

# Planning Committee

**Wednesday 3 November 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 [Committee Meetings – Runnymede Borough Council](#)
- 5) Public speaking on planning applications only is allowed at the Planning Committee. An objector who wishes to speak must make a written request by noon on the Monday of the week of the Planning Committee meeting. Any persons wishing to speak should email [publicspeaking@runnymede.gov.uk](mailto:publicspeaking@runnymede.gov.uk)
- 6) In the unlikely event of an alarm sounding, members of the public should leave the building immediately, either using the staircase leading from the public gallery or following other instructions as appropriate.
- 7) **Filming, Audio-Recording, Photography, Tweeting and Blogging of Meetings**

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

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

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

## **LIST OF MATTERS FOR CONSIDERATION**

### **PART I**

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

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6A	RU17/1749	Parklands, Bittams Lane, Chertsey	34
6B	RU21/780	Upper Longcross, Chobham Lane, Longcross	59
6C	RU21/1224	2 Fieldhurst Close and 76 Liberty Lane, Addlestone	86
6D	RU20/1465	Lilypond farm, Longcross Road, Longcross	104

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

7.	URGENT STANDING ORDER 42 – URGENT ACTION	12
8.	EXCLUSION OF PRESS AND PUBLIC	33

### **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 1 September 2021 as a correct record (Appendix 'A')

**(To resolve)**

**Background Papers**

None

Runnymede Borough CouncilPLANNING COMMITTEE1 September 2021 at 6.30 pm

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

Members of the Committee absent: Councillor T Burton

FIRE PRECAUTIONS

The Fire Precautions were read out.

NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

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

<u>Group</u>	<u>Remove</u>	<u>Appoint instead</u>
Independent	Cllr S Whyte	Cllr T Burton

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

MINUTES

The Minutes of the meeting held on 28 July were confirmed and signed subject to an addition requested by Cllrs Mullens and Gillham in line 8 of para 4 of the Minute on Whitehall Farm of the words 'made under Standing Order 27.5' after the word 'request'.

However, subsequent to the meeting the CHDMBC reported that this addition was not factually correct. As per paragraph 2.6 of the officer report, the matter had been referred to Committee by him under his delegated powers and not under Standing Order 27.5.

However as per paragraph 2.6 the CHDMBC had reached this decision having given consideration to a number of Member requests and in light of the significant local interest in the matter.

Therefore, the Minutes would be resubmitted for confirmation at the next meeting with the replacement wording in the relevant paragraph shown in red below:

'The Planning Application had attracted significant interest from local residents and Ward Members. A number of Ward Members had contacted Officers after the consultation response had been issued requesting that the consultation response be reviewed by the Planning Committee. As this was a consultation response and not a formal determination on the award of a planning permission there were no legal or procedural reasons why this could not occur. Whilst this was not normal practice, giving consideration to a number of Member requests , **discussions with Cllrs Mullens and Gillham** and in light of the local interest in the matter, the CHDMBC had agreed to the request for the matter to be referred to the Committee **under his delegated powers** to give Members an opportunity to review and give further



consideration to the response. Members of the committee expressed their appreciation for that opportunity'

### APOLOGIES FOR ABSENCE

Apologies were received from Councillor Burton.

### PLANNING APPLICATIONS

The planning applications listed below were considered by the Committee. All representations received on the applications were reported and copies had been made available for inspection by Members before the meeting. The Addendum had also been published on the Council's website on the day of the meeting. No objectors or applicants had registered to speak.

#### **RESOLVED that –**

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

<u>APP NO</u>	<u>LOCATION, PROPOSAL AND DECISION</u>
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<b>RU 21/0898</b>	<b>70 Vegal Crescent, Englefield Green</b>
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Demolition of garage and conservatory and the erection of a single storey side/rear extension, two small rear dormers and two rooflights to the front

*Some comment was made over the parking layout on the site. However the CHDMBC advised that as there was no alteration to the current parking arrangement on site and no additional parking provision was required this was not a material planning consideration for this application*

#### **RESOLVED that-**

**The CHDMBC be authorised to grant permission subject to conditions, reasons and informatives listed on agenda**

<b>RU 21/0537</b>	<b>82 Station Road, Addlestone</b>
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Change of use of former Bank (E Class use) into mixed use: E Use class for restaurant use and take away (sui generis) including installation of extraction flue system to rear side.

*Some Members considered that in view of the close proximity of residential premises and to protect the amenities of occupiers of those premises, the closing time of the premises on Sundays and Bank Holidays should be 22:00 hours and that closing time on Fridays and Saturdays should be 23:00 Members were supportive of the closure time for Sundays and Bank Holidays but some Members considered that the 23:00 closing time for Fridays and Saturdays would be too restrictive for the commercial operation of the business.*

*A motion that the closing time be 23:00 hours Monday -Saturday was lost.*

*It was then moved that the premises shall not open to customers outside the following hours:*

*Monday-Thursday 8:00-23:00*

*Friday/Saturday 08:00-midnight*

*Sunday/Bank Holidays Noon-22:00*

*This Motion was passed and proposed condition 5 would be amended accordingly*

**RESOLVED that:**

**The CHDMBC be authorised to GRANT permission subject to conditions, reasons and informatives listed on agenda except condition 1 be removed as per addendum and condition 5 be amended to read:**

**'The premises hereby approved shall not be open to customers outside the following hours:**

**0800 to 2300 Monday-Thursday**

**0800 to midnight Friday and Saturday**

**Noon to 2200 Sunday and Bank Holiday'**

RU 21/0925

**Land at St Peter's Hospital, Guildford Road, Chertsey**

Erection of a single storey 'decant' facility for the Abraham Cowley Unit (ACU) for a period of up to three years

*The Committee was fully supportive of this application*

*(Councillor Mullens apologised for her late arrival which was due to the timing shown on the website which advertised a later start time than the 6:30 pm start time stated in agenda, public notice and outlook invite).*

**RESOLVED that**

**The CHDMBC be authorised to grant permission subject to conditions, reasons and informatives listed on agenda**

### **DRAFT PITCH AND PLOT ALLOCATION SCHEME FOR GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE**

The Committee received a new draft Pitch and Plot Allocation Scheme for Gypsies, Travellers and Travelling Showpeople for the pitches and plots allocated in the Runnymede 2030 Local Plan.

In brief, the allocation scheme:

- Sets out general background information on the pitches/plots being offered, including information on timescales for delivery and restrictions on occupation;
- Sets out the criteria that interested parties must comply with in order for the Council to confirm that they are eligible to acquire one of the pitches or plots on one of the allocated sites, including local connection criteria and evidencing that the planning definition of a Gypsy, Traveller or Travelling Showperson is complied with;
- Confirms how eligible applicants will be prioritised for market pitches;
- Sets out the additional eligibility criteria for any affordable pitches/plots that are delivered as well as additional information relating to how eligible applicants will be prioritised;
- Contains details of the evidence required to support an application for an allocated pitch/plot.

- Contains sections on data protection and privacy, equal opportunities and monitoring, appeals and reviews, complaints, fraud and the review mechanism for the allocation scheme.

The Committee complimented Officers on the quality of the report and approved the undertaking of public consultation on the draft allocation scheme for a period of 6 weeks commencing in early October 2021.

**RESOLVED that**

**the draft Pitch and Plot Allocation Scheme for Gypsies, Travellers and Travelling Showpeople be approved for public consultation for a period of six weeks.**

(The meeting ended at 7.35 pm)

Chairman

4. **APOLOGIES FOR ABSENCE**

5. **DECLARATIONS OF INTEREST**

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

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

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

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

6. **PLANNING APPLICATIONS**

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

**If Members have particular queries on the applications, please contact Ashley Smith, Corporate Head of Development Management and Building Control by 1 November, 2021.**

Copies of all letters of representation are available for Members and the public to view on the Planning pages of the Council website  
<http://planning.runnymede.gov.uk/Northgate/PlanningExplorer/GeneralSearch.aspx>.

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

**(To resolve)**

**Background Papers**

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

7. **URGENT ACTION – STANDING ORDER 42**

A copy of proforma 985 detailing action taken after consultation with the Chairman and Vice – Chairman of this Committee is attached at Appendix 'B'.

**(For information)**

**Background Papers**

Email from Chairman and Vice Chairman of the Committee approving Urgent Action  
Standing Order 42 No.985

**RUNNYMEDE BOROUGH COUNCIL****CONSULTATION WITH APPROPRIATE CHAIRMAN AND VICE- CHAIRMAN FOR URGENT ACTION TO BE TAKEN UNDER STANDING ORDER 42**

**TO: Councillors Willingale and Snow  
Chairman and Vice- Chairman of Planning Committee**

**FROM: Ashley Smith**

**RU.21/1446** The Savill Building, Wick Lane,  
Englefield Green, TW20 0UU

**DATE: 13 October 2021**

**1. Synopsis of reports:**

The Planning Committee on 13 October was cancelled on the day of the meeting due to a Covid related health and safety matter.

A copy of the planning committee agenda is attached to this SO42 report. The particular application relates to a seasonal attraction of a lighted walk route in Windsor great Park on a temporary basis over winter 2021. The description of development is:

*"Proposed temporary Light Trail Event, starting and ending from The Savill Garden Visitor Centre Car Park and circumnavigating the Obelisk Pond along established footpaths/tracks. Taking place between 18th November 2021 and 9th January 2022 (installation commencing 26th October 2021 and breakdown completing on 23rd January 2022,"*

The application will be temporary in nature and is due to be removed by the 23<sup>rd</sup> of January.

The application has not proved controversial, with only one letter of objection received during the consultation period. (4 more subsequent letters were received after the publication of the committee report). All matters raised in the late representations had already been considered in the report.

No members of the public registered to speak against this planning application at the planning committee.

**2. Reasons why this matter cannot wait for a Committee Decision.**

The Planning Committee on 13 October was cancelled on the day of the meeting due to a Covid related health and safety matter.

This application is for a seasonal tourist attraction within the Borough for the Xmas period.

The event has the potential to be a positive tourist attraction to the benefit of the Borough and local area. In order for the event to go ahead set up must commence in October and as such the decision cannot reasonably wait until the next committee meeting which is in November.

If a decision is not made now then that may prejudice the events ability to go ahead or expose the applicant to risk.

**3. Recommendation(s)**

**The CHDBMC will approve the application** in line with the recommendation contained in the report and any other matters he considers are appropriate.

CHDBMC will take in to take into consideration any late representations from the public, or any comments he has received from members in the run up to the meeting where appropriate.

**4. Context of report**

As set out in attached planning committee report.

5. **Report and, where applicable, options considered**

The options are to:

- For the CHDMBC to determine the application
- Or, the CHDMBC not to determine the application and the report to come to the next available committee in November.

The reason why providing authority is the recommended option are set out at part 2 of this report. Furthermore this is for an extremely time limited permission (circa 4 months) and so the risk attached to such a decision is limited, providing further comfort on this issue.

6. **Policy framework implications**

As set out in the committee report on agenda

7. **Financial and Resource implications (where practicable)**

There are no financial implications to the Council as a result of this proposed action.

8. **Legal implications**

The Council has the authority to make such planning decisions. Most applications are determined under delegated authority. Constitutionally this matter can be dealt with under SO42 as it cannot reasonably wait for a committee decision.

9. **Equality implications**

As set out in part 9 of the committee report. No injustice is caused by this decision being delegated. No members of the public had registered to speak and non has raised concerns over equality.

10. **Other implications**

There are no other implications, most of the Council's decisions are delegated.

Cllr J Sohi, requested that if this was to be a regular annual event that the CHDMBC request that Surrey CC Highway Authority monitor how successfully managed this year's event has been in terms of parking and highway safety as lessons learnt from this year this may inform conditions or requirements of any future permissions.

This is a reasonable request and the CHDMBC will action this if this is a delegated decision.

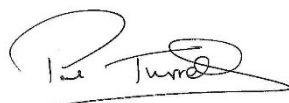
11. **Background papers**

As set out in the planning committee reports on the published agenda

12. **Chief Officer(s) Decision**

Signature of authorised officer .....Ashley Smith CHDMBC (Digitally signed, by email to the Chief Executive – 13/10/21)

13. **Chief Executive's Decision**



Signature of Chief Executive

I have been consulted and am in agreement with the above

14. **Chairman and Vice-Chairman Comments**

I concur in the Chief Officer's decision

Signed \_\_\_\_\_

Date \_\_\_\_\_

Signed \_\_\_\_\_

Date \_\_\_\_\_

I have the following further comments:

Further information may be obtained from

on Ext. .

The completed copy is to be returned by the Councillors to the Corporate Head of Law and Governance (John Gurmin) who will send a copy to the Chief Officer and report to the relevant Committee for information.





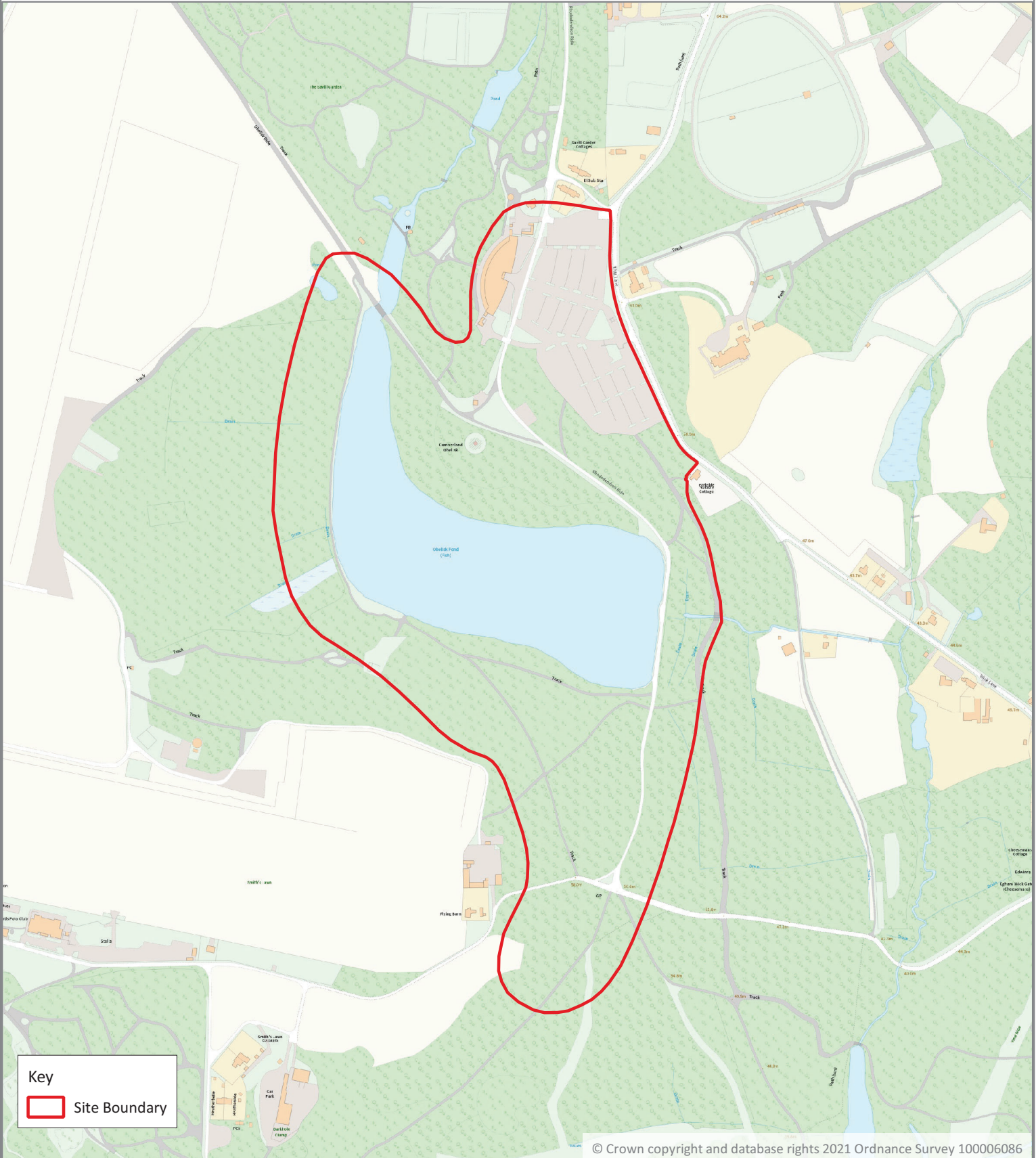
# LOCATION PLAN

## RU.21/1446

### Savill Gardens, Egham, TW20 0UU

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

Date: 30/09/2021



0 100 200 m

Scale: 1:6,000



**COMMITTEE AGENDA REFERENCE: 6B**

<b>APPLICATION REF:</b>	<b>RU.21/1446</b>
<b>LOCATION</b>	The Savill Building, Wick Lane, Englefield Green, TW20 0UU
<b>PROPOSAL</b>	Proposed temporary Light Trail Event, starting and ending from The Savill Garden Visitor Centre Car Park and circumnavigating the Obelisk Pond along established footpaths/tracks. Taking place between 18th November 2021 and 9th January 2022 (installation commencing 26th October 2021 and breakdown completing on 23rd January 2022,
<b>TYPE</b>	Full Planning Permission
<b>EXPIRY DATE</b>	11/10/2021
<b>WARD</b>	Englefield Green West Virginia Water
<b>CASE OFFICER</b>	Justin Williams
<b>REASON FOR COMMITTEE DETERMINATION</b>	The application constitutes major development due to its site area.
<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 subject to conditions</b>

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

- 2.1 The majority of the application site within the Windsor Great Park, but the proposal would also include part of Savill Gardens including the main visitor building and the car park.

Windsor Great Part is a Grade 1 listed park and covers an area of 1500 ha and is open to the public from dawn till dusk.

Vehicular access to the site would be via Wick Lane and would use the existing car park located in front of the visitor building. The site is within the Green Belt, includes an area of ancient woodland and is within a Site of Nature Conservation Importance. The Obelisk is also a Grade II Listed Building.

The site is generally level around the Obelisk Pond with a slight gradient up to the main visitor Centre at Savill Gardens. The site has several paths which are open to the general public and not within Savill Garden being within Windsor Great Park.

### 3. APPLICATION DETAILS

- 3.1 The applicant has applied for Full Planning Permission for the installation of a temporary seasonal illuminated light trail attraction. The trail would be 2.2km long and include various illuminated installations, catering and toilet facilities. The Trail would open every day apart from Christmas Day between 18<sup>th</sup> November 2021 to 9<sup>th</sup> January 2021. Installation of the features for the trail would commence in October and be removed by end of January.
- 3.2 The trails would be for pre booked tickets with first entry at 4pm and last entry at 8.30pm with the event closed each day by 10pm. The applicant advises that approximately 120,000 people would visit the attraction.
- 3.3 The lighting would be powered by generators positioned at different positions at the site. The proposal would also include a Carousel and this would be located on the Obelisk Lawn and would be the same Carousel as that being on site at Savill Gardens in previous years.
- 3.4 The applicant has submitted a number of supporting documents with the application, notably; Design and Access Statement, Ecological Appraisal, Arboricultural Assessment, Transport Assessment and Heritage Assessment.

### 4. RELEVANT PLANNING HISTORY

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

Reference	Details
RU.20/0720	Proposed extension to the Savill Building, New toddlers Play Garden and New Woodland Walkway. Granted October 2020
RU.17/0821	Alterations to the existing entrance retaining wall to provide new glazed access doors to a new proposed 'grab and go' food drink facility and the proposed installation of raised external floor lights along the main pedestrian entrance. Granted July 2017
RU.03/0911	Proposed new visitors centre and improvements to car park. Existing buildings to be demolished after completion. No objection January 2004.

### 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:

5.4 This site falls within the designated Englefield Green Neighbourhood Area. However, a Neighbourhood Plan has not been developed yet for this area.

## 6. CONSULTATIONS CARRIED OUT

### 6.1 Consultees responses

Consultee	Comments
<b>RBC Conservation Advisor</b>	No objection as the proposal is temporary
<b>Surrey Wildlife Trust</b>	No objection
<b>Tree Officer</b>	No objection subject to conditions
<b>Surrey County Highways</b>	No objection subject to condition
<b>Surrey Bat Group</b>	No objection subject to condition

### 6.2 Representations and comments from interested parties

247 properties were consulted in addition to being advertised on the Council's website, in the local press and a site notice displayed near to the site. One letter of representation has been received, which can be summarised as follows:

- The abundance of wildlife in the park will be disrupted by the light pollution and traffic.

## 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 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, and 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, Trees, Biodiversity, the Listed Garden and the Grade II Listed Obelisk.

7.2 The site is an existing parkland in the Green Belt which has a number of mature trees and has a network of paths around the site. The proposal would include temporary buildings at the site to facilitate the event which would be on site for a period of up to approximately 13 weeks and facilitate the use of the park into the evening when it is normally closed. The NPPF states that the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor recreation as long as the facilities preserves the openness of the Green Belt and do not conflict with the purposes of the Green Belt is an appropriate form of development in the Green Belt. The proposal would include the provision of temporary catering and toilet facilities as well as illuminated structures using existing paths which are

predominantly surfaced. Following the completion of the event the park would be returned to its former condition with all structures removed from the site. The structures are low level and are temporary in nature and access to the site and parking would use existing roads and car parking. It is therefore considered that the structures would be appropriate facilities to enjoy the park in the winter months for a temporary period and that they would not permanently harm the openness of the Green Belt and would not conflict with the purposes of the Green Belt. The proposal would not be inappropriate development in the Green Belt and would comply with Policy EE16 of the Local Plan.

- 7.3 The structures would be located within the park and would not be clearly visible from outside of the park. Furthermore, the proposal would be open for 52 days with limited opening hours from 16:00 to 22:00 with the last admission being at 20:30. The event will be closed and clear by 22:00. Therefore, it is considered that the proposal would not materially result in any permanent harmful impact on the amenities of the occupiers of the adjacent neighbouring properties from light pollution or noise disturbance into unsociable hours. The proposal would therefore comply with Policy EE1 of the Local Plan.
- 7.4 The site would generate activity at the site into the evening. The event would have low level seasonal music audible throughout the trail. However, this will cease 20 minutes before the end of the event. The closest residential property to the trail is within the Great Park and approximately 24 metres away. This has dense mature evergreen planting on the boundary with the park. However, any disruption would be for a temporary period and given the boundary screening and distance it is unlikely that the proposal would materially result in significant noise and disturbance to the occupiers of the neighbouring properties. Power to the site would be provided by two generators. The submitted plan shows the location of these generators to be a good distance away from the closest residential properties, approximately over 80 metres. Furthermore, the applicant confirms that the event would be finished by 10pm, and therefore it is considered that the proposal would not materially harm the amenities of the occupiers of the adjacent neighbouring properties from noise or light disturbance. However, a condition is recommended restricting the operation of the event and the lighting, music, and generators to be operational between 15:45 and 22:15 to ensure the amenities of the occupiers of adjacent neighbouring properties are protected. This is longer than the intended opening hours but would enable the site to open with music and lighting on for a short period before and after the event.
- 7.5 The attraction will be located within the Great Park which has a number of mature trees and other natural landscaping and home to a wide range of flora and fauna. The applicant has submitted an Arboricultural report and method statement in support of the application which details how the proposal would impact on the trees in the park. The report notes that the trees on the site do not require any tree work to facilitate the development as the trees on the site are regularly inspected as part of the estate management programme. However, where the attraction goes close to some trees, protective matting will be put down and the areas around these trees will be inspected weekly with additional protection put down if and when required. Furthermore, it is recommended that following the closure of the attraction the trees will again be reviewed to assess their condition to monitor any potential reaction to the attraction. The Council's Tree Officer raises no objection subject to condition regarding compliance with the submitted Arboricultural method Statement.
- 7.6 The applicant has also submitted an Ecological Impact Assessment notes that the trail does not extend into any protected areas such as the SSSI and Special Area of Conservation. However, as detailed above the site does have a number of trees and woodland. The Assessment notes that the trail would not be along any areas where there is the potential for roosting bats. Furthermore, the timing of the event is such that Bats would predominantly be

in hibernation. The Assessment details that the event being temporary and its timing during a period when a number of species will be in hibernation is therefore to have a low impact on wildlife, flora and fauna. Surrey Wildlife Trust raise no objection to the application but do recommend that the applicant take up the potential for biodiversity improvements with bird and bat boxes installed around the woodland. Surrey Bat Group raise no objection to the application but recommend that a condition requiring the applicant to gather data comparing illuminated and non-illuminated areas of similar habitat to demonstrate for any future applications the affect of the proposal. It is considered that given the temporary nature of the works and the time of year they are to be carried out both conditions are not necessary to make the permission acceptable. As such both conditions would not comply with government guidance and the six tests of what make a valid planning condition as set out in the NPPF. It is considered that notwithstanding the suggested conditions from the Wildlife Trust and Bat group the proposal would comply with Policy EE9 of the Local Plan.

