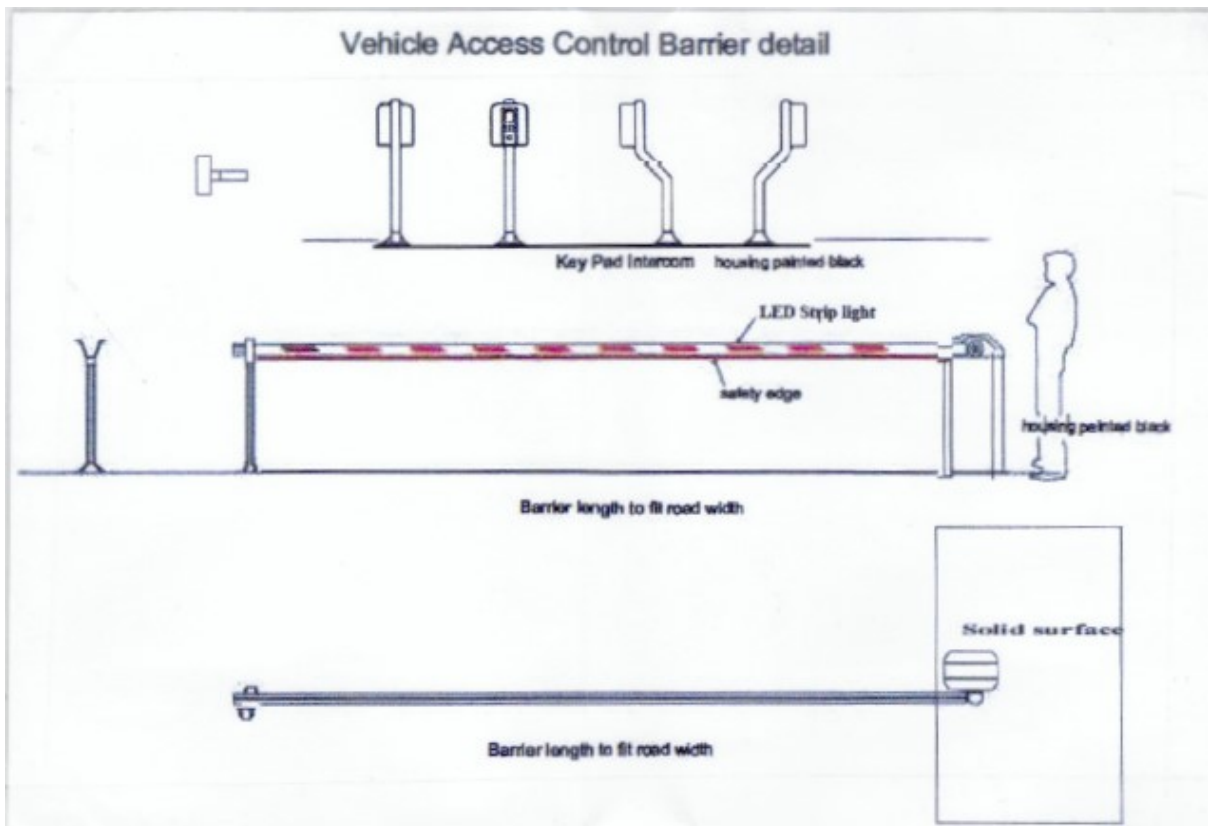
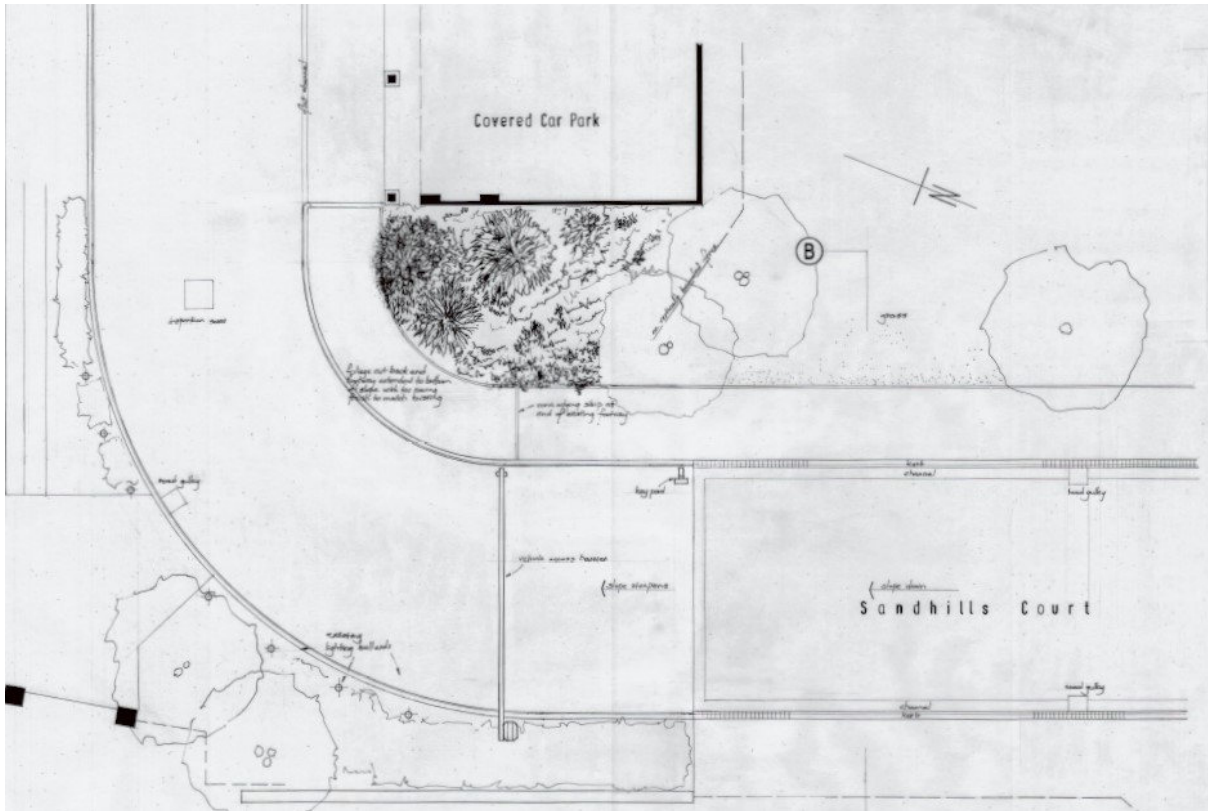
Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

RU.21/739 – Land at Whitehill Place









9 **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.