- 7.7 Windsor Great Park is a Grade I Listed Park and covers an area of 2500 Hectares. The applicant has submitted a Heritage Assessment with their application. Policy EE6 of the Local Plan which refers to Parks and Gardens of Special Historic Interest details that proposals within or may affect the setting of a registered park or garden will be required to protect, conserve, and enhance the character and appearance of the park and any other historical features. The lighting and structures will change the character and appearance of the park by introducing different features which are not found in the park. However, the installations are temporary and would encourage people into the park and view the park in a different way. The submitted information details that the lighting and structures would preserve the character and appearance of the park and the temporary nature of the attraction would mean that the proposal would not result in any harm to the Historic Park or the Listed Obelisk. The Council's Historic Building Advisor raises no objection to the application particularly because of its temporary nature.
- 7.8 Entry to the attraction would be via an access from the Car Park at Savill Garden. No alterations are proposed to this car park. The Planning statement states that attraction would have staggered opening times with a maximum of 1395 visitors on site in a peak session. The submitted transport assessment states that the light trail is anticipating a maximum of 1550 cars per day to the site. This is in comparison to the peak number of users at the site in April this year being 1876 cars on site during the day. Access to the Attraction would be signposted and using the current one-way route from Wick Lane off the A30 to turning left out of the car park at Savill Garden directing traffic down to Bishopsgate Road. Traffic for the setting up and removal of the attraction would be the reverse to avoid traffic through the Village. The existing car park has areas for disabled parking and bike storage and a taxi rank which would also be available for the attraction. Tickets for the attraction will be pre booked with visitors arriving by car also advised to pre book a car parking space. The applicant has advised that residents near to the site will be given a newsletter about the attraction with details about how to access the site by foot. Policy SD4 of the Local Plan refers to the Council supporting development proposals which maintain or enhance the efficient and safe operation of the highway network and take into account of the needs of all highway users. The submitted information details how the site would be accessed pre, during and post the event. In addition, the applicant has outlined measures how parking would be controlled to limit the potential impact on the roads in the vicinity. The County Highways Authority raise no objection to the application and consider that the proposal would not represent a notable highway safety concern. A condition is recommended that the development shall be commenced in accordance with the submitted Transport Statement and Traffic Management Plan.

- 7.9 The NPPF requires that significant weight should be placed on the need to support economic growth. The submitted Design and Access Statement details that the proposal would provide approximately 300 jobs. Policy IE4 of the Runnymede 2030 Local Plan details that planning applications which deliver a high-quality visitor experience that increases the contribution that tourism makes to quality of life will be supported where they accord with certain criteria. The criteria includes preserving the Borough's special heritage and natural environment and accord with other relevant policies in the local plan. The proposal would attract visitors to the area and for the reasons identified above would accord with other policies in the Local Plan. The proposal would also assist in promoting the Borough as a tourist destination whilst preserving the culture and heritage of Windsor Great Park. The proposal would comply with Policy IE4 of the Local Plan.

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

- 8.1 The proposal is not 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 proposal would be an appropriate form of development within the Green Belt utilise existing infrastructure and open the park for visitors in a time of year when visitor numbers to the park may be lower, therefore continuing to contribute to the economy of the area.
- 10.2 The development has been assessed against the following Development Plan policies – EE1, EE2, EE3, EE4, EE6, EE16, SD4 and IE4 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:

### Grant subject to conditions:

#### 1 Temporary permission -

This permission is for a limited period only commencing from 18 November 2021 and finishing on 9 January 2022. All development and associated works carried out under this permission shall be removed by the 23 January 2022 and the land reinstated.

Reason: To comply with the terms upon which this application has been assessed and to preserve the openness of the Green Belt and the character and appearance of listed structures within the Great Park and to ensure protection of the amenities of the area and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

#### 2 List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans: Savill Gardens Light show, Proposed Event Layout drawing No. 2, Event Location Plan, mobile cabin information, mobile toilet information, Heritage Assessment, Event Management Plan Version 29-7-2021, Planning Statement, Design and Access Statement all received 16 August 2021, Transport Statement and Traffic Management Plan Version 2 and Ecological Impact Assessment received 17 August 2021 and Arboricultural Impact Assessment 9-9-2021 received 13-9 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 Hours of use

The event hereby approved shall not be open to customers and music and lighting shall not be operational outside the following hours:

15:45 - 22:15 except Christmas Day (25 December 2021) when the event will be closed all day

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

#### 4 Tree Protection

The development hereby approved shall not be implemented other than in accordance with the tree protection principles and methodology as described within the Arboricultural Method Statement dated 9 September 2021.

Reason: To ensure that the trees are not damaged or otherwise adversely affected by operations and to comply with Policies EE1 and EE11 of the Runnymede 2030 Local Plan and policy within the NPPF.

#### 5 Transport Statement and Traffic Management plan



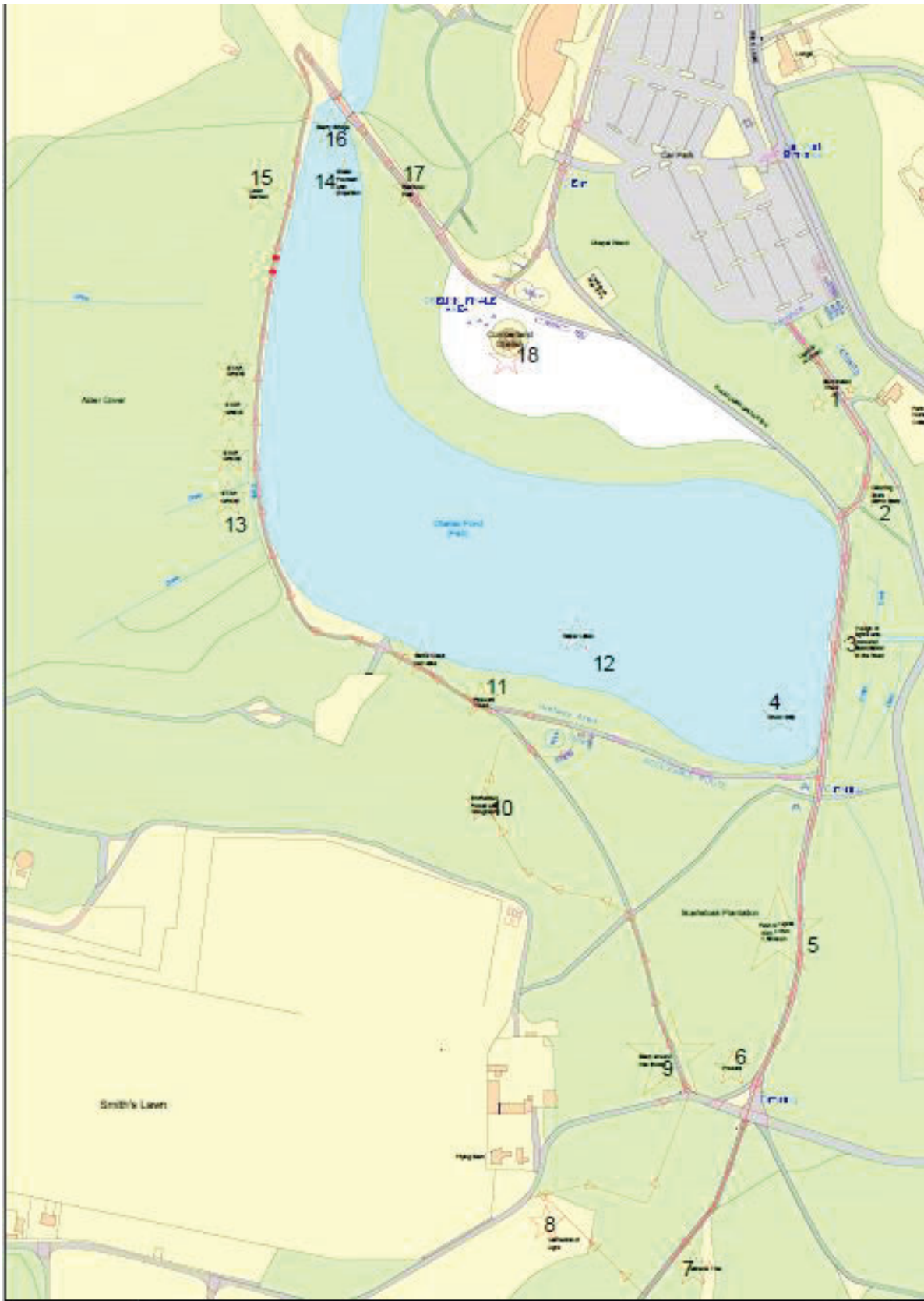
The development hereby approved shall be commenced in accordance with the approved Transport Statement and Traffic Management Plan (TS&TMP) dated July 2021. The approved TS&TMP shall then be implemented at all times during the event, including during the set up and dismantling of the event. Any changes to the TS&TMP shall be agreed in writing by the Local Planning Authority.

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users and to comply with Policies SD3, SD4 SD5 and SD7 of the Runnymede 2030 Local Plan and policy within the NPPF.

**Informative:**

1 Summary of Reasons to Grant Consent

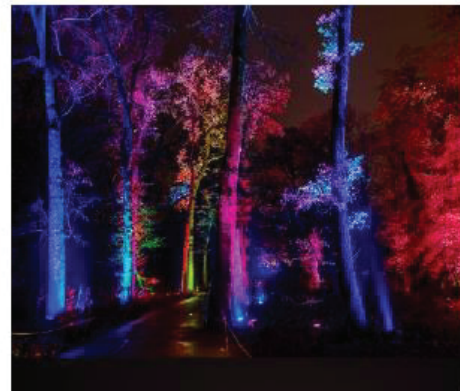
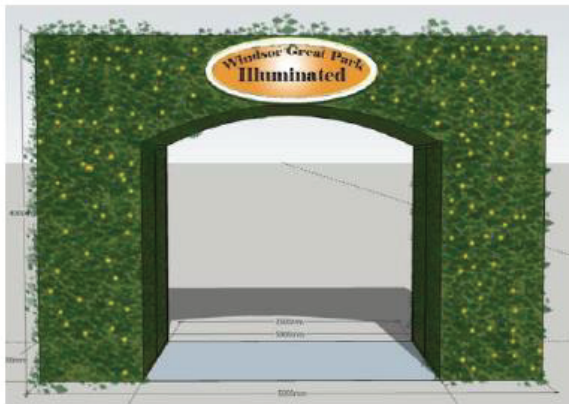
The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.



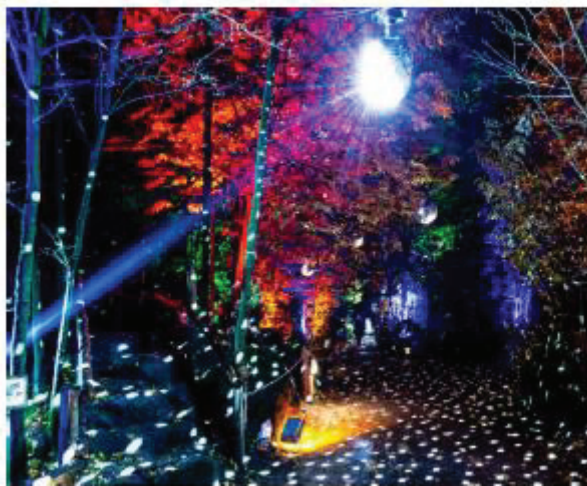
The Stars = position of light features.

Types of lighting features

1. Archway and Illuminated Trees at the entrance



2. Mirror Balls



## 5. Field of Light



## 6. Present



## 7. Miracle Tree



## 8. Cathedral of Light



## 16. Starry Bridge



### Types of seating areas

#### 7.2 Seating area – Obelisk Lawn & Halfway Point (clearing) including fire pits

##### Halfway Point (clearing)

TBC 1 x Tipi at 10.3m in diameter with its sides closed and 13m diameter with its sides open. Top to bottom measures just under 9m.



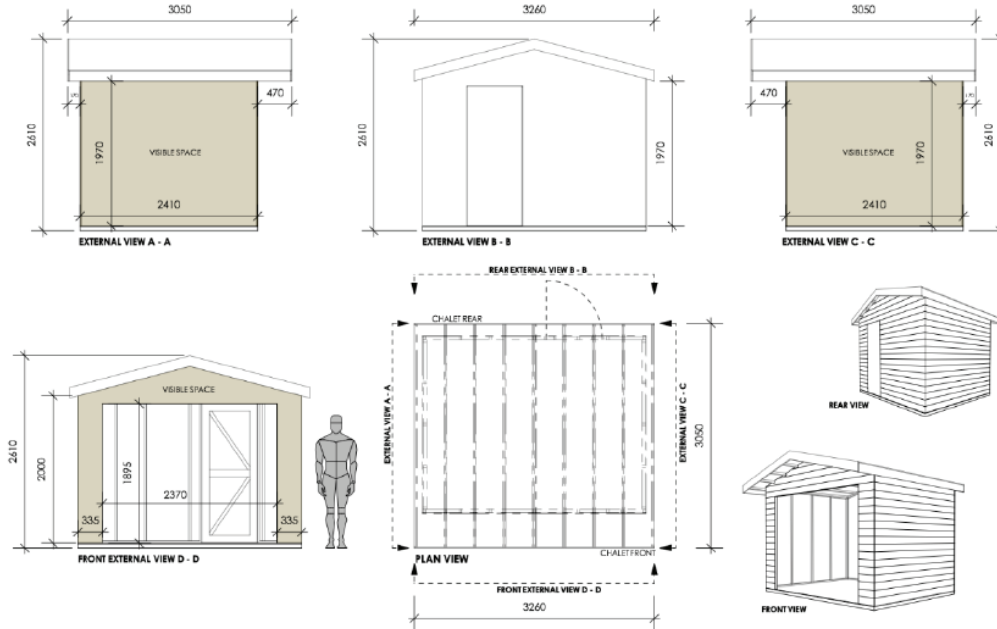
Types of stalls and catering units

3m x 2.4m Height 2.6m



3 Metre Chalet - External Dimensions

Tel: 01675 470 202 Email: info@eventmen.co.uk



H Van Mobile Unit

Length 4.5m x 2m Height (inc. wheels 2.4m)



**Runnymede Borough Council**

**PLANNING COMMITTEE**

**Wednesday 13 October 2021 at 6.30 pm**

**A D D E N D U M**

**(Was not formally published due to cancellation of committee meeting)**

**RU.21/1446 – Savill Gardens Wick Lane**

Representations

Since the publication of the report an additional four letters of representation have been received which are summarised below:

- The proposal would have a detrimental impact on local traffic and cause light pollution
- The proposal would contribute to climate change and attracting people to an area which is environmentally sensitive.
- Wick Lane is in poor condition and this event will only increase traffic along the lane which would further affect the state of the Lane

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**Further addendum:**

**Note from CHDMBC in relation to possible SO42 decision.**

For the avoidance of doubt the above late representations have been read and considered. These issues are addressed in the original recommendation. In my view there is nothing in these letters that would have changed my recommendation as originally published.



8. **EXCLUSION OF PRESS AND PUBLIC**

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

**OFFICERS' RECOMMENDATION that -**

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

(To resolve)

**PART II**

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

**Para**

a) **Exempt Information**

No reports to be considered.

b) **Confidential Information**

No reports to be considered.



# LOCATION PLAN

## RU.17/1749

### Parklands, Chertsey, KT16 9FS

Date: 30/09/2021



Key

 Site Boundary

0 50 100 m

Scale: 1:2,500



<b>APPLICATION REF:</b>	<b>RU.17/1749</b>
<b>LOCATION</b>	Parklands Bittams Lane Chertsey
<b>PROPOSAL</b>	Erection of up to 200 residential dwellings (class C3) with vehicular access onto Bittams Lane, associated car parking (including basement/undercroft parking) and landscaping.
<b>TYPE</b>	Outline
<b>EXPIRY DATE</b>	<b>31 March 2020</b>
<b>WARD</b>	Chertsey South & Row Town
<b>CASE OFFICER</b>	Katherine Appleby
<b>REASON FOR COMMITTEE DETERMINATION</b>	Delegated authority not available under the constitution
<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>To approve the outline application subject to the completion of a S106 agreement and planning conditions</b>
2.	<b>To refuse planning permission at the discretion of the CHDMBC should the S106 not progress to his satisfaction.</b>

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

- 2.1 The site is situated on the northern side of Bittams Lane, it forms part of the Chertsey South development, a largely residential area which is triangular in shape bounded by the M25 to the east, St. Peters Way to the south and Guildford Road to the west. The whole 4.14ha site was developed in the 1980's with a B1 office use (called Parklands) and associated facilities which have been demolished and recently replaced with a 3-3.5 storey high care home (called Parklands Manor) on land adjoining the south-western boundary of the current application site. Homewood Business Park and St. Peters Hospital is located to the west of the site.
- 2.2 The Application Site measures approximately 2.9 hectares in size. It has a slope from north to south, with a fall of around 6 metres from the northern-most boundary to the access road from Bittams Lane and contains a number of mature trees covered by Tree Preservation Order 80. The remnants of a surface level car park and two tennis courts from the office development lie in the southern part of the site, which is largely flatted, formed of a split 'plateau'. There is a Grade II Listed residential property known as "Wheelers Green" approximately 190 metres south of the Site on the opposite side of Bittams Lane. Vehicular access is from Bittams Lane which bounds the site to the south and west and links the A320 to the west with Green Lane to the East.
- 2.3 The application was submitted in October 2017 in order to run alongside what was at the time known as the Emerging 2035 Local Plan as it had been identified that the site could be released from the Green Belt and allocated for housing as part of the wider Chertsey Bittams land parcel. The Council prepared a Site Capacity Analysis document in connection with An

Alternative Sites and Options Consultation which drew the following conclusions in connection with the site at Parklands:

- The Site has an estimated capacity of 125-200 dwellings.
- It is suitable for a higher density development reflective of the character of the nearby St. Peter's Hospital.
- Development of 200 units would lend itself to flatted development rather than housing.
- The existing C2 use would render the site unsuitable for other specialist housing types.

Following the adoption of the Runnymede 2030 Local Plan the application site is no longer within the Green Belt but is now within the urban area and is a site allocated for development (by Policy SL17). The site also falls within 5km of the Thames Basin Heath Special Protection Area and is within Flood Zone 1.

### **3. APPLICATION DETAILS**

- 3.1 The proposed development seeks outline planning permission for up to 200 residential dwellings (class C3) with vehicular access onto Bittams Lane, associated landscaping, parking, and public open space. The principle of access to the highway is the only matter for the determination with all other matters (appearance, layout, landscaping, and scale) being reserved for future determination. Vehicular access to the site would come from Bittams Lane, including an existing means of access to the west which was approved and constructed as part of the care home development and a further means of access to the south. The applicant has carried out a public consultation and sought to engage the local community, in addition to undertaking pre-application discussions with Officers.
- 3.2 Although the detail of a proposed layout is not being applied for as part of this application an Illustrative Masterplan layout to demonstrate how the parameters of development could be distributed across the site, and the form such proposals could take, and which demonstrates how 200 units could be accommodated on the site has been developed. The application is also accompanied by existing and proposed sections, an indicative streetscene from Bittams Lane and a Landscape Masterplan. The homes are split across 6 blocks and form two distinct character areas within the site - the northern 'crescent' and the southern 'village'. According to the applicant the different character areas have been established through careful consideration of the natural topography and landscape character of the site, and the layouts informed by their relationship to the existing residential retirement facility and the boundaries to surrounding residential properties. The crescent is formed of three gently curved blocks which step down the embankment across the northern parcel of the site with basement parking and address the main entrance from Bittams Lane. The village is a more eclectic arrangement of buildings located on the flatter southern parcel of site. They range between 2.5 to 3.5 storeys in height. The indicative plans show one wide flatted block set back from the frontage and adjacent to a new site access from Bittams Lane, a further 'staggered' apartment block behind this and 3 storey townhouses to east. The illustrative mix shows how 224 parking spaces could be provided in a mix of undercrofts, small parking courts and on forecourts. Whilst not being applied for as part of this outline planning application, the plans originally submitted have been amended a number of times to show that the proposals have been carefully considered to respect existing properties and ensure that suitable distances from site boundaries and neighbours are achieved and the position of windows from habitable rooms will be located so as to limit the impact of potential overlooking on the rear gardens of the properties as well as enabling the retention of a number of high quality trees including those protected by TPO 80 on the site. This has been further reinforced with a

parameter plan to indicate no build zones, private and public gardens envelopes and tree removal and retentions.

- 3.3 According to the applicant development on the Parklands site will provide residential accommodation of a high quality, contemporary design, integrated into the context of the surrounding landscape and their height in relation to the existing buildings and the natural topography of the site. Alongside the buildings, new areas of open space and landscaping will uplift and enhance the character and appearance of the streets. The proposed development will not adversely impact upon the local roads, and the upgrades to the highway network will ensure that the additional traffic generated by the development will be accommodated. The proposals will provide a mix of residential dwellings suitable for a broad range of potential residents, adding to the local housing supply in Chertsey.
- 3.4 Following extensive discussions with the Council, the applicant has submitted a draft s106 agreement securing 35% Affordable Housing - split 70% rented and 30% shared ownership, open space maintenance, contributions to SAMM/SANG as well as contributions to mitigation measures on the A320. The legal agreement will need to take a formula-based approach to ensure that the various contributions cover off any potential changes in mix of dwellings to be approved under the subsequent reserved matters application. The final housing mix is reserved for future determination, but the scheme will provide a mix of dwelling types and sizes to meet the needs for a variety of occupants.
- 3.5 The applicant has submitted several other documents and plans including a Design and Access Statement, Travel Plan, Archaeological Assessment, Air Quality Impact Assessment, Noise Impact Assessment, Transport Assessment, Flood Risk Assessment, Sustainable Drainage Statement, Energy Assessment, Statement of Community Involvement, Planning Statement, Ecological Assessment, Preliminary Ground Investigation, Landscape and Visual Impact Assessment, and Arboricultural Report.

#### 4. RELEVANT PLANNING HISTORY

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

Reference	Details
RU.17/1440	EIA Screening Opinion as to whether up to 200 dwellings on a 2.7hectare parcel of land would constitute EIA development. Not EIA Development 22 <sup>nd</sup> September 2017
RU.17/0356	Variation of conditions 2 (Approved Drawings) and condition 6 (Arboricultural Method Statement) of planning permission RU.15/1013 (Construction of road through the site including a new access to Bittams Lane, and associated brick walls and railings at each highway access). Approved 25 <sup>th</sup> April 2017
RU.15/1013	Construction of road through the site including a new access to Bittams Lane, and associated brick walls and railings at each highway access. Approved 7 <sup>th</sup> October 2015
RU.15/1005	Demolition of existing buildings and redevelopment of part of the site to provide 1 x no. 3 and a half storey high building for use as a Class C2 93 bedroom care home with associated access, parking, servicing and landscaping. Approved 9 <sup>th</sup> June 2015 (built and occupied and known as Parklands Manor)
RU.14/0085	Demolition of existing buildings and redevelopment of the site to provide 1 x No.2 and a half storey high building for use as a Class C2 70 bedroom care home and 1 x No.3 and a half storey high building for

	use as 50 Class C2 extra care apartments with associated access, parking, servicing and landscaping. Approved 14 <sup>th</sup> May 2014
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## 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 The application site is a site allocated for development by the Runnymede 2030 Local Plan, Adopted 16th July 2020 (by Policy SL17).
- 5.4 Runnymede Design SPD 2021
- 5.5 SPGs including but not limited to Thames Basin Heaths Special Protection Area 2008, Affordable Housing, S106 Contributions

## 6. CONSULTATIONS CARRIED OUT

Consultee	Comments
RBC Arboricultural Officer	The amended arboricultural information attached is of high quality and has addressed previous comments. No objection subject to conditions
Natural England	No objection, subject to financial contribution to mitigate against the potential adverse effects of the development on the SPA .
RBC Contaminated Land Officer	No objections to the proposals subject to conditions
SCC County Highway Authority	No objections subject to a financial contribution towards the delivery of necessary mitigation on the A320 and conditions
SCC Lead Local Flood Authority	No objections subject to conditions
SCC Archaeology	No objections to the proposals subject to condition
RBC Drainage Engineer	Concur with the comments made by LLFA
RBC Housing Manager	No objection on the assumption that the scheme is policy compliant in providing 35% Affordable Housing - split 70% rented and 30% shared ownership.
SCC Education Northwest School Commissioning Officer	Requests financial contributions totalling £764,122 (this would now be delivered through CIL)
Surrey Wildlife Trust	The developer should demonstrate that the requirements of National Policy and guidance are complied with and that no aged or veteran trees are to be lost or adversely affected because of the development. A bat roost assessment shall be undertaken, a Sensitive Lighting Management Plan should be submitted, and an updated badger survey undertaken, a detailed reptile mitigation strategy and enhancement plan, and a final consolidated Landscape and Ecological Management Plan based on existing mapping with the Ecological Enhancement Scheme document prior to the commencement of development
Environment Agency	No objections

Northwest Surrey Clinical Commissioning Group (CCG)	Requests financial contributions totalling £118,600.00 (this would now be delivered through CIL)
RBC Green Spaces Team	No objections
RBC Planning Policy	No objections subject to compliance with adopted Local Plan Policies.
Surrey Crime Prevention Design	The development should try to achieve Secure by Design Standards
West Surrey Badger Group	Considers that further surveys should be submitted
Sussex & Surrey Police	Requests a financial contribution totalling £ 14,741.73 (this would now be delivered through CIL)
Highways England	No objections are raised as the trip generation in the submitted Transport Assessment shows a decrease in trips overall when comparing trips from the existing site with the approved care home scheme and proposed residential dwellings.  It should be noted that further comments were requested 18/09/20 due to the passage of time, however none were received.

### 6.1 Representations and comments from interested parties

6.2 25 Neighbouring properties were consulted in addition to being advertised on the Council's website, in the local press, and by notices displayed at the site.

It should be noted that the application was received in 2017, and was not determined as it was local plan dependent. Therefore matters raised (such as it being in the green belt) were correct at the time of consultation but are no longer the case due to the adoption of the local plan. 98 letters of representation have been received since the original submission of the application these are summarised as follows:

- Application is premature as the site is in the Green belt (Officer note: the application and this representation were received pre the adoption of the local plan)
- Overdevelopment
- Construction noise
- Increase in traffic
- Loss of a view
- Loss of light and overshadowing from blocks of flats
- Parking areas would be close to existing back gardens
- Increase in light pollution from the development
- The area will become saturated
- Out of character with the area
- Visual impact on the area
- Crime will increase in the area
- Site is on a gradient so the stability of the ground could be an issue
- Proposed access to Bittams Lane is unacceptable
- Bittams Lane is not suitable for the proposed extra vehicles
- Impact on already oversubscribed services
- No local shops
- Already flooding on the A320 following any rain
- Loss of trees and wildlife
- Increase in pollution which will affect health
- Increase traffic in an already congested area leading to accidents

- Insufficient parking is proposed which will lead to more parking on already busy neighbouring roads
- Emergency vehicles are already at risk of being unable to get through the traffic
- Impact on TPO trees
- Density
- Impact in combination with other developments proposed in the Chertsey area
- Effect on climate change
- Loss of open land
- Impact on care home residents, especially during construction
- Any piling could affect the structure of nearby properties
- Devaluation of property

6.3 Chertsey Society – The land is within the Green Belt, however if the land is released there will still be an impact on the wildlife. There is not enough off-road parking, the local drains already struggle to cope which will be exacerbated by further building and the proposals are out of character with the area.

6.4 Ottershaw Society – No affordable housing is proposed, not enough parking, overdevelopment, effect on protected trees and loss of wildlife. Plans should include increasing/ improving wildlife. Flooding could increase.

6.5 Chertsey South Residents Association – Reducing trees and vegetation will lead to an increase in noise and sound pollution and a loss in wildlife. The current site helps runoff so further development on the site could increase flooding in the area. The housing proposed does not reflect demographic needs of the community or housing needs.

## **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. Since the original submission of the application, the Council has adopted the Runnymede 2030 Local Plan and as such the proposals will be assessed against the new local plan. The site is no longer constrained by the Green Belt designation. 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 considerations are the acceptability of development in this location, the acceptability of the accesses proposed, the impact of the development on the character and visual amenities of the area, including trees, the impact on residential amenity, including noise impacts, affordable housing and infrastructure contributions, issues of traffic, highway safety and parking, contamination, air quality, flood risk and drainage, archaeology, and ecology including species protection and biodiversity of the area. The planning history and comments raised by consultees, and residents are also material planning considerations.

7.2 In making the site allocation, within the Runnymede Strategic Land Availability initial and final Assessments (SLAA 2015-2018), it was clear that there would be insufficient sites within the urban areas of Runnymede to meet development needs over the Plan period (2015-2035). As such, and providing 'exceptional circumstances' could be demonstrated, sites in the Green Belt could be considered for allocation and the Council's preferred approach included allocating the land to the urban area for development through the Local Plan. The application site is included in the Runnymede SLAA (2018) and comprises part of the Chertsey Bittams Resultant Land Parcel (RLP) known as Chertsey Bittams D. The application site is currently a part developed employment site of average quality and was judged to play a limited role with respect to the wider strategic Green Belt and its loss would not harm its overall integrity and was considered to have potential for housing which would contribute to infill development. The Runnymede Site Selection Methodology and Assessment (SSMA-2017) examined potential



development sites for allocation in the Runnymede Local Plan against aspects such as accessibility and constraints, and how each performed against the other and Green Belt purposes and recommended that the site should be allocated for housing. The Runnymede 2017 Site Capacity Analysis suggested that as the site is adjacent to the St Peter's Hospital Complex 100m to the west (albeit separated by Guildford Road) the site could provide for higher density development of between 125-200 units including flatted development which would not be entirely out of context with the wider area, but it would have to demonstrate exceptional and innovative design quality.

- 7.3 The Runnymede 2030 Local Plan was adopted on 16<sup>th</sup> July 2020 and within this Policy SD1 of the Local Plan advises that Chertsey including Chertsey South will require 2,212 net additional dwellings during the period of the Local Plan (2015-2030) and Policy SD2 states that sites listed within this policy are expected to deliver the level of development subject to complying with specific requirements set out in the individual site allocation policy which in this case is Policy SL2 which has allocated the site for development for between 125-200 net dwellings (subject to delivery of necessary mitigation on the A320). The Site is located approximately 2.5km from the centre of Chertsey. The St. Peter's Hospital complex and the Hillswood Business Park is within approximately 600m of the site to the west. The site is 2.5km from the M25 and 2km from Chertsey railway station. As such the site is in a settlement location and has reasonable access to local facilities it is considered to be in a reasonably sustainable location. Given its allocation it is considered that the proposed residential development of the site is acceptable in principle.
- 7.4 The accompanying DAS shows that the density of the proposed scheme is reflective of the character of the nearby St. Peters Hospital and is an appropriate transition from the larger scale buildings west of the site towards the more traditional housing within South Chertsey. The detailed design of the proposed development is a reserved matter for later consideration, but it is considered that, subject to appropriate conditions and adherence to relevant design guides which includes the recently adopted Runnymede Design SPD, this issue could be satisfactorily addressed at the reserved matters stage and would be appropriate for its setting given the local context and the position of the site on the edge of the settlement. For the above reasons the proposals would enhance the character and quality of the area and comply with the requirements of Policy EE1.
- 7.5 Parking is shown to be provided throughout the site predominantly in a mix of undercrofts, small parking courts and on forecourts and the submitted information states that 224 spaces would be provided which complies with the current maximum adopted parking standards, however this would be a reserved matter for later consideration. The Transport Assessment, submitted in support of the application, sets out the anticipated impact on the road network and the County Highway Authority (CHA) considers that improvements will be necessary in order that highway capacity and safety is not compromised significantly, in particular on the A320. The Runnymede Strategic Highway Assessment Report (Oct 2017) raised concerns about the cumulative impacts of development over the period of the Local Plan in the vicinity of St Peter's Hospital, in particular the development sites of St Peter's Hospital, Chertsey Bittams and nearby Longcross South and considered that major investment would be required to mitigate against this impact and ensure that hospital emergency access is not compromised. Since this time the A320 Corridor Study has provided feasibility information on junction improvements along the length of the A320 and in particular towards improvements to the Bittams Lane/St Peters Hospital Access/Guildford Road roundabout junction. The County Highway Authority (CHA) originally requested a financial contribution of £506,000.00 towards such improvements, however following The Infrastructure Delivery & Prioritisation SPD (adopted Nov 2020) which required 100% funding associated with the Housing Infrastructure Fund (HIF) funding to be recovered from developments impacting on the A320 corridor, by using the formula in the SPD, the CHA considered that the development would attract a contribution of £2,967,990.

- 7.6 As a result of the significant increase in the contribution amount the applicant submitted a Viability Assessment where it was concluded that a financial contribution of £1,400,000.00 towards mitigation measures on the A320 would be acceptable (which may reduce to £506,000.00 if ground rents are not chargeable).
- 7.7 In regard to policy SL17 Criteria i) improving the existing public right of way (PROW) in the locality, as the CHA does not consider the proposals would impact on FP56 across St. Peters Way (A320) as it is not likely to be used by future occupiers, no contributions to this are required. A Travel Plan has been submitted with the application which identifies a number of measures to encourage sustainable travel, with a view to reducing car dependency and lessening any impact on the road network. These measures include on site cycle parking, improvements to links to the bus stop and the existing informal crossing over the Guildford Road on the northern arm of the Bittams roundabout.
- 7.8 A Construction Transport Management Plan is required to be submitted in order to ensure the construction process is undertaken in accordance with highway standards and requiring the site to be provided with Electric vehicle charging. An informative is included advising the applicant about the restrictions on hours of construction. The County Highway Authority has raised no objections and as such it is considered that subject to the completion of a Section 106 legal agreement to secure such obligations the scheme satisfies Policies SL17, SD3, SD4 and SD5.
- 7.9 In respect of the proposed access to the site the proposal involves utilising an existing access to the site via the western side of the border of the site with Bittams Lane, as well as creating a new access to the south-eastern edge of the site. This new access would take the form of a simple priority junction with a standard bell mouth arrangement. According to the County Highway Authority Bittams Lane itself has anecdotally been used as a "rat run" for drivers wishing to avoid the Green Lane/Holloway Hill double roundabout junction when travelling between Green Lane and Guildford Road (A320). It has multiple changes in horizontal and vertical alignment along its length and significant narrowing of the carriageway at points. This means that visibility is often restricted for road users, as well as those wishing to access Bittams Lane. However, Bittams Lane does not demonstrate a particular incident black spot when the RTI (Road Traffic Incident) records are interrogated. The proposed access does accord with manual for Street's guidance on visibility splay provision, as demonstrated within the TA. As such the County Highway Authority has raised no objections to the proposals on highway safety or highway generation grounds subject to conditions to ensure adequate visibility splays are provided to ensure safe access from the site to Bittams Lane. It is therefore considered that no additional traffic or highway issues have arisen from this current proposal and the scheme satisfies Policies SL17, SD3 and SD4.
- 7.10 The proposed 35% affordable housing provision is acceptable as it is in accordance with the new Local Plan Policy SL20 and although the final mix of dwelling sizes should be informed by the Strategic Housing Market Assessment (SHMA) as per Policy SL19 and the final number, type and tenure mix need to be agreed, as this proposal is in outline this would be determined at the reserved matters stage. The Council's Head of Housing agrees with the proposed mix of 70% rented and 30% shared ownership units which will be secured through the s106.
- 7.11 The site is subject to Tree Preservation Order no.80 but includes other trees not covered by this. It is considered that there are a number of mature Oaks and Sweet Chestnut ( shown as T58, 87, 101, 102, 103, 104, 106, 128 and 131 on the submitted Parameter plan) that define the character of the whole site and provide a living link to the historic parkland landscape that existed here over hundred years ago, predating the nearby hospital. Therefore, following extensive discussions with the applicant and the Council's Tree Officer it was considered that

irrespective of their current TPO status or whether considered Cat A or B, they should all be retained for their intrinsic value. They are a huge asset that if accommodated appropriately (i.e., given sufficient space, wide viewing angles, communal access) would make the site more desirable to live in than other new developments with fewer, younger, or no established trees of such value.

- 7.12 Therefore, the original plans have been amended to accommodate such trees. The proposed scheme will retain all TPO trees and precautions to ensure that the trees are protected and preserved for the future are proposed which includes tree protection measures implemented in conjunction with the proposals. Consequently, there will be a neutral impact from the project upon the local trees, subject to adhering to normal tree protection and construction techniques. The Design and Access Statement confirms that any potential impact from their removal would be mitigated through replacement planting as part of a detailed landscaping scheme. This can be secured by condition. The proposal has been designed so as to protect existing mature landscaping within the site and the proposed landscaping works are considered to be acceptable. The Councils Tree Officer does not object to the works but recommends conditions for tree protection during the works. The parameter plan demonstrates how development can take place to provide space between buildings and the protected trees and other existing landscape features to ensure adequate amenity for the buildings occupiers and to prevent future pressure for the trees' removal which form part of the character of the area. The proposal therefore complies with policies EE1, EE9 and EE11.
- 7.13 The site is designated as Wood pasture and Parkland Habitat of Principal Importance. It should be acknowledged that Priority Habitats are not protected in their own right like protected species, SSSIs, etc. however, the Local Authority has a statutory duty to have regard to the conservation of biodiversity. Given the likely loss of most of the grassland, there is a possibility that some mitigation will be required, which may include provision of alternative on-site habitats such as green roofs. An Ecological Assessment (dated Oct 2017) has been submitted with the application which considers the ecology of the site. The applicant has submitted reports in respect of surveys undertaken for protected species. In view of the passage of time since the surveys were conducted it is considered prudent that further bat, badger and reptile surveys are undertaken to confirm that changes to the species on site have not occurred prior to construction work being undertaken, this will enable suitable mitigation to be agreed if applicable and this can be secured through condition. Surrey Bat Group has raised no objections to the proposal. Surrey Wildlife Trust recommends conditions be attached requiring the submission of further information on reptiles, landscaping and biodiversity enhancement. Subject to the development following the recommendations in the Ecological Assessment and subject to safeguarding conditions, it is considered that the proposed development can be carried out without any harmful impacts on protected species or habitats and the scheme complies with Policy EE9 and the NPPF.
- 7.14 In terms of recreation, Local Plan Policy SL26 requires the provision of play spaces in new housing developments of 20 dwellings (net) or more. The illustrative Mix will give rise to around 367 occupants. As it is not known yet what the affordable mix will be it is difficult to net off the affordable homes to get a 'market occupancy'. The Fields in Trust (FIT): Beyond the Six Acre Standard (2020) guidance states that for a site up to 200 dwellings should contain 1 Local Area for Play (LAP) at a minimum of 100sqm and 1 Locally Equipped Area for Play (LEAP) at a minimum of 500sqm. As such provision of a LAP and LEAP is suggested with details to follow at RM which should have a total area of at least 600sqm equipped provision which given the level of open space on site appears to be achievable. No objections have been received from the Council's Open Spaces Team. It is considered that the provision can be secured via a condition and the site-specific maintenance contributions can be included in the S106. On this basis it is considered that the proposal would comply with Policy SL26 and that the quantum of development could be achieved whilst providing space for recreation.

- 7.15 In respect of Policy SL17 criteria and the provision of a financial contribution towards the provision of a community hub building and associated infrastructure at Parcel A, Chertsey Bittams, this would be approx. £35,167.00 and delivered through CIL.
- 7.16 The applicant had previously investigated the site in respect of contamination in 2010 (commissioned for commercial use) and the Council's Contaminated Land Officer considers that a revised report considering the new proposed use and placement of garden areas should be commissioned. Subject to this further site appraisal being carried out the Council's Contaminated Land Officer raises no objection. This can be secured by condition.
- 7.17 The application site does not lie in proximity to the M25 AQMA which is approximately 750 metres to the east. The submitted Air Quality Assessment concludes that as the application site has air quality levels being well below the objectives, with the implementation of suitable mitigation measures and good site practice, the overall significance of the impacts could be adequately mitigated and controlled to avoid significant effects. In respect of noise, the Noise Impact Assessment considers that the most likely noise impact on the development would be from traffic, in particularly during the morning and evening peaks. As such, it recommends the installation of double glazing and vents to windows and in particular to the proposed development on the Bittams Lane façade. However, this would be considered and detailed during the reserved matters application which could be dealt with by condition in compliance with the requirements of Policy EE2.
- 7.18 A Flood Risk Assessment was submitted in accordance with the requirements of the NPPF as the site is over 1 ha, including details of Sustainable Urban Drainage. Surrey County Council as Lead Local Flood Authority (LLFA) is satisfied this meets the requirements set out in the technical Standard and Planning Policy Guidance. It is therefore considered that the site is capable of dealing with surface water drainage for the development in a sustainable manner which complies with the NPPF and therefore there are no issues of flooding arising from the proposal. The details of the drainage scheme can be secured by conditions as recommended by the LLFA. The Environment Agency raises no objection, the Council's Drainage Officer also raises no objections and subject to conditions, it is considered that the proposal is acceptable in flooding and drainage terms and complies with Policy EE13 and the NPPF.
- 7.19 As the site is over 0.4ha, Policy EE7 of the Local Plan requires the applicant to carry out an archaeological review of the site. A desk study has been carried out which concludes that although there are no known heritage assets on the site itself, previous discoveries in the vicinity suggest that the site has a moderate to low potential to contain as yet undiscovered archaeological deposits, particularly from the prehistoric and post medieval periods and that further archaeological investigations in the form of a trial trench evaluation are required to clarify the nature extent and significance of any archaeology that may be present. The County Archaeologist has reviewed the study and agrees with the recommendations of the assessment and considers that it would be reasonable and proportionate to secure the evaluation and any further works which can be dealt with by condition in compliance with the requirements of Policy EE7.
- 7.20 The proposed development will have impacts on local infrastructure of education, health, Police and SANGS. The Surrey Education Authority have requested contributions towards primary, secondary and early year's education. Northwest Surrey Clinical Commissioning Group (CCG) and Surrey & Sussex Police have also requested contributions which will all now be delivered through CIL in compliance with Policy SD7.
- 7.21 A contribution of £ 463,262.28 is also required towards the provision of SAMM in accordance with the Council's Adopted SPG and appropriate contribution towards the provision of SANGS or other suitable mitigation. As competent authority the Council's appropriate assessment is that the contributions in line with the agreed strategy with Natural England harm to protected

species can be avoided and mitigated by the provision of SANGs. The Council has available capacity to accommodate this development subject to appropriate payments for delivery and maintenance. Subject to securing these contributions to infrastructure improvements by way of a s106 agreement and conditions as appropriate, it is considered that the proposal would address the impacts of the development on local infrastructure, mitigate the impact arising from the development on the Thames Basin Heath Special Protection Area, and ensure that the proposal would have a mixed community in accordance with the Council's policies and the NPPF in compliance with Policy EE10.

7.22

The applicant has submitted an Energy Assessment which indicates that solar pv panels could be installed in the development to provide renewable energy. New Policy SD8 promotes renewable energy and requires a minimum of 10% of the development's energy needs to be supplied by renewable and/or low carbon sources and new policy SD7 promotes sustainable design. However, no further details of measures have been provided and conditions are recommended to secure this and in respect of water efficiency, and the proposal complies with the policies SD7 and SD8 and the NPPF.

7.23

The application has been the subject of a substantial number of objections and the planning issues raising concerns have been discussed above. Many letters of objection have raised concerns about density which are responded to as follows; The application site now benefits from a site allocation in the adopted Local Plan for a minimum of 125 units. The scheme is for a development of 'up to' 200 dwellings, however this in outline and is just agreeing the access into the site and the principle of such development with the future reserved matters application needing to comply with the recently adopted Runnymede Design SPD and the recently adopted Runnymede 2030 Local Plan. With regards to concerns over parking on Bittams Lane and surrounding roads, the quantum of parking proposed within the development provides a balance between RBC and SCC parking requirements. Therefore, there should be no demand for parking on the surrounding roads. Any application for less than 125 homes would be contrary to policy and be contrary to the NPPF's stipulation that development makes 'efficient use of land'.

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

8.1 In line with the Council's Charging Schedule the proposed development would 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 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 This is a site allocated for development by the Runnymede 2030 Local Plan (by Policy SL2). The quantum of development proposed makes an efficient use of an appropriate site and is not considered to be harmful to the character of the area. The traffic and highway safety aspects of the application have been reviewed by the County Highway Authority who raises no objections and conclude that the proposed access is safe, and no harmful impacts would arise in respect of the highway network in the area. No other technical planning issues have been identified that would prevent planning permission being granted in accordance with the development plan and the NPPF.
- 10.2 The development has been assessed against the following Development Plan policies – SD1, SD2, SD4, SD5, SD7, SD8, SL17, SL19, SL20, SL26, EE1, EE2, EE7, EE9, EE10, and EE13 of the Runnymede 2030 Local Plan of the Runnymede Borough Local Plan Second Alteration April 2001, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

## 11. FORMAL OFFICER RECOMMENDATION

### Recommendation Part A:

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

SANG/SAMM (TBHSPA) financial contribution of £463,262.28

1. The provision of 35% Affordable Housing Units – comprising an overall mix of 70% affordable housing units for rent and 30% Affordable ownership units
2. Secure management arrangements for the maintenance of the open space and equipped play space
3. Transportation improvements and contributions, including:
  - a) A financial contribution of £1,400,000.00 towards mitigation measures on the A320 which may reduce to £506,000.00 if ground rents are not chargeable
  - b) Travel plan auditing fee of £6150
  - c) Improvements to cycle and pedestrian access to the Guildford Road bus stop and informal crossing adjacent to the bus stop and hospital
  - d) Improvements to the St Peters Hospital access/Guildford Road/Bittams Lane roundabout junction.

The final s106 planning obligation will also need to describe the phasing and split of payments in order that the issues to be resolved by the relevant obligations can be properly assigned to the elements of the development giving rise to them. All figures and contributions will also need to be finalised in negotiation with the applicant and relevant consultees and final authority in these negotiations is given to the CHDMBC.

And the following conditions:

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

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

Reason: To comply with Article 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2010.

## 2 Reserved Matters

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

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

## 3 List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans and documents Planning Statement, Design and Access Statement, Landscape and Visual Impact Assessment, Ecological Assessment, Environmental Noise Impact Assessment, Transport Assessment, Flood Risk Assessment, Sustainable Drainage Statement, Outline Energy Assessment, Air Quality Impact Assessment, Preliminary Ground Investigation, received 09/10/17, Location Plan A-02-002 Rev P1 received 18/10/17, Archaeological Assessment received 20/12/17, Mayer Brown Framework Travel Plan Jan 2018 received 30/01/18, Existing Site plan A-020-010 received 01/08/18, MBSK180802-1, MBSK180802-2, received 06/08/18, A-012-013 Rev D, A-02-020, received 31/01/19, A-02-100 Rev G received 02/05/19, Arboricultural Report 160626-PD-11b (April 2019), 160626-P-12 received 01/05/19

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

## 4 External Materials

No development above slab level shall commence until details of the materials to be used on the external surfaces of the dwellings have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.

Reason: In the interests of the visual amenities of the area. Relevant Policy - Local Plan EE1.

## 5 Finishing Materials

No development above slab level shall commence until a specification of all the finishing materials to be used in any hard surfacing on the application site have been submitted to and approved in writing by the Local Planning Authority and thereafter undertaken in accordance with the approved scheme.

Reason: In the interests of the visual amenities of the area and the character and appearance of the area. Relevant Policies - Local Plan EE1

## 6 Tree retention

No tree to be retained in accordance with the approved plans (hereafter known as retained trees and including offsite trees) shall be cut down, uprooted or destroyed and no works to the above or below ground parts of the trees in excess of that which is hereby approved shall be carried out without the written approval of the Local Planning Authority until the expiration of five years from the date of completion of the development. If, within this time, a retained tree is pruned not in accordance with BS3998, removed, uprooted, damaged in any way, destroyed or dies, replacement trees shall be planted at the same place, sufficient to replace the lost value of the tree as calculated using an amenity tree valuation system, unless otherwise agreed in writing by the Local Planning Authority. The number, size, species, location and timing of the replacement planting shall be as specified by the Local Planning Authority.

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

## 7 Tree planting

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

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

Reason: To mitigate the loss of tree cover, to protect and enhance the appearance and biodiversity of the surrounding area, to ensure that replacement trees, shrubs and plants are provided and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

## 8 Tree replacement

If within a period of five years from the date of the planting of any tree, shrub or plant, that tree, shrub or plant or any tree, shrub or plant planted in replacement for it, is removed, uprooted, destroyed, dies or becomes seriously damaged or defective, another tree, shrub or plant of the same species and size as that originally planted, shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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



9 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, an updated Tree Protection Plan shall be submitted to the Local Planning Authority for approval and then subsequently approved tree protective measures shall be installed in accordance with the approved Tree Protection Plan. Once in place, photographic evidence of the protective measures shall be submitted to the Local Planning Authority (LPA) for approval.

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

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

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

10 Trees Working Procedures

No development including groundworks and demolition shall take place and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until a pre-commencement meeting has been held on site and attended by a suitable qualified arboriculturist, representative from the Local Planning Authority and the site manager/foreman. To agree working procedures and the precise position of the approved tree protection measures or/and that all tree protection measures have been installed in accordance with the approved tree protection plan ref: 160626-P-12. The tree protection measures shall be maintained for the course of the development works. To arrange a pre-commencement meeting please email [planning@runnymede.gov.uk](mailto:planning@runnymede.gov.uk) with the application reference and contact details.

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

11 Landscape Management Plan

An Arboricultural Maintenance Plan and Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas other than small, privately-owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority before occupation of the development. The landscape areas shall be managed and maintained thereafter in accordance with the agreed landscape management plan.

Reason: To protect the trees to be retained and enhance the appearance of the surrounding area, to ensure that replacement trees, shrubs and plants are provided and to protect the appearance of the surrounding area and to comply with Policies EE1, EE9, and EE11 of the Runnymede 2030 Local Plan and guidance in the NPPF.

12 SuDS (scheme for approval - pre-development)

The development hereby permitted shall not commence (excluding any site clearance, demolition or ground investigation works) until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a. detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- b. details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.
- c. details of drainage management responsibilities and maintenance regimes for the drainage system.
- d. a plan showing exceedance flows (i.e., during rainfall greater than design events or during blockage) and how property on and off site will be protected.

Reason: To ensure that the design meets the national Non-Statutory Technical Standards for SuDS and that the final drainage design does not increase flood risk on or off site and to comply with Policies SD7, EE12 and EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

13 SuDS (verification)

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

Reason: To ensure that the drainage system is constructed to the national Non-Statutory Technical Standards for SUDS and to comply with Policies SD7, EE12 and EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

14 Land Affected by Potential Contamination

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

by the local planning authority in writing until Condition (iv) has been complied with in relation to that contamination.

(i) Site Characterisation

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

(a) a survey of the extent, scale and nature of contamination;

(b) an assessment of the potential risks to:

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

(ii) Submission of Remediation Scheme

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

(iii) Implementation of Approved Remediation Scheme

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

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

(iv) Reporting of Unexpected Contamination

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

form of a Remediation Strategy which follows DEFRA CLR11 approaches. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme, a validation (verification) plan and report must be submitted to and approved in writing by the Local Planning Authority in accordance with Condition (iii)

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

15 Electric vehicle charging points

The development hereby approved shall not be occupied unless and until at least 20% of the available parking spaces for flats and until each of the proposed houses are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32-amp single phase dedicated supply). In addition, a further 20% of the available spaces shall be provided with a power supply (feeder pillar or equivalent) permitting future connection for electric vehicle charging. The charging points shall be retained for the lifetime of the development.

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

16 Access

The development hereby approved shall not be first occupied unless and until

- the proposed new access to Bittams Lane and
- improvements to cycle and pedestrian access to the Guildford Road bus stop and informal crossing adjacent to the bus stop and hospital have been constructed in accordance with a scheme or schemes to be submitted to and approved in writing by the Local Planning Authority.

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

17 Parking

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for vehicles and cycles to be parked and for the loading and unloading of number vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. All cycle parking shall be secure, covered and lit. Thereafter the parking / loading and unloading / turning areas shall be retained and maintained for their designated purposes.

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

18 Construction Management Plan

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

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

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

19 Travel Plan

Three months prior to the occupation of the development a Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's "Travel Plans Good Practice Guide" and in general accordance with the Framework Travel Plan dated January 2018. And then the approved Travel Plan shall be implemented on occupation and for each and every subsequent occupation of the development, and thereafter maintained and developed to the satisfaction of the Local Planning Authority.

Reason: To encourage active and sustainable travel and to avoid harmful impacts on air quality and to comply with Policies SD3 and EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

20 Ridge Heights

The highest part of the development hereby permitted shall not exceed the height of the ridge of the full 2 storey properties abutting the site along Hillcrest Avenue and Waverley Drive.

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

21 Protected Species

No development shall take place and no trees shall be felled until further bat and badger surveys have been conducted which shall include a PRF inspection survey, Sensitive Lighting Management Plan and the findings of the surveys, and any recommended mitigation, submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the measures as approved.

Reason: To protect the habitat of bats and badgers and the ecological value on the site and to comply with Policy EE9 of the Runnymede 2030 Local Plan and guidance within the NPPF.

22 Reptile Mitigation

No development shall take place until a detailed reptile mitigation strategy and enhancement plan has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the measures as approved.

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

23 Biodiversity

As part of the Reserved Matters application(s) a landscape and ecological management plan (LEMP) shall be submitted and agreed by the Local Planning Authority. The LEMP shall be based on an overarching plan for the whole site and include the following detailed information:

A biodiversity enhancement scheme to include a description and evaluation of features to be managed.

A biodiversity net gains calculation using a recognised metric.

Ecological trends and constraints on site that might influence management.

Aims and objectives of management.

Appropriate management options for achieving aims and objectives.

Prescriptions for management actions.

Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).

Details of the body or organisation responsible for implementation of the plan.

Ongoing monitoring and remedial measures.

The LEMP will be implemented as approved.

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.

24 Renewable Energy

Prior to the first occupation of the development hereby approved, details of the chosen renewable energy/low carbon technology to be used, along with calculations demonstrating that 10% of the predicted energy consumption would be met through renewable energy/low carbon technologies shall be submitted to and approved in writing by the Local Planning Authority (LPA). Development shall be carried out in accordance with the approved details and thereafter retained, maintained and operational unless otherwise agreed in writing by the LPA.

In the event of air or ground source heat pumps being the chosen renewable energy measure, details shall be submitted to and approved in writing by the LPA prior to installation. Details shall include acoustic data to demonstrate that there will be no increase in the background noise level and that there will be no tonal noise emitted from the unit, as well as details of the location of the unit(s) and the distance to the closest dwelling.

Reason: To ensure that a minimum of 10% of the energy requirement of the development is produced by on-site renewable energy sources/low carbon technology and to protect the amenities of occupiers of nearby properties and to comply with Policy SD8 of the Runnymede 2030 Local Plan and guidance within the NPPF.

25 Archaeological Work

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

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

26 Open Space

Prior to the commencement of above ground works, details of the provision of open space to include a Local Area for Play (LAP) at a minimum of 100sqm and 1 Locally Equipped Area for Play (LEAP) at a minimum of 500sqm which should have a total area of at least 600sqm equipped provision for children and teenagers, to be incorporated within the development, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include measures for management and maintenance, and the scheme shall be implemented fully in accordance with the approved details and retained for the lifetime of the development.

Reason: To ensure the development includes high quality open spaces to enhance the health and well-being of the future occupiers of the development and to comply with Policy SL26 of the Runnymede 2030 Local Plan and guidance in the NPPF.

27 Provision of LEAP and LAP

No development shall commence until details of the siting, size and design of the children's play area(s) (LEAP and LAP) have been submitted to and approved in writing by the Local Planning Authority. The play areas shall be provided in accordance with the approved details before any part of the development is first occupied and retained.

Reason: In the interests of amenities of future occupiers of the area. Relevant Policies - Local Plan SL17.

28. Water Efficiency

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

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

29. Construction and Environmental Management Plan

Prior to the commencement (including demolition) an Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust generation and impacts on air quality, debris on the highway, site lighting, ecology and procedures of maintaining good public relations including complaint management, public consultation and liaison. Thereafter the Development shall be undertaken entirely in accordance with the approved plan.

Reason: To protect the environmental interests and amenity of the area and for highway safety

Gates and accessibility

30. No gates shall be provided across the vehicular entrance to the development. There shall also be no lockable gate to pedestrian access points.

Reason: To protect the visual amenities of the area and to promote inclusive communities in accordance with the NPPF.

Informatives:

- 1 Summary of Reasons to Grant Consent  
The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.
- 2 The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council
- 3 Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway
- 4 The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme> . The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice)
- 5 The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149)
- 6 The developer is advised that a standard fee may be charged for input to, and future monitoring of, any Travel Plan.
- 7 The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to streetlights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment
- 8 The developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey should conform to a TRICS Multi-Modal Survey format consistent with the UK Standard for Measuring Travel Plan Impacts as approved by the Highway Authority. To ensure that the survey represents typical travel



patterns, the organisation taking ownership of the travel plan will need to agree to being surveyed only within a specified annual quarter period but with no further notice of the precise survey dates. The Developer would be expected to fund the survey validation and data entry costs.

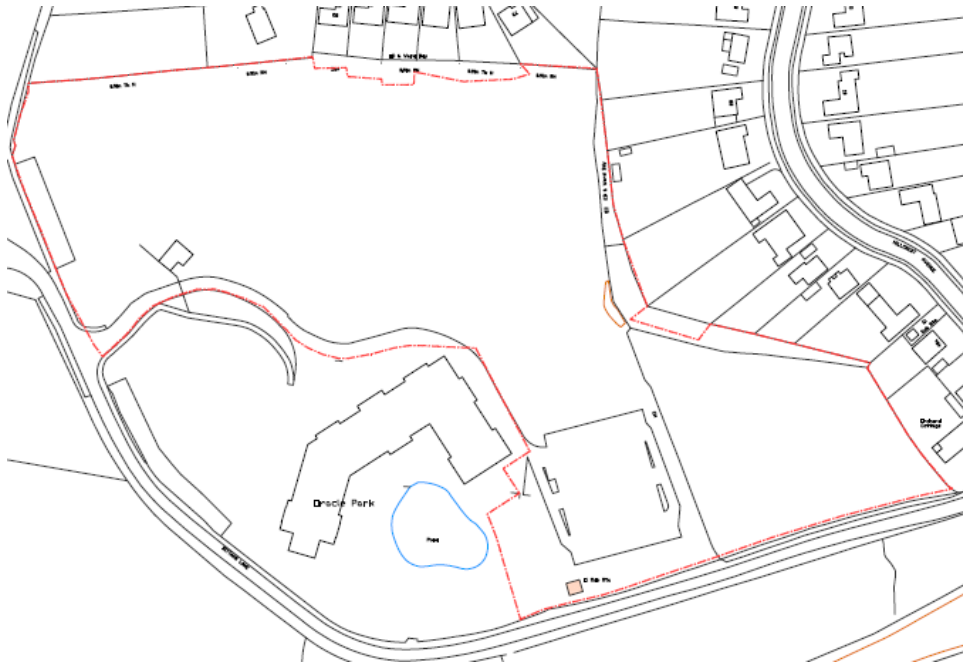
- 9 Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
- 10 Many trees contain wildlife such as bats and nesting birds that are protected by law. The approval given by this notice does not override the protection afforded to these species and their habitats. You must take any necessary steps to ensure that the work you are carrying out will not harm or disturb any protected species or their habitat. If it may do so you must also obtain permission from Natural England prior to carrying out the work. For more information on protected species please go to [www.naturalengland.gov.uk](http://www.naturalengland.gov.uk)
- 11 It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to:  
<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
- 12 Unless it can be demonstrated that it is unfeasible to do so the applicant shall achieve compliance with Part M4(2) of the Building Regulations with 5% of dwellings achieving Part M4 (3).
- 13 The applicant is advised to incorporate into the development the principles and practices of the 'Secured by Design' scheme in consultation with the Designing Out Crime Officer.
- 14 The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-  

8.00am - 6.00pm	Monday to Friday
8.00am - 1.00pm	Saturday and not at all on Sundays and Bank Holidays.

#### **Recommendation Part B:**

The CHDMBC be authorised to refuse planning permission should the S106 not progress to his satisfaction or if any significant material considerations arise prior to the issuing of the decision notice that in the opinion of the CHDMBC would warrant refusal of the application. Reasons for refusal relating to any such matter are delegated to the CHDMBC.

Site Location Plan



Proposed Access onto Bittams Lane



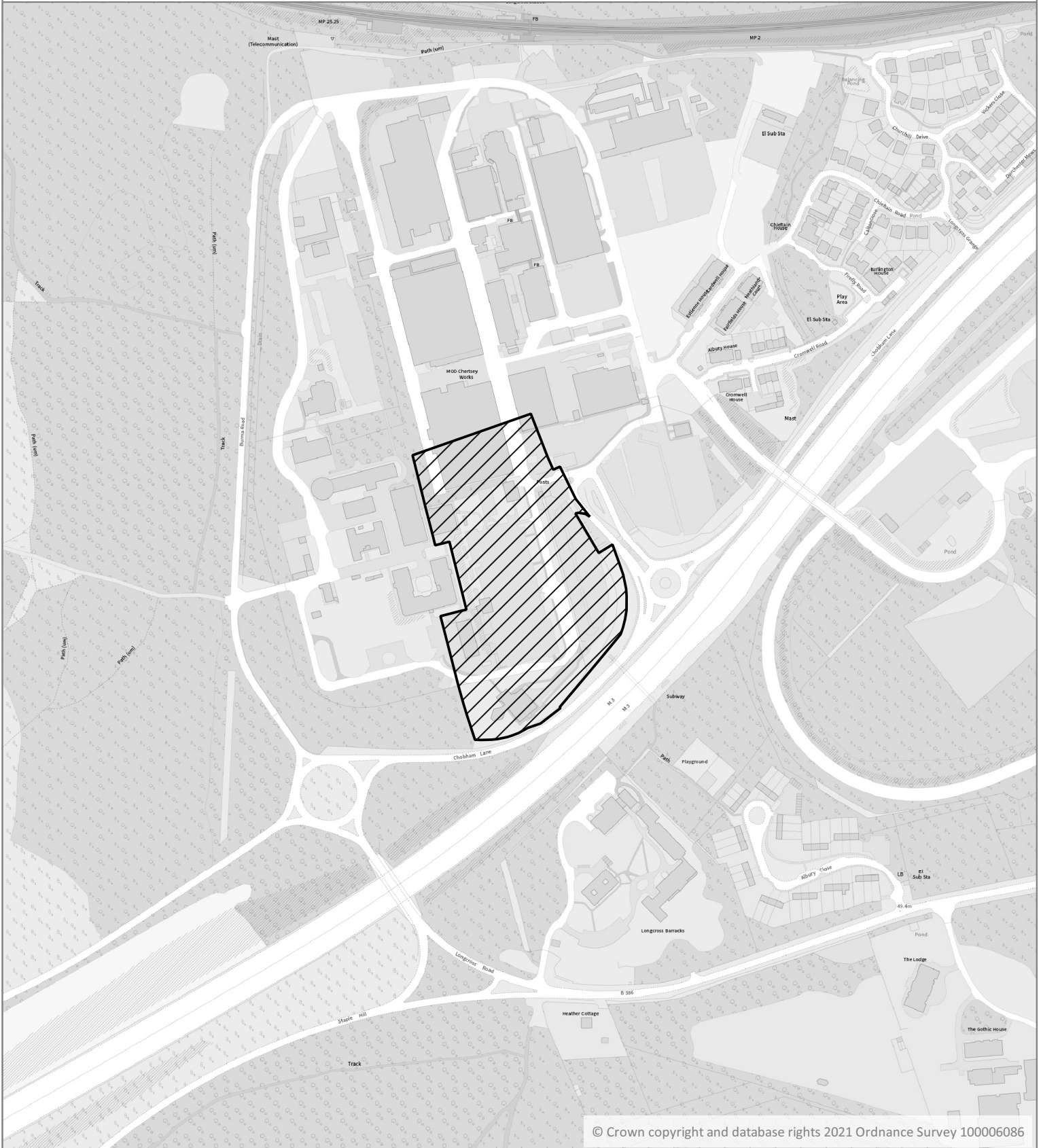
Illustrative Masterplan





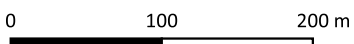
Date: 03/11/2021

**Upper Longcross, Chobham Lane, Longcross**



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Scale: 1:5,000



**RU.21/0780**



**COMMITTEE AGENDA REFERENCE: 6B**

<b>APPLICATION REF:</b>	<b>RU.21/0780</b>
<b>LOCATION</b>	Upper Longcross, Chobham Lane, Longcross, KT16 0EE
<b>PROPOSAL</b>	Phase 3 Reserved Matters application for the development of a data centre campus comprising: a) A building(s) for data storage and processing, associated cooling infrastructure, ancillary office and technical space and roof mounted PV cells; b) Energy Centre Building; c) Stand-By Generators and fuel storage; d) HV Sub-Station; e) visitor reception centre; 3 f) hard and soft landscaping and g) new roads, paths and yards and the provision of parking for cycles, cars and commercial vehicles, and requiring: h) site preparation and earthworks, i) drainage and associated infrastructure works (including SUDS), j) the erection of walls (including retaining walls) and fences, k) the installation of external lighting and necessary physical security systems, and l) other enabling works required during the construction and operation of the data centre campus The application forms part of phase 3 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the Longcross North site)
<b>TYPE</b>	Reserved Matters
<b>EXPIRY DATE</b>	09/08/2021
<b>WARD</b>	Longcross, Lyne and Chertsey South
<b>CASE OFFICER</b>	Melissa Gale
<b>REASON FOR COMMITTEE DETERMINATION</b>	Major Application (Complex Planning History)
<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 planning permission subject to conditions</b>

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

- 2.1 The Longcross North site (33.6ha) forms the northern part of the former Defence Evaluation & Research Agency (DERA) facility which also extends south of the M3 motorway. It is accessed off Chobham Lane via a newly constructed roundabout pursuant to permission granted in 2012 (RU.12/0946). The western (7.7ha) extent of the former DERA site falls within Surrey Heath Borough Council jurisdiction, with Burma Road and Chobham Common beyond. The site is approximately 6km to the west of Chertsey, 2.5km to the northeast of the village of Chobham, with access to Longcross Station to the north. Virginia Water and the Wentworth Estate settlements and golf club lie north of the railway line.
- 2.2 The 'Longcross North' site received hybrid planning permission in August 2014 for mixed use redevelopment pursuant to planning permission reference RU.13/0856 (the 'Hybrid permission'). Amended by RU.16/0584 to remove Condition 32 and more recently under RU.20/0729 to extend the timescale for the demolition of buildings. Phase 1 development, comprising 108 dwellings, is now completed, and occupied, accessed directly off Chobham Lane. Phase 2 development comprising a mixed-use Discovery Building (1,265sqm of mixed class E, F1 and sui generis commercial uses) and 78 residential apartments is under construction and nearing completion. Whilst reserved matters approval has also been granted for Phase 2 office development of approximately 16,765sqm. The remainder of Longcross North has permission to deliver a 3rd phase of commercial development (up to 62,260sqm B1 employment, 36,000sqm data centre use and remaining ancillary uses not delivered in Phase 2). Many former DERA buildings remain in active use by the Longcross Film Studios, including buildings outside the application site within the Surrey Heath land.
- 2.3 The current application relates to an area of 4.1 hectares which forms just part of the third phase area of the Longcross North hybrid permission. This area of the site also falls within the designated Enterprise Zone comprising part of the Enterprise M3 area. The site is bound to the south by Chobham Road and to the east by the main vehicular entrance which serve Longcross North from the roundabout junction on Chobham road. To the north and west of the application site area are a number of buildings comprising part of the former DERA site and now in use as Longcross Studios. The application site area has been previously cleared with former buildings demolished and currently comprises an exposed concrete slab in the middle of the site. To the west, the land slopes upwards to adjacent studio land with land to the west lying within the neighbouring Borough of Surrey Heath. Beyond Burma Road to the west is Chobham Common which is a designated Site of Special Scientific Interest, Special Protection Area and Special Site of Conservation.

### **3. APPLICATION DETAILS**

- 3.1 This is a Reserved Matters application relating to part of the Phase 3 site area of the Longcross North development as described above. The application seeks consent for the outstanding reserved matters details of external appearance, scale, layout and landscaping for the development of a data centre campus comprising:
- a) Buildings for data storage and processing, associated cooling infrastructure, ancillary office and technical space and roof mounted PV cells;
  - b) Energy Centre Building,
  - c) Stand-By Generators and fuel storage,
  - d) HV Sub-Station,

- e) Visitor reception centre,
  - f) Hard and soft landscaping,
  - g) New roads, paths and yards and the provision of parking for cycles, cars and commercial vehicles,
  - h) Site preparation and earthworks,
  - i) Drainage and associated infrastructure work (including SUDS),
  - j) The erection of walls (including retaining walls) and fences,
  - k) The installation of external lighting and necessary physical security systems, and
  - l) Other enabling works required during the construction and operation of the data centre campus.
- 3.2 The main Data Centre building would occupy a large proportion of the site, comprising space for two linked data centres with each accommodating two floors of data handling space on first and second floor and with plant rooms on ground floor. Office space is accommodated at both northern and southern ends of the building across each floor. Within the centre of the building connecting the two data centre blocks would be support facilities including offices, welfare facilities and loading facilities. The building would measure 49m in width with a 11m external gantry each side creating a total width of 71m and total length of 151m. The building would have a maximum height to top of parapet of 19.75m. The building is designed with a cooling system to efficiently control temperatures inside the building and the elevational treatment is designed with bladed screens. The northern and southern elevations include glazed offices and the central entrance enables a varied elevational treatment which helps separate and adds visual interest to the expanse of the elevation. The building includes a green living wall on the northern and southern elevations which further adds visual interest to the building.
- 3.3 The data centre is a secure space for the operation of computer servers. It provides facilities for multiple companies or organisations to locate their data functions within the building and in a secure environment. Standby generators are required to ensure uninterrupted provision is secured.
- 3.4 The proposed energy centre contains the electrical equipment and generators to serve the data centre. It would be located to the west and rear of the data centre building and as such would be largely screen from view. The building will be three storeys in height at 19.15m height to top of parapet (68.35 AOD). It would be clad in a composite metal cladding system with a horizontal feature band to help break the visual mass of the building.
- 3.5 Stand by generators are proposed close to the western boundary of the site and alongside the embankment and proposed retaining wall. The application advises that they will only be used should grid power fail or for short periods of testing. The generators would be contained within acoustic enclosures which will be grey metal clad. The height to roof level is 8.9m but will include cooling plant and flues which would have a maximum height of 20m (69.5m AOD).
- 3.6 A sub-station would be located towards the southern part of the site and would include a fenced compound. The switch room building would measure 15m by 25.5m and 12m in height with a shallow pitched roof. The building would be constructed in a metallic light grey metal wall and roof cladding system. The compound would include 2 external

transformers and would be enclosed by a palisade fence approximately 2 – 2.4m in height.

- 3.7 The visitor reception centre is a single storey building located adjacent to the entrance to the east of the site, providing the main security control point and includes a reception area and office. It would measure 13.2m by 7.5m, with a height of 4m, and will be clad in modular bronze coloured rainscreen panel system with glazing to southern elevation
- 3.8 The application proposes a total of 58 parking spaces which include 6 disabled spaces and 15 with electric charging points. A cycle shelter is proposed to secure 15 cycle parking spaces. A Travel Plan has been submitted with the application.
- 3.9 The nature of the proposed development requires a secured site and as such the application includes an outer boundary campus fence which includes vehicle gates and pedestrian turnstiles at the sites entrance. This would comprise a 2.4m high green welded mesh panel fence. In addition, extending around the site’s boundary is a hostile vehicle mitigation barrier flex and bollards. An inner boundary welded mesh panel fence is also proposed at 4m height. The application includes a comprehensive landscaping scheme for the site retaining existing trees to the south eastern boundary together with new planting. Given the change in land levels to the west of the site a retaining wall is proposed to the western boundary of the site varying in height as reflected by land levels.
- 3.10 A number of supporting documents have been submitted with the application which include Design and Access Statement, Landscape Masterplan, Ecology Statement, Transport Statement, Air Quality Assessment, Flood Risk Assessment and Drainage strategy, Energy Statement and Plant Noise Assessment. An updated Transport Assessment has been provided to address to comments of Surrey County Highways Authority.

#### 4. RELEVANT PLANNING HISTORY

- 4.1 There is a long planning history relating to the site, most of which relates to the former use of the site by the Ministry of Defence. The most relevant planning history to the determination of this application is set out below:

Reference	Details
RU.13/0856	Hybrid planning application for the demolition of existing buildings and redevelopment of the site to provide; up to 79,025sqm (GEA) of Class B1 employment uses (including parking); up to 36,000sqm (GEA) of sui generis Data Centres use (including ancillary facilities and parking); up to 200 dwellings, including a detailed first phase comprising 108 dwellings (comprising 13 x two bed, 26 x three bed, 21 x four bed and 13 x five bed dwellings; 8 x one bed apartments and 23 x two bed apartments; and 2 x one bed FOGs and 2 x two bed FOGs); roadways driveways and pavements; fencing and walling; up to 6,300sqm (GEA) of ancillary uses, including Class A1 - A5 uses (i.e. retail uses, cafe/restaurants and a public house up to 1,550sqm GEA), Class D1 uses (i.e. childcare facilities up to 600sqm GEA); Class D2 uses (i.e. Health and Leisure (up to 1900sqm GEA); the creation of Publicly Accessible Open Space (PAOS), ecological habitats, general amenity areas ( including informal and formal open spaces), equipped play areas and landscaped areas; new vehicular accesses from the existing public highway network; vehicle and cycle parking; bin stores; landscape compound; car parking (for railway station); electricity substations; lighting; drainage and associated infrastructure works, including sustainable drainage systems (SUDS); a foul pumping station; an acoustic fence and associated engineering and service

	operations
RU.16/0584	Removal of condition 32 (requirement to improve junction at A30 London Road/Broomhall Lane/Chobham Road) of planning permission RU.13/0856 (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works. Granted June 2016.
RU.17/1191	Reserved Matters application for the development of a 3 storey building (Focal Building) totalling 1,265sqm (GEA), including up to 1,263sqm of A1-A5 uses, up to 1,263sqm of B1 employment uses (including marketing suite), up to 600sqm of D1 uses and up to 838sqm of D2 uses; general amenity areas; vehicle parking; cycle parking; associated planting and structural landscaping; works associated with the main pond; fencing and walling; pavements and footpaths; bin store; external lighting; drainage and associated infrastructure works (including SuDS). This application forms part of Phase 2 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works). Granted 8th December 2017.
RU.17/1307	Phase 2 reserved matters application for the development of two 4 storey office buildings to create 16,765 sqm (GEA) of B1 office floorspace; erection of decked car park with 5 split levels; extension of existing access to Chobham Lane; vehicle parking; cycle parking; associated planting and structural landscaping; fencing and walling; pavements and footpaths; bin store; external lighting; drainage and associated infrastructure works (including SuDS); M&E plant and plant rooms/enclosures; and demolition of existing buildings. The application forms part of phase 2 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works). Granted 8th December 2017.
RU.17/1295	Phase 2 reserved matters application for the development of one part 4/part 5 storey residential building, one 5 storey residential building and one 4 storey residential building comprising 78 dwellings (comprising 18 x one bed apartments and 60 x two bed apartments); general amenity areas; vehicle parking; cycle parking; associated planting and structural landscaping; fencing and walling; pavements and footpaths; bin stores; external lighting; drainage and associated infrastructure works (including SUDS). The application forms part of phase 2 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works)(Amended Plans). Granted 15th February 2018.



RU.20/0729	Variation of condition 9 of hybrid planning permission RU.13/0856 (as amended by RU.16/0584) to extend the demolition time limit applicable to the upper western plateau buildings (mainly within Surrey Heath Borough Council land) from 3 years to 7 years (Hybrid planning application for the demolition of existing buildings and redevelopment of the site to provide; up to 79,025sqm (GEA) of Class B1 employment uses (including parking); up to 36,000sqm (GEA) of sui generis Data Centres use (including ancillary facilities and parking); up to 200 dwellings, including a detailed first phase comprising 108 dwellings (comprising 13 x two bed, 26 x three bed, 21 x four bed and 13 x five bed dwellings; 8 x one bed apartments and 23 x two bed apartments; and 2 x one bed FOGs and 2 x two bed FOGs); roadways driveways and pavements; fencing and walling; up to 6,300sqm (GEA) of ancillary uses, including Class A1 - A5 uses (i.e. retail uses, cafe/restaurants and a public house up to 1,550sqm GEA), Class D1 uses (i.e. childcare facilities up to 600sqm GEA); Class D2 uses (i.e. Health and Leisure (up to 1900sqm GEA); the creation of Publicly Accessible Open Space (PAOS), ecological habitats, general amenity areas (including informal and formal open spaces), equipped play areas and landscaped areas; new vehicular accesses from the existing public highway network; vehicle and cycle parking; bin stores; landscape compound; car parking (for railway station); electricity sub-stations; lighting; drainage and associated infrastructure works, including sustainable drainage systems (SUDS); a foul pumping station; an acoustic fence and associated engineering and service operations).).
RU.20/1206	Hybrid planning application: full planning application for a re-configured discovery building car park (to that approved under RU.17/1191); retention of the stage 2 building and associated hardstanding; Outline planning permission sought for proposed sports provision, public open space and associated landscaping; vehicular access, drop-off and car parking to the railway station; and associated engineering works (all matters reserved) and proposed security fence (all matters reserved except layout).(Amended Plans 2.11.20)
RU.21/1267	Reserved matters application for the extension of The Boulevard access with associated planting and structural landscaping, pavements and footpaths, external lighting, drainage and associated infrastructure works. The application forms part of Longcross North planning permission RU.20/1206 (Hybrid planning permission for re-configured discovery building car park, retention of stage 2 building, sports provision, public open space, vehicular access and parking and associated engineering works) Granted 8th July 2021 – Under consideration
RU.21/1617	Prior notification of Proposed Demolition under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2 Part 11 Class B for the demolition of Building Slabs 43, 60, 60B, 61, 94, 95, 96, 97, 98, 99, 100, 101, 108 and 114 - Under consideration.
	In addition to the above decisions, numerous condition discharge applications and several non-material amendment applications have been determined in respect of the delivery of Phase 1 and Phase 2

	development on the North site, pursuant to the Hybrid Consent. These do not have direct relevance to the current application.
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## 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, however key Local plan policies which apply to this application include: SD2 (Site allocations); SD4 (Highway Design Considerations); SD9 (Longcross Garden Village); EE1 (Townscape and Landscape Quality); EE2 (Environmental Protection); EE9 (Biodiversity, Geodiversity and Nature Conservation); EE10 (Thames Basin Heaths Special Protection Area).
- 5.3 SPGs which might be a material consideration in determination:  
Runnymede Design Guide 2020

## 6. CONSULTATIONS CARRIED OUT

### Consultees responses

Consultee	Comments
<b>Surrey County Highways Authority</b>	Initial comments made in respect of draft Travel Plan with amendments recommended. In addition, S106 contributions are recommended towards a 5 year bus service/ Demand Responsive Transport provision and Travel Plan Auditing fee.  <b>Note: Updated Transport Assessment with Travel Plan received and has been sent to CHA for comment.</b>
<b>LLFA</b>	The LLFA have reviewed the additional drainage Technical Design Note submitted and confirm that they are satisfied with the proposed drainage scheme subject to suitably worded conditions to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.
<b>RBC Drainage</b>	No objection to the proposed drainage principles outlined within the document, which presents a number of options with the final drainage strategy to be confirmed once infiltration tests have been undertaken for the site. Condition recommended.
<b>Surrey CC, Historic Environment Planning: Archaeology</b>	No archaeological concerns in this case.
<b>RBC Environmental Protection</b>	Additional information submitted in response to initial comments raised by Environmental Health Officer.  In response to additional information, it is advised that there are two main noise sources from the standby generator and from

	fixed/operating plant. Reference is made to requirements of Condition 31 of the hybrid permission which sets noise levels in respect of any generator or similar plant.
<b>RBC Contaminated Land Officer</b>	Condition Recommended
<b>Surrey Wildlife Trust</b>	A condition to secure a CEMP prior to construction of the development. In addition, a condition is recommended to secure a Landscape and Ecological Management Plan (LEMP) based on the proposed impact avoidance, mitigation and enhancement measures specified in Section 6 of the Ecological Report.
<b>West Surrey Badger Group</b>	The badger sett appears to be outside of the development and will not be affected by any works.
<b>Highways Agency in England</b>	No objection
<b>Environment Agency</b>	No comment
<b>Local Enterprise Partnership (LEP)</b>	No comments received
<b>Thames Water</b>	Water supply comes within the area covered by Affinity Water company. In order to complete this assessment, TW require confirmation that the strategy for this phase sits within the strategy for the whole of Longcross North, as discharged in condition 22 of RU14.1465.
<b>Affinity Water</b>	No comments received
<b>UK Power Networks</b>	No comments received
<b>SSE Power Distribution</b>	No comments received
<b>Surrey Bat Group</b>	No comments received
<b>RSPB</b>	No comments received
<b>Surrey Heath Borough Council</b>	No comments received
<b>Royal Borough of Windsor and Maidenhead</b>	No objection

### **Representations and comments from interested parties**

- 6.1 28 Neighbouring properties were consulted in addition to being advertised on the Council's website, within the local press (18/06/2021) and through a site notice. No letters of representation have been received.

Chobham Parish Council have raised no objection subject to several points as summarised

below:

\* footprint and volume are no greater than as agreed at outline planning permission

**Officer Comment - The development falls within the parameters of the hybrid permission and this is addressed within the report below**

\* regard to HGV limit in Chobham high street in regard to construction traffic, and approved routes to be put in place and communicated

**Officer Comment - A Construction Management Plan is required under Condition 18 of the hybrid permission which includes routing of construction traffic and measures to control HGV access on Burma Road.**

\* Measures to prevent Burma Road, Chobham Common car parks and other roads in vicinity being used for development traffic parking and waiting. Burma road should not be used as a route into the site for these vehicles

**Officer Comment - As above**

\* Any potential impact on protected species and other environmental impact must be appropriately assessed and mitigated to satisfaction of Natural England in this highly sensitive area

**Officer Comment - This is addressed within the report below.**

\* must be satisfied that noise from generators, air conditioners and other equipment will not adversely impact Chobham Common, its wildlife and visitors.

**Officer Comment - This is addressed within the report below.**

\* Planning Authority must be satisfied that the energy infrastructure for the centre is sufficient for its needs and will not cause power outages in the local network as a result.

**Officer Comment - The applicant has responded to advise that they have experience in operating Data centres and in this case have secured power from statutory undertakers.**

## **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 and forms part of an allocated housing site where the principle of mixed-use development as set out in policy SD9 is permitted. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are compliance with the hybrid planning permission parameters and relevant conditions, and the Layout, Scale, External Appearance and Landscaping of the proposed development and Environmental Impact Assessment.

### **Compliance with Hybrid Planning Permission Parameters and Conditions**

7.2 The principle of a data centre on the site has been established through the existing hybrid permission for Longcross North which specifically referenced outline permission for a 'up to 36,000sqm (GEA) of sui generis Data Centres use (including ancillary facilities and parking)'. This is a reserved matters application for a data centre and includes the associated infrastructure and plant which includes a substation and energy centre to support the proposed data centre. It is necessary for reserved matters details to fall within the approved parameters and description of development established by the outline planning permission. In the case of Longcross North, a Hybrid permission has been granted (RU.13/0856,

amended by RU.16/0584 and RU.20/0729), comprising detailed planning permission for Phase 1 development and approved parameters for subsequent phases. This application is made pursuant to condition 5 of the Hybrid planning permission which required submission for approval of details of layout, scale, external appearance and landscaping before 13<sup>th</sup> August 2022 for phase 3 applications, being 8 years from the date of planning permission RU.13/0856. This has been complied with.

7.3 The Hybrid permission also stipulated by way of conditions certain requirements for reserved matters applications. These details have been submitted and are addressed in the following table:

<b>Condition 7</b>	<b>Compliance Status</b>
Buildings to be demolished (including footprint, floorspace and height)	All buildings within the application site have been demolished and other than the removal of existing slab, there is no further demolition required to facilitate the proposed development.
Pick-up and drop-off area for the railway station within the site, to be made available for vehicular use by the public and details of any signage directing users from either the entrances off Chobham Lane	The application does not impact on the existing arrangements or the provision to be secured pursuant to hybrid permission RU.20/1206.
Existing and proposed ground levels including finished floor levels	These are shown on the submitted plans
Cross sections showing new development relative to new built or approved development in adjacent phase	Cross section plans have been provided.
Details of temporary and/or permanent footpaths and cycleways linking from Chobham Lane and the railway station	The application does not impact on existing arrangements. A separate planning application is currently under consideration for an extension of the existing vehicular boulevard from Chobham Lane and linking to the Phase 2 development (Discovery Building and Residential apartments). This will improve the existing vehicular and pedestrian links between the application site and Phase 2.
Hours of use and servicing details for ancillary facilities	The data centre will operate 24 hours a day, 7 days a week. This will include some staff working shifts and others working primarily office hours. The work hours of most staff based at the site will be between 8.30am and 5.30pm. Given the location of the site and the relatively low levels of trips outside of standard working hours it is not considered that this would result in any harmful impacts in respect of noise and disturbance and helps minimise trip rates during peak hours.
Details of external lighting	Details provided and considered within submitted Ecology Report. This includes regard of the unlit areas defined under the hybrid application.
Boundary treatments	Details provided which includes details of fencing and soft

	landscaping.
Car and cycle parking	Details are provided (Transport Assessment and Site Layout Plan)
On- and off-site electricity network reinforcement as may be required	Not fully known at this stage. Electricity supply to be from a separate dedicated supply.
Energy efficiency measures demonstrating a 10% reduction in CO2 emissions beyond 2010 Building Regulations	Detailed within Energy Statement. The supporting information indicates that the proposal achieves a 10% carbon saving and includes the provision of PV's on the roof of the data centre building.
<b>Condition 11</b>	
Cumulative trip generation totals for the existing retained floorspace, existing approved phases of development and for the proposed development, to ensure forecasted trips do not exceed those identified in the approved Transport Assessment	Considered within Transport Assessment submitted.

- 7.4 Condition 14 of the hybrid requires that the gross external area of the Data Centre shall not exceed 36,000 sq.m. The Planning Statement provides a breakdown of the floorspace proposed for the data centre and ancillary buildings and structures which include water tanks, energy centre visitor's reception centre and standby generators. The data centre itself would have a total gross external floor area of 29,706 sq.m and together with the supporting elements would comprise a total combined floor space of 35,151 sq.m which is within the maximum limits set by the hybrid permission. Condition 13 controls the maximum amount of built footprint across the Longcross North site, stating that either existing retained footprint and/or new footprint shall not exceed 65,872sq.m. The applicant has provided a summary of floor areas which confirms that resulting development would not exceed these limits.
- 7.5 The reason for the conditions relating to demolition, footprint and height seek to control vehicular trips to a maximum and therefore not prejudice highway safety or capacity and having regard to the quantum of development assessed within the Environmental Statement which supported the hybrid permission as well as Green Belt considerations. It is noted that the site is no longer within the Green Belt.
- 7.6 In addition, the hybrid planning permission requires reserve matters applications to come forward in compliance with a number of approved parameter plans which set the development envelope, land use, landscape and buffering, building heights, access movement and parking. The proposed development would be compliant with these parameter plans and this is considered within the following paragraphs.

### **Layout**

- 7.7 The proposed development would fall within the development envelope set by the parameter plans of the hybrid permission. The development is illustrated within the development envelope and is compatible with the land uses identified for the site which include a data centre. The main data centre building would be set back from the site boundaries and located largely on the site of former buildings. The generators and energy centre would be

sited to the west between the proposed data centre building and existing embankment. The layout illustrated is considered acceptable, providing a landscaped setting to the southern part of the site and to the public frontages to the south and east of the site including an attenuation pond to support SuDS. The layout illustrates car parking which will include disabled spaces and electric charging points, together with cycle parking provision.

### **Scale**

- 7.8 The height of the proposed development would also be within the height restrictions set by the hybrid permission. The site falls within 2 defined height zones, the front of the site adjacent to Chobham Road being limited to a maximum height of 62m AOD and the rest of the site to 69.5m AOD. The substation building with a height of approximately 12m would equate to 61.58m AOD which falls within the height limits of zone 1 and is the only building proposed within this zone. The main data centre building at 19.75m in height would equate to 69.25m AOD to top of parapet which also fall within the limits of zone 2 to which it is located. Whilst the heights proposed are compliant with the parameters of the hybrid permission, the site no longer falls within the green belt. However, the height parameters set also ensures the scale has regard to the wider landscape character including Chobham Common, which is further assisted by the site being on lower land levels than the adjacent land and existing building to the west of the site which is on higher ground. The application also includes a slight adjustment and reduction in ground levels to provide a more levelled site and includes a retaining wall to western boundary given the higher land levels to the adjacent land to the west. The buildings and associated infrastructure would be set back from the site boundaries which ensures that the building have appropriate setting and scale would not be unduly prominent. The site lies within a designated Strategic Employment Area and Enterprise Zone and forms part of the wider Longcross Garden Village designation within the Local Plan. The scale, form and use proposed is considered appropriate to these designations and is compliant with Policy IE2 which supports redevelopment of Strategic Employment Areas and SD9 which includes the delivery of up to 36,000sqm of Data Centre uses. The scale of the development is considered appropriate in context with existing and future development of the wider Longcross North site.

### **External Appearance**

- 7.9 The majority of the site currently comprises hardstanding following the demolition of former buildings and with limited soft landscaping. The application would improve the visual appearance of the site, providing new buildings and landscaping and securing employment use of the site consistent with the hybrid permission and supporting the wider Garden Village allocation and Strategic Employment Area.
- 7.10 The data centre building has been designed in two blocks with central core incorporating glazing and lower height and depth glazed office wings to both ends of the building. This helps to break up the visual mass and materials used in the design of the building. The building also includes the use of a green wall which helps to add visual interest to the building. The other buildings within the site namely the energy centre, substation and visitor reception building have been designed with a similar material and colour pallet.
- 7.11 The function of the data centre requires security and as a result the scheme includes security fencing surrounding the site. However, the location of the fencing together with landscaping ensures that this enclosure is in part screened. Cross sections help to illustrate the use of raised mounds to the south- east and southern boundaries of the site which would be planted with trees and shrubs to ensure that soft landscaping forms an important part of the public frontage of the site and reflecting the existing character created by the landscaped boulevard entrance to Longcross North from Chobham Lane. It is considered that the design and appearance of the proposed development would be compliant with policy SD9 (Longcross Garden Village), SD7 (Sustainable Design) and Policy EE1 (Townscape and

Landscape Quality).

### **Landscaping.**

- 7.12 It has been described above, how the proposed development would improve the existing landscaping and appearance of the site and would be compliant with Policy EE1 and EE11 (Green Infrastructure) in this regard. The proposed hard and soft landscaping is acceptable and of high quality consistent with existing landscaping already in place at the entrance to the Longcross North site. The existing site is largely dominated by hardstanding following the demolition of former buildings on the site. Whilst the proposed Data Centre would occupy a large proportion of the site the application includes soft landscaping towards the southern section of the site and along the site boundaries. The proposed green wall as well as assisting with the visual appearance also provides biodiversity benefits. Section plans illustrate how the proposed soft landscaping would also be used to soften the appearance and in part screen the boundary fencing. This includes the creation of a planted mound along the southern and south-east corner of the site fronting the public highway. This includes tree and shrub planting to provide a soft, landscape edge to the site as well as assisting with biodiversity net gain. A condition to secure a Landscape and Ecological Management Plan is recommended based on the measures identified within the Ecological Report submitted.

### **OTHER MATTERS**

#### Highways

- 7.13 Policy SD3 encourages active and sustainable travel. There is no specific parking guidance in respect of parking provision for Data Centres, however the level of car parking proposed has regard to experience of the applicant through other data centre sites, but also having regard to the accessibility of Longcross Station and desire to promote sustainable travel modes. Condition 37 of the hybrid permission requires details to be submitted in respect of the management, enforcement and use of proposed non-residential car parking, including electric vehicle charging points and details of hierarchy of the use of spaces (e.g.Disabled, car share, visitors) through reserve matters approval or within Travel Plans. The Transport Assessment submitted with the hybrid application assumed a zero-trip rate for the data centre building. The data centre would be supported by staff, however, the Transport assessment submitted with this application demonstrates that traffic movement associated with the proposed use would be limited and are considered negligible in context with the wider Longcross North site. Condition 11 of the hybrid permission sets a limit on the forecasted cumulative two-way development trips for AM and PM period. Whilst the original hybrid permission did not assume trip rates associated with a data centre use. Given the relatively small number of trips which would be generated by the proposed development and having regard that there are remaining Phase 3 development which have not come forward to date through reserve matters applications and are likely to come forward in a different form/use given the existing studio use of the remaining Phase 3 area; it is therefore considered that the proposed development would not conflict the with the limit forecasted two way development trips for the development set within Condition 11. This can be further reviewed as part of future reserve matters applications and/or full planning applications for the wider Phase 3 site area.
- 7.14 The County Highway Authority initially sought contributions towards bus service or Demand Responsive Transport provision given the passage of time since the original hybrid permission was issued. Such contributions are however, not considered to be justified for this application as these were secured through the hybrid permission to which this reserve matters application relates. The application has been submitted within the agreed timescales of the hybrid permission and it is therefore not considered reasonable or lawful to seek further contributions as part of this reserve matters application. Furthermore, the data centre



proposal would generate a very low number of trips.

- 7.15 The application includes the provision of 15 cycle parking spaces. Plans also illustrate electric vehicle charging points for 15 of the 58 car parking spaces proposed which is compliant with Surrey County Highways standards and is consistent with Policy SD9 (Longcross Garden Village) and SD3 (Active and Sustainable Travel). The application is also accompanied by a Travel Plan which has been updated to have regard to comments of Surrey County Highways and their response to the revisions will be reported to the committee.
- 7.16 In addition, Condition 39 requires any reserved matter for layout and scale to show the network of pedestrian and cycle connections within the site and linking to existing phases of development on the site. The plans illustrate footways within the site area which link to existing development and other phases beyond this application site boundary. A separate application is currently under consideration and a decision expected imminently for an extension to the existing main entrance and central boulevard which provides vehicular and pedestrian access into the Longcross North site from the Chobham Road junction. This extension will improve the connections and route to the wider site including discovery building and train station but lies outside of the scope of the current application.
- 7.17 Vehicular access to the site would be via the existing roundabout junction and from the existing entrance boulevard from Chobham Road. Surrey County Highways Authority have raised no objection to the application and are satisfied with the access arrangements proposed.

#### Energy

- 7.18 An Energy Statement has been submitted which seeks to achieve a 10% CO2 savings from the final proposed data centre to ensure its contribution to the site's wider target in accordance with the outline consent for the wider Longcross north development and to comply with Policy SD8. The building has been designed through use of elevational treatments and cooling systems used to secure energy efficiency. In addition, heat pumps and onsite roof mounted PV's are proposed and plans suggest that these would cover an extensive area of the proposed roof of the building.
- 7.19 The report also details that energy consumption that is not off-set by the PV's, will run on electricity in accordance with and in support of ARK's company wide sustainability policy of purchasing 100% REGO (Renewable Energy Guarantees Origin), which it advises is a Government backed scheme that certifies the energy provided comes from a renewable source. The supporting statement also advises that the development can achieve the BREEAM very good rating but that the applicant aspires to meet Excellent ratings as far as possible. The applicant has also confirmed that electricity supply for the whole data centre campus will come from a dedicated and independent supply which is separate to the supply provision for the residential and business occupiers of the wider Longcross site and would therefore not impact on the energy supplies for existing uses.

#### Drainage

- 7.20 The proposed surface water drainage strategy has regard to the site wide strategy submitted with the hybrid planning application. An updated FRA and Drainage Technical Note has been provided RBC Drainage officers have raised no objection to the proposed drainage principles outlined within the document, which presents a number of options with the final drainage strategy to be confirmed once infiltration tests have been undertaken for the site. Subject to condition the development is compliant with policy EE12 and EE13.

#### Noise

- 7.21 The Plant Noise Assessment Report illustrates the requirements for acoustic mitigation surrounding the site of the proposed generators. Whilst the siting is illustrated on the

submitted plans the specific design solution has yet to be formalised. Condition 31 of the hybrid permission requires details to be submitted prior to installation including acoustic specification to ensure compliance with the levels stated within the Environmental Statement submitted under the hybrid permission. An informative will draw these requirements to the applicant's attention. The noise assessment demonstrates that there will be no adverse impact associated with the proposed plant and nearest noise sensitive properties. The site is some distance from the closest residential property. However, the site also lies close to Chobham Common and this was reflected within the assessment of the hybrid application. Therefore, in conjunction with the submission of details under Condition 31, it is considered that the proposed development would not give rise of noise and disturbance to neighbouring residential properties or harm to the nearby SPA.

#### 7.22 Air Quality

An assessment was undertaken as part of the hybrid application which concluded that the development would not result in adverse impacts providing mitigation measures are incorporated into the Construction Environmental Management Plan (CEMP). An Air Quality Assessment has also been provided for the current application this included an assessment of the standby gas generator emissions on air quality including the SPA. The report concludes that the proposed development is not predicted to cause exceedance of any environmental standard at any sensitive receptor under normal operating conditions and as such the site is suitable for its proposed use with regards to air quality. Conditions of the hybrid permission include requirements for a Construction Environmental Management Plan which will ensure regard is had to air quality in the site preparation and construction process.

#### Ecology and Biodiversity

7.23 The application introduces soft landscaping and will provide biodiversity net gain for the site and improve the ecological value of the site. The Ecological Report describes how the application will deliver biodiversity net gain alongside the development. The application includes the planting of a number of new trees as part of the landscaping proposals for the site and grassland and incorporates wildlife friendly tree and shrub planting. There are no existing buildings on the site with former buildings having been demolished to slab level and as such the site is predominantly bare ground and hardstanding with a small area of woodland to the southern end of the site. The perimeter security fence is sited to provide the majority of the soft landscaping outside of the fence and therefore accessible to mammals. Bat and bird boxes are also proposed.

7.24 Whilst no protected species have been identified within the site itself, the CEMP required under the hybrid permission will ensure that harm is not caused as a result of the construction works and having regard to wider ecological impacts. An Ecological Impact Assessment has been submitted with the application and concludes that with the implementation of avoidance, mitigation and compensation measures as proposed and set out within the Assessment the proposed development will not have any significant residual ecological effect. This will be secured through a Landscape and Ecological Management Plan (LEMP) based on the proposed impact avoidance, mitigation and enhancement measures specified in Section 6 of the Ecological Report. Natural England have not commented on the application however both Surrey Wildlife Trust and West Surrey Badger Group have raised no objections subject to conditions. With appropriate conditions in place the development can be provided without harm to protected species or priority habitats and secure the provision of biodiversity net gain and as such the development is considered to be compliant with Policy EE9.

#### Contamination

7.25 The Councils contaminated Land Officer has raised no object subject to condition. Conditions 19-21 of the hybrid permission require full details of contamination assessment

and verification plans with each phase of the development. It is therefore not necessary to duplicate these requirements pursuant to the current reserve matters application.

### Archaeology

- 7.26 Surrey County Archaeology have reviewed the application and confirm that they have no archaeological concerns in respect of the application. They advise that the site has been previously developed and although no archaeological investigations have been carried out on the site itself, a suite of archaeological investigations close to the application area have demonstrated that past development of the Longcross North site has caused severe truncation of underlying deposits, resulting in the removal of any deposits of archaeological potential from the site. Notwithstanding this, Condition 25 of the hybrid permission requires the submission of a programme of Archaeological work for each phase of development. The application is considered to accord with Policy EE7 in this regard.

### Environmental Impact Assessment

- 7.27 The hybrid application included the submission of an Environmental Impact Assessment and considered the impact of the development proposed. The proposed land uses and development scale would be in line with the parameters established by the Hybrid planning permission for the site. In view of this and having regard to the limited change in site circumstances and baseline conditions (other than development of Phase 1 and 2), it is considered that these reserved matters would not give rise to significant environmental effects that have not already been assessed in the approved Environmental Statement.

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

- 8.1 The application is a Reserve Matters Application relating to an outline permission approved prior to the adoption of CIL and therefore the application would not be 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 imposed a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

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

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

## **10. CONCLUSIONS**

- 10.1 The proposed development would help support economic growth and productivity which is supported by the NPPF (para 81). The importance of digital and technological sectors is

recognised and the current application will help in providing wider economic benefit through the provision of data support for business. The proposed development is compliant with the parameters and conditions of the hybrid planning permission. It has been designed to respond to the sites context and will secure the redevelopment of the site which will support future development and the wider Longcross Garden Village.

- 10.2 The development has been assessed against the following Development Plan policies – SD3, SD4, SD7, SD8, SD9, EE1, EE2, EE3, EE7, EE9, EE10, EE11, EE12, EE13, IE2 and IE3 of the Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

## 11. FORMAL OFFICER RECOMMENDATION

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

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

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004 and in accordance with Condition 6 of planning permission RU.13/0856.

2. Before the above ground construction of the development hereby permitted is commenced, details of the materials to be used in the external elevations shall be submitted to and approved by the Local Planning Authority and no variations in such materials when approved. Development shall be carried out in accordance with the approved details.

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

3. No above ground development shall take place until details of all surfacing materials, including those to all access driveways/forecourts, etc. have been submitted to and approved in writing by the Local Planning Authority.

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

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

a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.

b) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 13 l/s.

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.).

Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.

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 and to comply with Policy EE13 of the Local Plan.

5. 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 and to comply with Policy EE13 of the Local Plan.

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

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

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

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

7. a. No above ground development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority (LPA) and these works shall be carried out as approved prior to the first occupation of the development. This scheme shall include indications of all changes to levels, hard surfaces, walls, fences, access features, minor structures, the existing trees and hedges to be retained, together with the new planting to be carried out and details of the measures to be taken to protect existing features during the construction of the development.
- b. All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of any part of the development or in accordance to the timetable agreed with the LPA. Any trees or plants, which within a period of five years of the commencement of any works in pursuance of the development die, are removed, or become seriously damaged or defective, shall be replaced as soon as practicable with others of similar size and species, following consultation with the LPA, unless the LPA gives written consent to any variation.

Reason: To preserve and enhance the character and appearance and biodiversity of the surrounding area and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas other than small, privately-owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority before occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape areas shall be managed and maintained thereafter in accordance with the agreed landscape management plan.

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

8. Prior to the commencement of any above ground works, a landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the Local Planning authority, to include the following:
  - a) Description and evaluation of features to be managed
  - b) Ecological trends and constraints on site that might influence management
  - c) Aims and objectives of management
  - d) Appropriate management options for achieving aims and objectives
  - e) Prescriptions for management actions, together with a plan of management compartments
  - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
  - g) Details of the body or organisation responsible for implementation of the plan
  - h) Ongoing monitoring and remedial measures
  - i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

Reason: To protect existing ecology and 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. Notwithstanding details submitted with the application, before any external lighting, including floodlighting, is installed at the site, details shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include proposed hours of use and measures to ensure that no direct light is projected into the atmosphere above the lighting installation and having regard to light sensitive areas of the site. The submitted scheme shall be informed by the details contained within the submitted Ecological Report. Development shall be carried out in accordance with the approved details and be retained as such thereafter.

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

10. The development hereby permitted shall not be carried out except in complete accordance with the following approved plans and supporting documents:

Landscape Masterplan (1563/003 RevC)  
Site Location Plan (19063-PL1000)  
Existing Site Plan (19063-PL1001)  
Proposed Site Plan (19063-PL1100 Rev00)  
Proposed Data Centre Elevations West and North (19063-PL1115)  
Proposed Data Centre Elevations East and South (19063-PL1114)  
Proposed Data Centre Sections (19063-PL1116)  
Proposed Data Centre Ground Floor Plan GA (19063-PL1110)  
Proposed Data Centre First Floor Plan GA (19063-PL1111)  
Proposed Data Centre Second Floor Plan GA (19063-PL1112)  
Proposed Data Centre Roof Plan GA (19063-PL1113)  
Proposed Energy Centre Elevations (19063-PL1121)  
Proposed Energy Centre GA Plans & Section (19063-PL1120)  
Proposed Substation Compound Elevations (19063-PL1201 Rev01)  
Proposed Substation Compound Plan (19063-PL1200)  
Proposed Generators (19063-PL1140)  
Proposed VRC GA Plan & Elevations (19063-PL1130)  
External works – Fence Details (19063-PL1102)  
Proposed Site Cross Sections (19063-PL1300)  
Site Constraints Plan (19063-PL1050)  
Site Constraints Plan (19063-PL1050)  
Topographical Survey (19063-PL1002)  
Existing Site Sections

And the following supporting Documents:

- Flood Risk Assessment and Drainage Strategy – Issue 03, April 2021, reference: HPFLC01-XX-XX-RP-C-9100
- FRA & Drainage Strategy - Technical Design Note Issue 04, Sept 2021, reference: PUR16171
- Plant Noise Assessment Report by Auricl acoustic consulting dated 20 August 2021
- Transport Assessment

- Energy Statement by Hurley Palmer Flatt Issue 3 Ref WED16285 Dec 2020
- Ecology Report – EPR dated 22 April 2021
- Design and Access Statement
- Air Quality Assessment by Phlorum
- Planning Statement

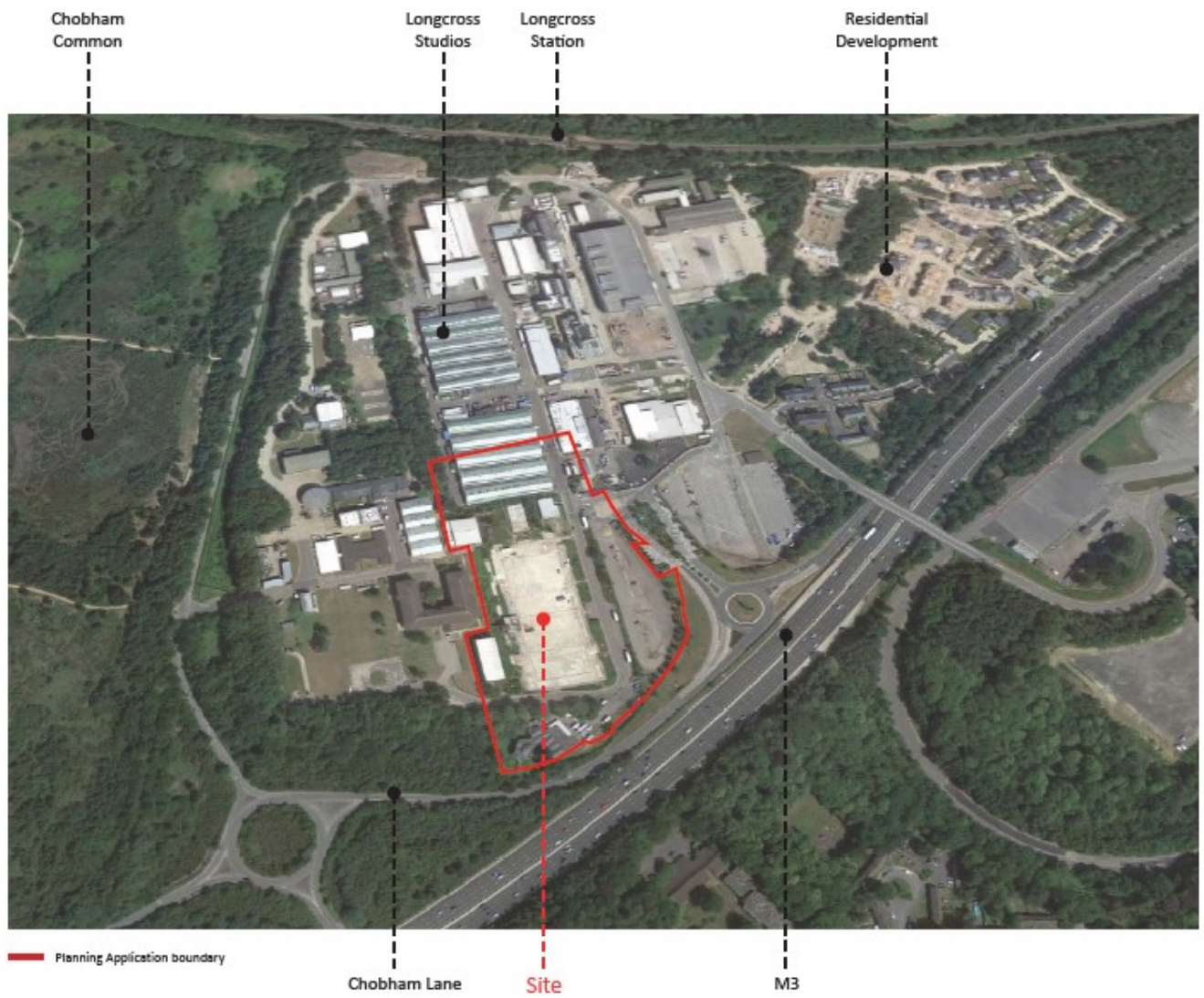
Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.

Informatives:

1. The applicant is advised that this consent must be implemented in accordance with the conditions and details approved under hybrid application RU.13/0856 and as amended under RU.16/0584 and RU.20/0729 and associated S106 legal agreement.
2. The applicant is advised that notwithstanding details submitted with the application, in accordance with the provision Condition 31 of RU.13/0856 (as amended under RU.16/0584 and RU.20/0729) details of any fixed plant and equipment shall be submitted for approval, including details of any acoustic specifications to achieve the levels set out within the Environmental Statement, prior to installation)
3. The applicant is advised that the CEMP required under Condition 18 of the hybrid permission RU.13/0856 (as amended under RU.16/0584 and RU.20/0729) shall have regard to the comments of Surrey Wildlife Trust in their letter dated 5<sup>th</sup> July 2021
4. Condition 4 above relating to surface water drainage, should also have regard to Condition 23 and 24 of the hybrid permission RU.13/0856 (as amended under RU.16/0584 and RU.20/0729).
5. The proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website. This application should be progressed as soon as possible to avoid construction delays.
6. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards. If there are any further queries please contact the Flood Risk Asset, Planning, and Programming team via [SUDS@surreycc.gov.uk](mailto:SUDS@surreycc.gov.uk). Please use our reference number in any future correspondence.



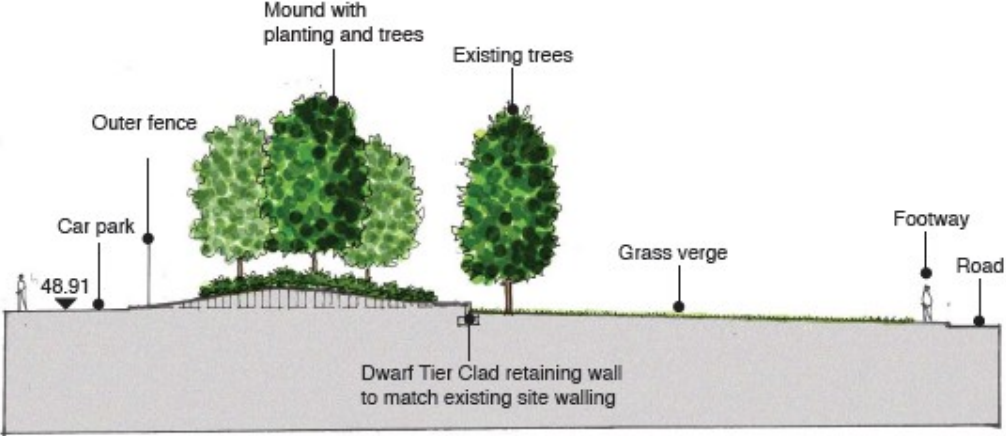
## Site Location



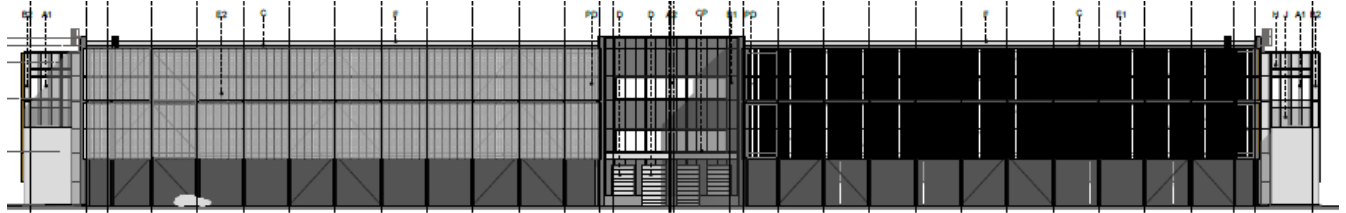
# Site Layout



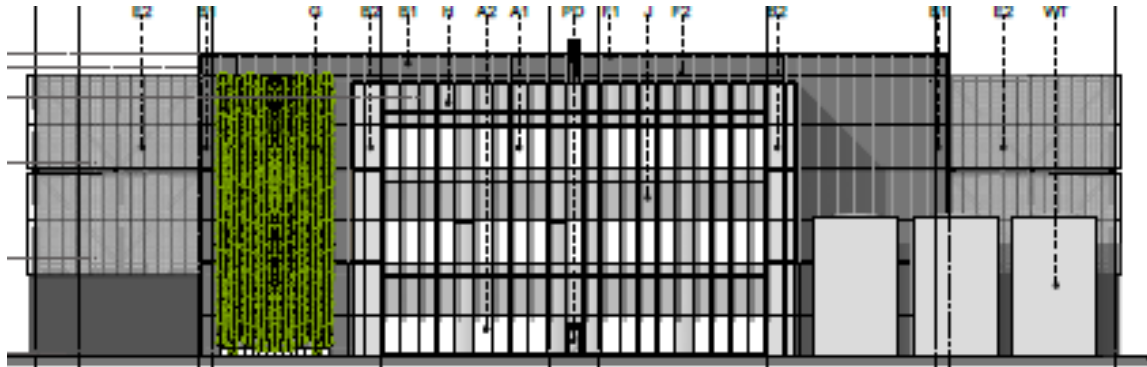
Example landscape/boundary section (section C-C)



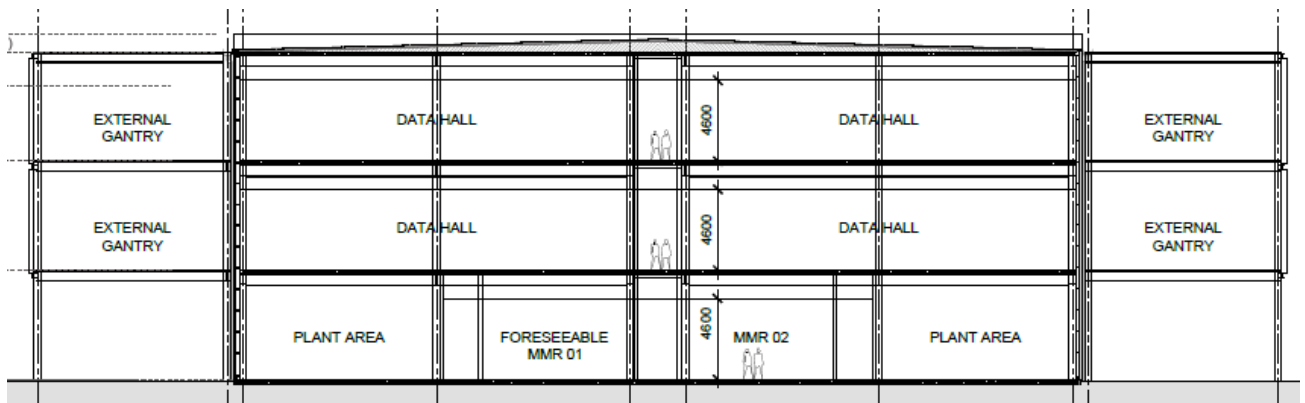
Data Centre – West Elevation



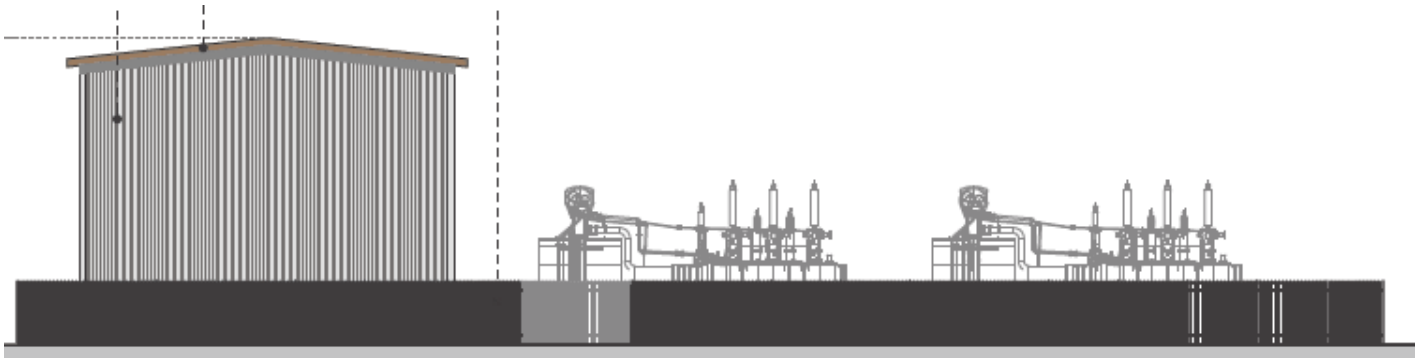
Data Centre – North Elevation



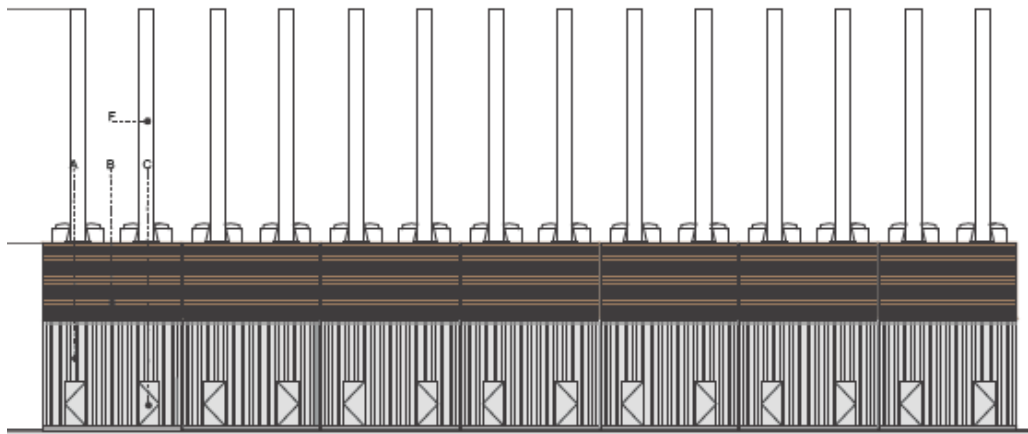
Section through Data Centre



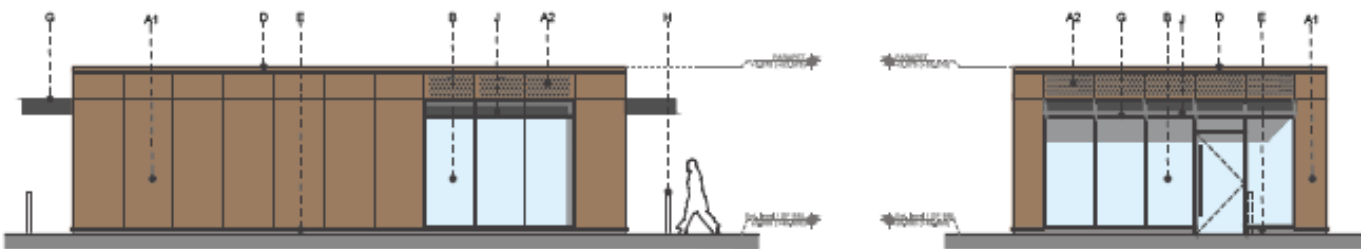
### HV Substation



### Generator Enclosure



### Visitor Reception Centre



Energy Centre East Elevation



CGI image of Data Centre Building





FOR LOCATION PURPOSES ONLY

**2 Fieldhurst Close and 76 Liberty Lane,  
Addlestone, KT15 1NN**

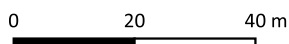
Date: 03/11/2021

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



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Scale: 1:1,250



**RU.21/1224**



**COMMITTEE AGENDA REFERENCE: 6C**

<b>APPLICATION REF:</b>	<b>RU.21/1224</b>
<b>LOCATION</b>	2 Fieldhurst Close and 76 Liberty Lane, Addlestone, KT15 1NN
<b>PROPOSAL</b>	Erection of two semi-detached houses and one single storey detached dwelling following the demolition of two single storey detached dwellings.
<b>TYPE</b>	Full Planning Permission
<b>EXPIRY DATE</b>	22/10/2021
<b>WARD</b>	Addlestone South
<b>CASE OFFICER</b>	Jennifer Cade
<b>REASON FOR COMMITTEE DETERMINATION</b>	The applicant is a Councillor at Runnymede Borough Council. A decision must therefore be made by the planning committee in accordance with the Council's scheme of delegation.
<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>	
<b>1.</b>	<b>To grant permission subject to conditions</b>

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

- 2.1 The application site comprises the properties and residential curtilages of No. 76 Liberty Lane and No. 2 Fieldhurst Close. No. 76 Liberty Lane is a detached single storey bungalow sited forward in the plot. There is access from Liberty Lane on the eastern side of the frontage leading to No. 76a Liberty Lane to the rear of the site which is a bungalow which was granted under RU.19/0756 which has been substantially built out. No. 2 Fieldhurst Close is a single storey bungalow with a wide footprint fronting Fieldhurst Close but with accesses from both Fieldhurst Close and Liberty Lane, with low fencing around the front boundary. To the east, the adjacent property No. 74 Liberty Lane is a detached two storey dwelling with a single storey element on the western flank adjacent to the application site. No. 4 Fieldhurst Close to the north is a bungalow with a garage abutting the boundary with the site. Fieldhurst Close generally has a character of single storey dwellings. No. 84 Liberty Lane to the west is a two storey detached dwelling with 1.8 metre high fencing. Neighbouring this is No. 1 Fieldhurst Close, which is a semi-detached two storey dwelling with its principal elevation facing south and also has a high fencing along the frontage. To the south of the site are two storey dwellings in a mix of detached, semi-detached and terraced dwellings. The site lies within the urban area, within a residential area and within 5km of the Thames Basin Heaths Special Protection Area.

**3. APPLICATION DETAILS**

- 3.1 This application seeks permission for the erection of 2 x semi-detached three bedroom dwellings and 1 x detached single storey two bedroom dwelling. This follows the demolition

of the 2 existing single storey dwellings on the site. The 3 proposed new dwellings would each have separate vehicle access and associated off street parking, amenity and landscaping. Unit 1 would front onto Fieldhurst Close, Unit 2 would have a dual frontage with pedestrian access along Fieldhurst Close but vehicular access from Liberty Lane. Unit 3 would front onto Liberty Lane. Units 2 and 3 would have 2 off street parking space and Unit 1 would have 1 off street parking space. Unit 1 would be single storey with a pitched roof and maximum ridge height of 5.2 metres. Units 2 and 3 would be would have gable ended features and dormer windows with most of the first floor located within the roof slope. The maximum ridge height of Unit 3 would be 6.7 metres and 8 metres for Unit 2. The proposed houses would have maximum garden depths of 8 metres (Unit 1), 8.6 metres (Unit 2) and 9.6 metres (Unit 3).

3.2 A Design and Access Statement has been submitted to support the application.

#### 4. RELEVANT PLANNING HISTORY

4.1 The following history is considered relevant to this application:

Reference	Details
<b>2 Fieldhurst Close and 76 Liberty Lane:</b>	
RU.18/0943	Demolition of two existing properties and erection of part two storey and part single storey building containing 8 residential apartments (3 no. 1 bed, 3 no. 2 bed and 2 no. 3 bed) with associated parking. Grant Consent- subject to conditions October 2018
<b>2 Fieldhurst Close:</b>	
RU.20/1552	Prior Approval application for an extension to the existing dwellinghouse to provide an additional storey so the resultant dwellinghouse has a maximum height of 6.7 metres, under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA (enlargement of a dwellinghouse by construction of additional storey). Withdrawn December 2020
RU.02/0009	Single storey side extension. Grant Consent- subject to conditions February 2002
CHE.10832	Garage. Building Regs Only. Approve September 1956
CHE.10802	Proposed erection of one garage. Refuse September 1956
CHE.9254	Erection of one detached bungalow now K/as 2 Fieldhurst Close. Grant Consent- subject to conditions July 1954
<b>76 Liberty Lane:</b>	
RU.19/0756	Erection of a detached single storey two bedroom dwelling (to be K/as 76a Liberty Lane). Grant Consent- subject to conditions October 2019 <i>Officer Note: this dwelling is substantially built out</i>
RU.17/1806	Demolition of existing dwelling and erection of two x two storey, four bedroom demi detached properties. Refuse December 2017 <i>Officer note: Appeal Dismissed</i>
CHE.18781	Erection of a porch over the front door. Grant Consent- subject to conditions July 1965



## 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 SPDs which might be a material consideration in determination:

Runnymede Design SPD (July 2021)  
Thames Basin Heath Special Protection Area SPD (April 2021)  
Parking Standards (2001)

## 6. CONSULTATIONS CARRIED OUT

### Consultees responses

Consultee	Comments
RBC Tree Officer	No objection
SCC County Highways Authority	No objection subject to conditions

### Representations and comments from interested parties

- 6.2 10 Neighbouring properties were consulted in addition to being advertised on the Council's website and 2 letters of representation have been received which can be summarised as follows:
- Concerns regarding lack of parking provision with an increased number of dwellings
  - Change in parking for No. 76a to rear of the site, now showing 2 spaces- too small for 2 cars
  - Concerns regarding overlooking

## 7. PLANNING CONSIDERATIONS

- 7.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The application site is located within the urban area where the principle of such development is considered to be acceptable subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are the impact of the proposed development on the character and appearance of the surrounding area and the impact on existing and future residential amenities. Consideration is also given to the impact on highways and parking and impact on the Thames Basin Heath Special Protection Area (TBHSPA).

- 7.2 The NPPF contains a presumption in favour of sustainable development, meaning that development which accords with the development plan should be approved unless other material considerations indicate otherwise. Paragraph 71 of the NPPF advises that local planning authorities should consider policies to resist inappropriate development of residential gardens, for example when development would cause harm to the local area. Therefore, it is the details of the scheme which determine its acceptability. Paragraph 126 of the NPPF advises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 of the NPPF sets out that planning decisions should ensure that developments function well and add to the overall quality of the area for the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; sympathetic to local character whilst not preventing or discouraging appropriate innovation or change; establish or maintain strong sense of place; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible, with a high standard of amenity for existing and future users. Paragraph 134 of the NPPF sets advises that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. As such, planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy EE1 of the Local Plan reflects this and states that proposals will be supported where they create attractive and resilient places which make a positive contribution to the Borough's townscape, public realm and/ or landscape setting and which will endure into the long term, paying particular regard to layout, form, scale, materials and detailing. Policy EE1 also requires good standard of amenity and good neighbour amenity.
- 7.3 The proposed dwellings would be highly visible in the street scene of both Liberty Lane and Fieldhurst Close, given its corner location. However, the design, scale and appearance of Units 2 and 3 which front onto Liberty Lane are two storey with the main ridge height lower than adjacent property No. 74 Liberty lane. There is a higher gable front element however this is closer to the junction with Fieldhurst Close. It is also noted that a scheme for a block of flats with a higher ridge height was approved at the site under RU.18/0943 although Local Policy has changed since this grant of permission. The street scene of Liberty Lane is mixed with detached and semi-detached two storey dwellings of varying design. Along Fieldhurst Close most properties are single storey. Unit 1 is single storey, and Unit 2 has low eaves to the rear along Fieldhurst Close. Unit 2 which is situated on the corner would have active frontages on both Liberty Lane and Fieldhurst Close and would be closer to the junction than the existing houses however this is not considered to be harmful to the street scene due to the corner plot location with dwellings such as No. 1 Fieldhurst Close and 84 Liberty Lane located close to the road. The street scene is mixed and the design of the proposed dwellings including materials, arched windows and dormer windows are present within the surrounding area. Therefore, it is considered that the scale, appearance and siting of the proposed development would integrate with the existing development in the area and provide additional residential units in a sustainable location in the urban area in line with Policy EE1.
- 7.4 With regard to the residential amenity of future occupiers, Policy SL19 sets out minimum internal space standards for new development which have been complied with. The gardens of the three dwellings proposed and No. 76a Liberty Lane are all adjacent to each other. The garden sizes are limited compared to the wider area which is a negative of the scheme. However, the gardens are considered an adequate size for the size of dwelling proposed and with no other harms identified is not considered to be a reason for refusal. Although Units 2 and 3 are two storey dwellings, the rear elevation has low eaves with no first floor windows

although three rooflights (all serving bathrooms) are proposed on the rear elevation. These rooflights could be conditioned to be obscurely glazed to ensure there is no overlooking or loss of privacy to Unit 1 and No. 76a Liberty Lane. Therefore, there will be no direct overlooking from Units 2 and 3 to No. 76a and proposed Unit 1 to the rear of Units 2 and 3. The roof of Units 2 and 3 is pitched away from the rear with the first floor mostly within the roofspace. Due to the limited garden depth, there will be some degree of impact to Unit 1 and No. 76a due to the siting south of Unit 1 and No. 76a, however is not considered to be unduly harmful due to the dual aspect nature of the dwellings to the rear of the site with views either side of the dwellings. Due to the corner plot location and relationship with neighbouring properties No. 74 Liberty Lane and 4 Fieldhurst Close there is not considered to be any overlooking or loss of privacy to the proposed dwellings. There is sufficient space within the site for the storage of bins and bikes with external access to the rear gardens for all three proposed properties. Overall, it is considered that the proposal would provide an acceptable standard of living for future occupiers of the dwellings having regard to Policies EE1 and SL19.

- 7.5 With regard to neighbouring residential amenity, Neighbouring property No. 74 Liberty Lane is a two storey detached property with a single storey flat roof element adjacent to the application site. Between No. 74 and proposed Unit 3 is a drive serving No. 76a Liberty Lane meaning there would be a minimum separation distance of approximately 4.7 metres between the properties. Unit 3 will have a separation distance of 1 metre to the common side boundary. There is one first floor window on the side elevation of No. 74 Liberty Lane. One first floor window is proposed to be inserted in the side elevation of Unit 3 facing No. 74 Liberty Lane which will be the only window serving a bedroom. This will have a separation distance to No. 74 of approximately 5.3 metres due to the angle of the house and will overlook the flat roof of the single storey side element at No. 74. Due to the separation distance and angle this is not considered to cause any unduly harmful overlooking or loss of privacy to this neighbouring property.
- 7.6 No. 4 Fieldhurst Close is a bungalow with a detached garage along the common boundary with Proposed Unit 1. Three ground floor windows are proposed to be inserted in the northern side elevation facing No. 4 Fieldhurst Close. One of these windows is set 3.5 metres from the boundary and another looks onto the side elevation of the detached garage of the neighbouring property. These windows are all located on the ground floor and closed boarded boundary screening is proposed and a condition requiring details to be submitted will be included to ensure there is no loss of privacy to this neighbouring property. Unit 1 will have a ridge height lower than that of No. 4 Fieldhurst Close with a minimum separation distance of 1 metre to the common boundary. Therefore, there is not considered to be any overbearing impacts to this neighbouring property. Unit 1 mirrors the L shaped layout of No. 76a Liberty Lane and any windows facing this neighbouring property are set a minimum of 8 metres from the common boundary. No first-floor windows are located on the rear elevation of Units 2 and 3 (rooflights will be conditioned to be obscurely glazed) so there is not considered to be any overlooking or unduly harmful overbearing impacts on No. 76a Liberty Lane. Therefore, the proposal is not considered to have a negative impact on the residential amenity of neighbouring properties and is considered to comply with Policy EE1.
- 7.7 The proposed new dwellings would be served by 3 separate vehicle access points. Units 2 and 3 would each have 2 off street parking spaces and Unit 1 would have 1 off street parking space. The application would also create an additional parking space for No. 76a along the side of Unit 3 which is under the same ownership due to the re-siting of the boundary. The County Highways Authority have been consulted and advise that the proposal would be acceptable in terms of highways safety and capacity grounds and raises no objection to the

application subject to conditions regarding access, parking, a construction transport management plan and electric vehicle charging. The County Highways Authority notes the objections regarding a lack of parking however comments that the site is a relatively sustainable location in proximity to multiple local services within walking or cycling distance. It is also noted that Fieldhurst Close and other roads in the local vicinity have no parking restrictions and on street parking is commonplace. It is therefore considered that overspill parking can be accommodated on street within the local area without excessive risks in terms of highways safety or capacity. There would be two parking spaces each for Units 2 and 3 and one space for Unit 1 which is in accordance with the Council's adopted maximum parking standards. The proposal would therefore comply with Policy SD4.

- 7.8 Conditions in relation to renewable energy, biodiversity, drainage and water efficiency are also recommended to comply with Policies SD7 and EE13.
- 7.9 The site lies within 5km of the Thames Basin Heaths Special Protection Area. In accordance with guidance from Natural England, the Habitats Regulations Assessment requirements are that plans or projects which may have a likely significant effect on a European designated site (such as the TBHSPA) can only proceed if the competent authority is convinced they will not have an adverse effect on the integrity of the European site. Recent case law has suggested that likely significant effects cannot be ruled out at this screening stage, and in accordance with the Natural England guidance and national legislation, the application proposal must be made subject to an appropriate assessment. In accordance with the Council's SPG, and without consideration of potential mitigation regarding the TBHSPA this application is 'screened in' to the need for appropriate assessment as it lies within a zone of influence where recreational disturbance arising from new occupation in proximity to the TBHSPA is likely to have an adverse effect.
- 7.10 The guidance is that Natural England are required to be consulted and the LPA must have regard to its advice. Natural England agreed the framework for relevant development proposals affected by the TBHSPA in 2008 and the Council has been following this framework since then utilising it as standing advice removing the need for individual consultation to Natural England for schemes of this scale. It therefore falls to the Council to undertake the Appropriate Assessment of the application, which includes the consideration of any proposed mitigation, to reach a conclusion as to whether the proposal has a residual adverse effects that lead to a likely significant effect on habitats at the TBHSPA. In undertaking this Appropriate Assessment it is considered that there will be permanent effects arising from increasing the number of residential units within 5km of the TBHSPA. The applicant has agreed to provide mitigation measures and have submitted a completed Unilateral Undertaking in respect of SAMM payment and contribution towards SANGS. This is in accordance with Policy EE10 and guidance within the NPPF.

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

- 8.1 In line with the Council's Charging Schedule the application proposes new residential development and therefore would be liable for a Community Infrastructure Levy contribution. The applicant has submitted the required forms including the assumption of liability for payment on the net increase in gross internal floor space.

## 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 imposed a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

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

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

## 10. CONCLUSIONS

- 10.1 The development is considered acceptable in terms of appearance and character of the area and with no harmful impacts on residential amenities, highways and trees. The development has been assessed against the following Development Plan policies - EE1, EE10, EE13, SL19, SD4, SD7 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

### Grant subject to 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:

594 PL011 Rev A (Location Plan), 624 PL010 Rev A (Existing Site Plan) received 23/07/2021, 624 PL020 (Existing Elevations 76 Liberty Lane), 624 PL021 (Existing Elevations 2 Fieldhurst Close), 624 PL201 Rev B (Proposed Elevations 1), 624 PL100 Rev F (Proposed Site Plan), 624 PL101 Rev F (Proposed Floor Plans and Roof Plans), 624 PL200 Rev C (Proposed Elevations 2), Design and Access Statement (624 DAS) received 14/07/2021

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

The development hereby permitted shall be constructed entirely of the materials stated in Section 4.92 of the Design and Access Statement (624 DAS June 2021) submitted with the application.

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

4 Obscure glazing

Before the first occupation of Units 2 and 3 hereby permitted, the one rooflight in the north roof slope of Unit 2 and two rooflights in the north roofslope of Unit 3 shall be fitted with obscured glazing (at Pilkington Glass Level 4 or equivalent) and any part of the window(s) that are less than 1.7 metres above the floor of the room in which they are installed shall be non-opening and fixed shut. The window(s) shall be permanently retained in that condition thereafter.

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

5 Boundary treatment (general)

No above ground development shall take place until details of all screen and boundary walls, fences, hedges and any other means of enclosure have been submitted to and approved in writing by the Local Planning Authority (LPA); such approved means of enclosure to be erected and hedges, etc., planted in accordance with the approved details before the building(s) hereby approved are occupied, unless the LPA otherwise first agrees in writing. Any hedges and/or enclosure and boundary planting included in the scheme shall be maintained for a period of 5 years, from the time of planting, including the replacement of any plant which may die.

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

6 New access

The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Fieldhurst Close has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 600mm high.

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

7 Stopping Up Access

The development hereby approved shall not be first occupied unless and until existing access from the site to Fieldhurst Close have been permanently closed and any kerbs, verge, footway, fully reinstated.

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

8 Parking

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles and cycles to be parked all cycle parking shall be secure, covered and lit. Thereafter the parking areas shall be retained and maintained for their designated purposes.

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

9 Construction transport management plan

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

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

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

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

10 Electric vehicle charging

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

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

11 SuDS (scheme for approval - pre-construction)

Prior to the commencement of construction of the development hereby approved, details of surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority (LPA). Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by

means of a sustainable drainage system and the results of the assessment provided to the LPA. Where a sustainable drainage scheme is to be provided the submitted details shall:

- a. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- b. include a timetable for its implementation; and
- c. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

Reason: To provide a sustainable development and to comply with Policies SD7, EE12 and EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

12 Renewable energy (details required)

Prior to the first occupation of the development hereby approved, details of the chosen renewable energy/low carbon technology to be used, along with calculations demonstrating that 10% of the predicted energy consumption would be met through renewable energy/low carbon technologies shall be submitted to and approved in writing by the Local Planning Authority (LPA). Development shall be carried out in accordance with the approved details and thereafter retained, maintained and operational unless otherwise agreed in writing by the LPA.

In the event of air or ground source heat pumps being the chosen renewable energy measure, details shall be submitted to and approved in writing by the LPA prior to installation. Details shall include acoustic data to demonstrate that there will be no increase in the background noise level and that there will be no tonal noise emitted from the unit, as well as details of the location of the unit(s) and the distance to the closest dwelling.

Reason: To ensure that a minimum of 10% of the energy requirement of the development is produced by on-site renewable energy sources/low carbon technology and to protect the amenities of occupiers of nearby properties and to comply with Policies SD8 and EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

13 Water efficiency

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



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

14 Biodiversity

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

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

15 Landscaping

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

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

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

**Informatives:**

1 Summary of Reasons to Grant Consent

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

2 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.

3 New Vehicle Crossovers and Dropped Kerbs

The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see

[www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs).

#### 4 Other Works to the Highway

The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the

Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see

<http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see

[www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice).

#### 5 Accommodation Works

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

#### 6 Mud/debris on the highway

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

#### 7 Damage to the highway

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

#### 8 Electric vehicle charging

It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to:

<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html>

for guidance and further information on charging modes and connector types.

RU.21/1224 2 Fieldhurst Close & 76 Liberty Lane, Addlestone

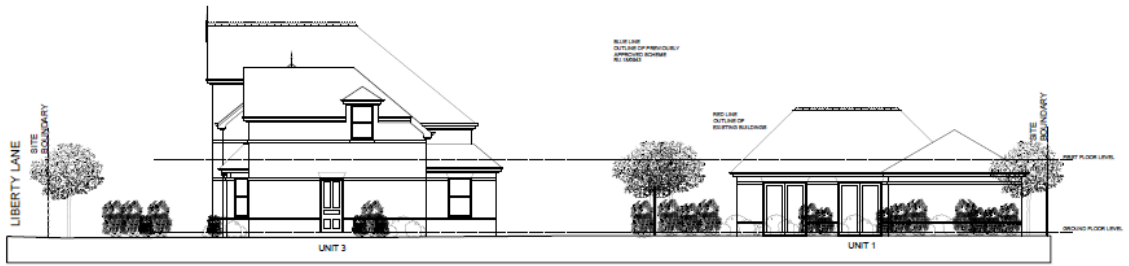
Location Plan



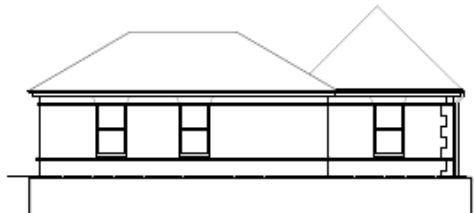
# Proposed Site Layout Plan



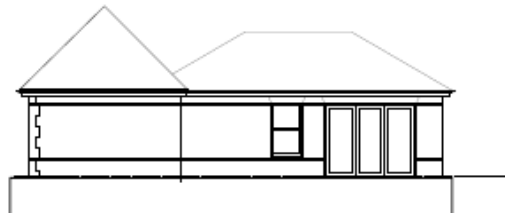
# Proposed Elevations and Street Scene



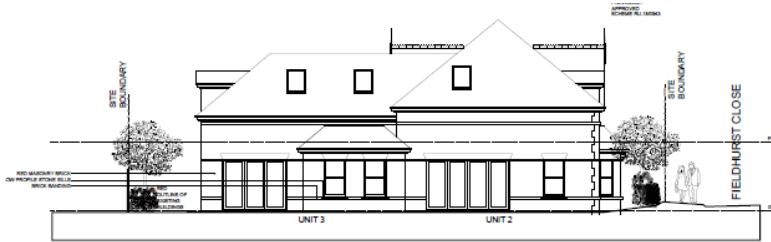
SIDE (EAST) ELEVATION  
UNITS 1-3 1:100 @ A2



SIDE (NORTH) ELEVATION UNIT 1 1:100 @ A2



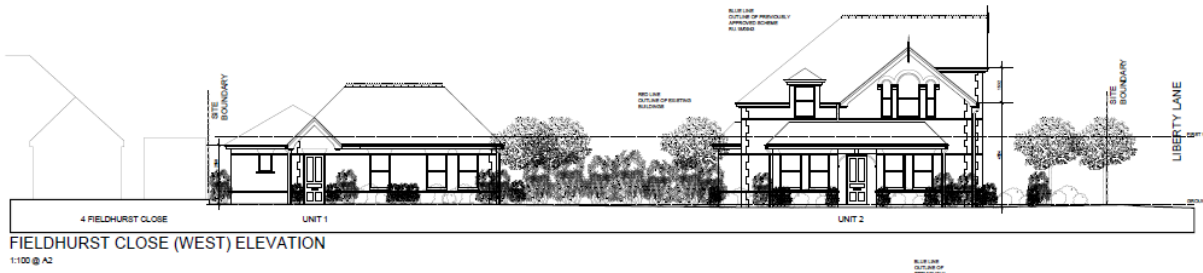
SIDE (SOUTH) ELEVATION UNIT 1 1:100 @ A2



REAR (NORTH) ELEVATION PS CONSULT  
UNITS 2-3 1:100 @ A2  
75 LIBERTY LANE & 2 FIELDHURST CLOSE  
ADDESTONE

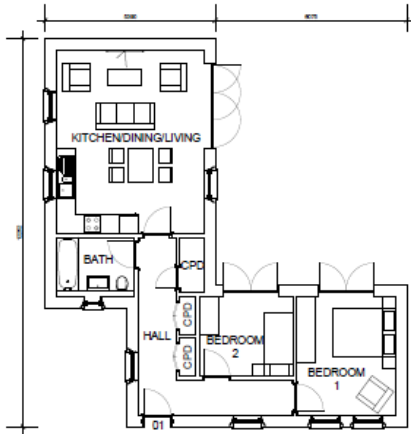


LIBERTY LANE (SOUTH) ELEVATION 1:100 @ A2

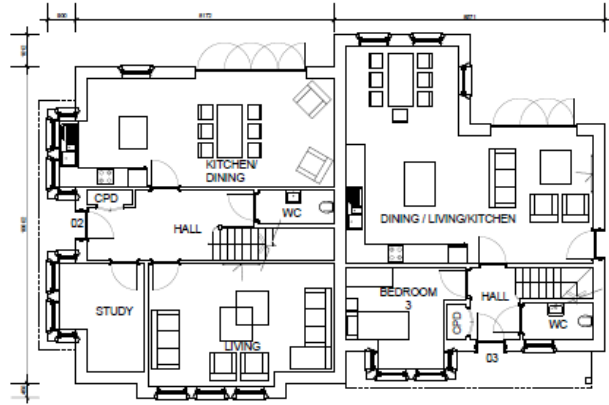


FIELDHURST CLOSE (WEST) ELEVATION  
1:100 @ A2

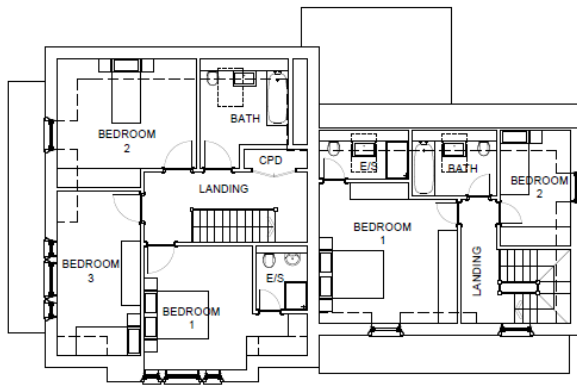
## Proposed Floor Plans



UNIT 01 GROUND FLOOR PLAN



UNIT 02 & 03 GROUND FLOOR PLAN



UNIT 02 & 03 FIRST FLOOR PLAN

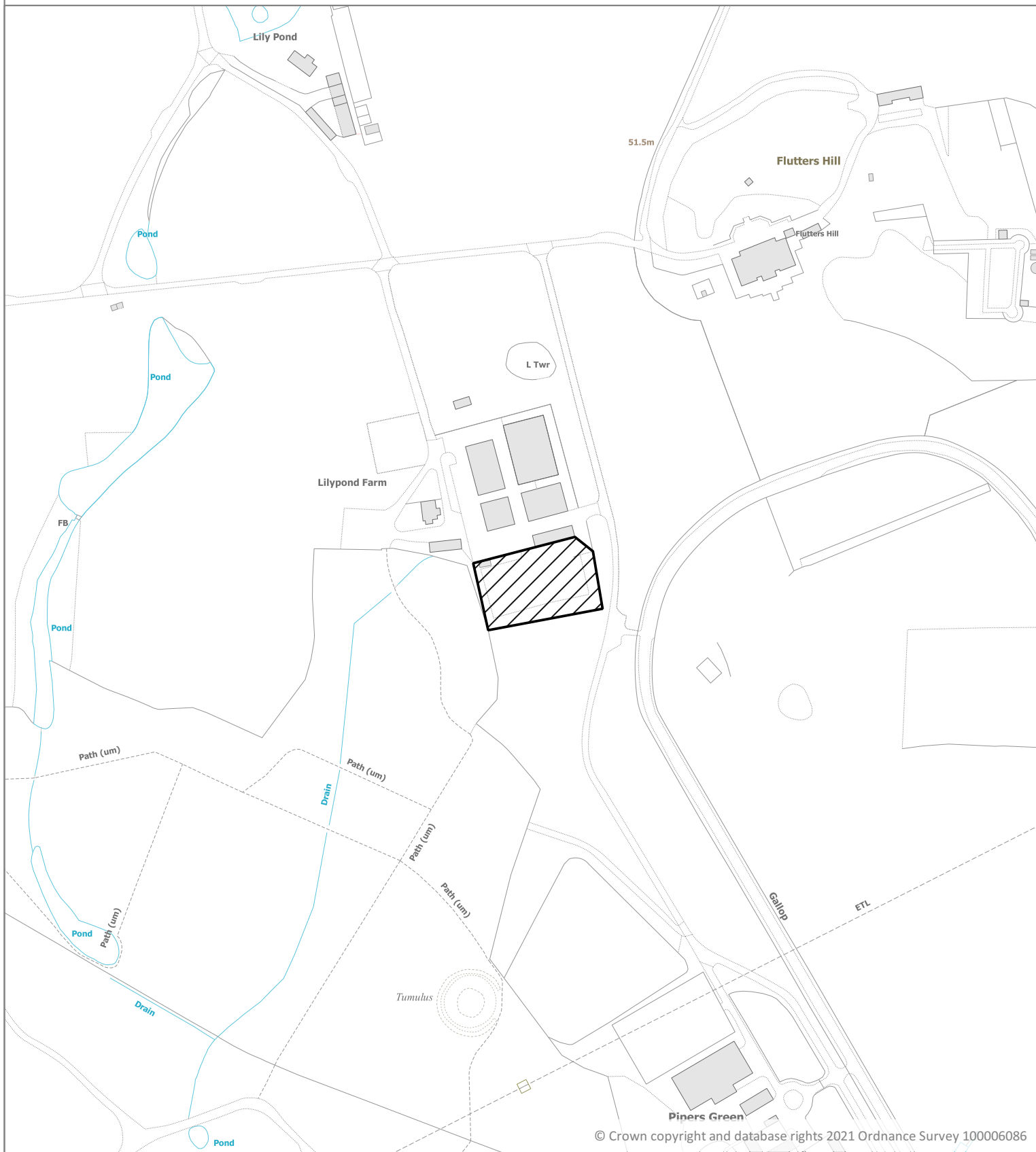


FOR LOCATION PURPOSES ONLY

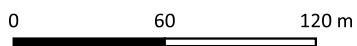
Runnymede Borough Council  
Runnymede Civic Centre  
Station Road  
Addlestone  
Surrey KT15 2AH

Date: 03/11/2021

Lilypond Farm, Longcross Road, Longcross,  
Chertsey, KT16 0DT



Scale: 1:3,000



RU.20/1465





**COMMITTEE AGENDA REFERENCE: 6D**

<b>APPLICATION REF:</b>	<b>RU.20/1465</b>
<b>LOCATION</b>	Lilypond Farm, Longcross Road, Longcross, Chertsey, KT16 0DT
<b>PROPOSAL</b>	Demolition of existing lawnmower storage building and erection of 2 no. single storey storage buildings
<b>TYPE</b>	Full Planning Permission
<b>EXPIRY DATE</b>	06/01/2021
<b>WARD</b>	Longcross, Lyne and Chertsey South
<b>CASE OFFICER</b>	Adam Jackson
<b>REASON FOR COMMITTEE DETERMINATION</b>	The application is a major by virtue of the proposed floor area. In addition, the development is required to be referred to the Secretary of State and as such is required by the Councils constitution to be considered at committee.
<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.	Grant Consent subject to no objections being received from the Lead Local Flood Authority (LLFA) and no call in being received from the Secretary of State to whom the application needs to be referred under the Town and Country Planning (Consultation)(England) Direction 2021 and subject to the conditions in section 10 of this report and any further conditions suggested by the LLFA.

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

- 2.1 Lilypond Farm is situated within the Longcross Estate to the south of Longcross Road. It forms part of the 96 hectare 236 acre Longcross Estate (including Longcross House) which is surrounded by Chobham Common to the south, with Longcross Road forming the northern boundary. The estate consists mainly of grassland. Lilypond Farm is situated at the centre of the Estate and is responsible for the maintenance of the whole estate. The entire site is within the Green Belt.

**3. APPLICATION DETAILS**

- 3.1 The proposal is for the demolition of the existing lawnmower storage building and erection of 2 no. single storey storage buildings. The existing lawnmower building is 170sqm and 4.5m tall. The proposed buildings are 895sqm each and 5.5m tall. The buildings are to be constructed with fairfaced concrete blockwork to the lower wall and green profile steel sheet cladding to the upper walls and roof. The building will be located on an area of existing hardstanding close to a group of existing buildings.

**4. RELEVANT PLANNING HISTORY**

- 4.1 In 1992 (ref RU.92/0970) planning permission was granted for extensive and substantial works within the site comprising *“the demolition and replacement of main Longcross House and adj. guest accommodation, kitchen, gatehouse, barns and stores, new covered tennis court and swimming pool on site of existing parking,*

*refurbishment of existing stud farm and erection of ancillary equestrian facilities at Pipers Green Farm, erection of three agricultural buildings and a comprehensive landscape strategy*” This permission, which was subject to a Section 106 agreement, has been substantially completed.

- 4.2 In 1998 the above permission was modified to allow for the erection of two single storey storage buildings instead of the three agricultural buildings approved under the 1992 consent. The S106 agreement was modified to ensure that the three agricultural buildings would not be erected should the 1998 permission be implemented.
- 4.3 In 2004 an application was made under RU.04/1100 to effectively renew planning permission RU.98/0354 and was agreed by Planning Committee on 30th March 2005, however the modification to the S106 agreement was not completed and the application was subsequently treated by the Council as withdrawn.

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

The main strategies and policies relevant to the decision are:

- The National Planning Policy Framework and Guidance
- The Runnymede 2030 Local Plan – Specific policies will be referred to in the planning considerations below.

## **6. CONSULTATIONS CARRIED OUT**

No consultee or neighbour notification responses have been received.

## **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 only certain forms of development are appropriate. 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 development is appropriate within the Green Belt
  - The impact of the development on the character and appearance of the area
- 7.2 Paragraph 149 of the National Planning Policy Framework (NPPF) sets out that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt. Paragraph 147 sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 states that when considering any planning application, local planning authorities, should ensure that substantial weight is given to any harm to the Green Belt, and that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 7.3 The proposed development would not fall within any of the exceptions set out in paragraphs 149 and 150 of the NPPF and as such the proposed development is inappropriate, and thereby harmful to the Green Belt by definition. In addition, the development would cause actual physical harm as a result of its impact on the openness of the Green Belt. The location of the development, away from any public vantage points and adjacent to a cluster of existing buildings, would reduce the visual impact of the development, however the development would have a significant spatial

- impact due to the increased floor area, height and volume when compared to the existing storage building. Whether there are any very special circumstances which outweigh the harm is considered in paragraph 7.7 below.
- 7.4 The proposed building would be located on an existing area of hardstanding and adjacent to a cluster of 4 existing buildings which are used in association with the management of Longcross Estate, including storage buildings, garaging and the estate office. The proposed storage buildings are 895sqm each and 5.5m tall, constructed using fairfaced concrete blockwork to the lower wall and green profile steel sheet cladding to the upper walls and roof. The proposed buildings are considered to be of a scale and design which is considered appropriate for the use and in keeping with the existing buildings in this area. There are no nearby neighbouring buildings or properties which could be negatively impacted by the development. The proposed development is therefore considered comply with policy EE1 of the Runnymede 2030 Local Plan.
- 7.5 The proposed buildings are required for storage in association with the existing use of the Longcross Estate and it is not proposed to change or increase the intensity of the existing use. The development would not therefore materially increase vehicle movements to and from the site.
- 7.6 The proposed development results in a net increase in built form across the site of 1,790sqm and as such the Lead Local Flood Authority are a statutory consultee. The applicant has advised that the herring bone drainage proposal shown on the proposed layout plan would prevent there from being any additional run off or pooling of water. This is also the same drainage proposal that was approved in 2004, however comments from the Lead Local Flooding Authority are awaited.

#### **Planning Balance/Very Special Circumstances**

- 7.7 The proposed development is considered to be harmful to the Green Belt, however a planning justification has been provided within the Cover Letter submitted with the application. This sets out that, at present, there are 220 permanent staff and some 75 seasonal staff involved in the maintenance and management of the Longcross Estate, a large portion of whom are based in the various buildings of the Estate, and that Lilypond Farm is responsible for the maintenance/management of the whole estate. There is a requirement for storage amongst other things for the following items:
- Large mechanical equipment of an agricultural nature
  - Materials used in connection with treatment of grass areas
  - Lighter machinery, used for maintenance around the estate
  - Mechanical handlers for transporting goods
  - Furniture on a permanent and temporary basis for estate properties undergoing decoration and upgrading

At present a large amount of machinery is stored in the open, and deterioration of the equipment is rapid under these conditions.

- 7.8 RU.98/0354 was granted consent on the basis that the floor area of the proposed buildings could be constructed at anytime as part of planning permission RU.92/0970 which had been implemented and substantially completed. This permission sought to modify the 1992 permission to not build the three buildings and construct only two buildings in a different location adjoining the existing complex of buildings serving the estate (the current application site). That 1998 permission was considered to have a lesser impact on the openness of the Green Belt than that approved in 1992, and permission was granted subject to a modification order which ensured the three buildings approved under 1992 permission would not be implemented. The 1998 permission has not been implemented and as such three buildings approved under RU.92/0970 could still be constructed given the implementation of the 1992 consent.

7.9 A further application was reported to committee under ref RU.04/1100 with a recommendation of approval, however this was eventually withdrawn as the legal agreement was not completed. The development proposed under RU.04/1100 is identical to the current application, and the case officer for that application considered that the development was acceptable due to having a similar floor area compared to the three buildings that can be constructed under the 1992 permission, and in fact lower including the existing storage building to be removed, and due to being 1.5m lower in overall height. The proposed buildings, which are near an existing cluster of buildings on site, would also consolidate the mass to one area. The below table sets out a full comparison between the different permissions/developments.

	Three building approved in paddock (RU.92/0970)	Two buildings at Lilypond Farm (RU.98/0354)	RU.04/1100 & current proposal at Lilypond Farm
Floor area (sqm)	36 x 22.2 = 799.2 36 x 10.8 = 388.8 30 x 18 = 540	30 x 24 = 720 24 x 23 = 552	895sqm 895sqm
Height to eaves	3.8m	3.6m & 4.2m	4.2m
Height to ridge	7m	4.9m & 5.5m	5.5m
Total floor area	1728sqm	1272sqm	1,790sqm
Area to be removed	N/A	N/A	200sqm

7.10 In conclusion, it is considered that the proposal would have lesser impact on the openness of the Green Belt compared to the buildings which can be constructed under the 1992 permission, and a S106 agreement has been completed which ensures these three buildings cannot be constructed should the proposed development be implemented and vice versa. Given that no other harm has been identified, it is considered that very special circumstances exist which outweigh the harm caused by the proposed development.

## 8. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS

8.1 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.

## 9. CONCLUSIONS

9.2 The development has been assessed against the following Development Plan policies – SD7, EE1, EE13 of the Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any

harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

## 10. FORMAL OFFICER RECOMMENDATION

**Grant Consent subject to no objections being received the Lead Local Flood Authority (LLFA) and no call in being received from the Secretary of State to whom the application needs to be referred under the Town and Country Planning (Consultation)(England) Direction 2021 and subject to the conditions in section 10 of this report and any further conditions suggested by the LLFA.**

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:

- Longcross Estate Plan (Unnumbered)
- Location Plan (04/0694/01)
- Site Plan (Unnumbered)
- Proposed Elevations (04/694-03, received 11/1/2021)
- Proposed Layout (04/694-02, received 13/10/2021)
- Proposed Plans and Sections (04/694-04, received 11/10/2021)

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 Part 7 of the submitted valid planning application form.

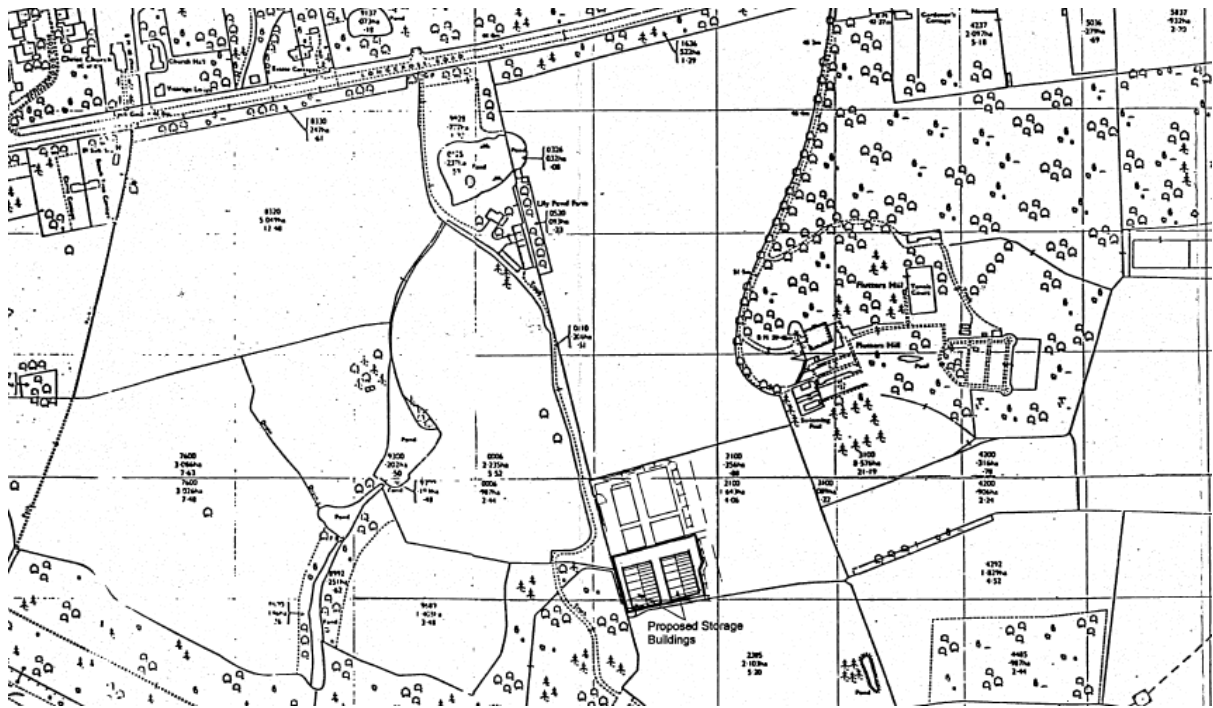
Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

RU.20/1465 – Lilypond Farm, Longcross Road, Longcross, Chertsey

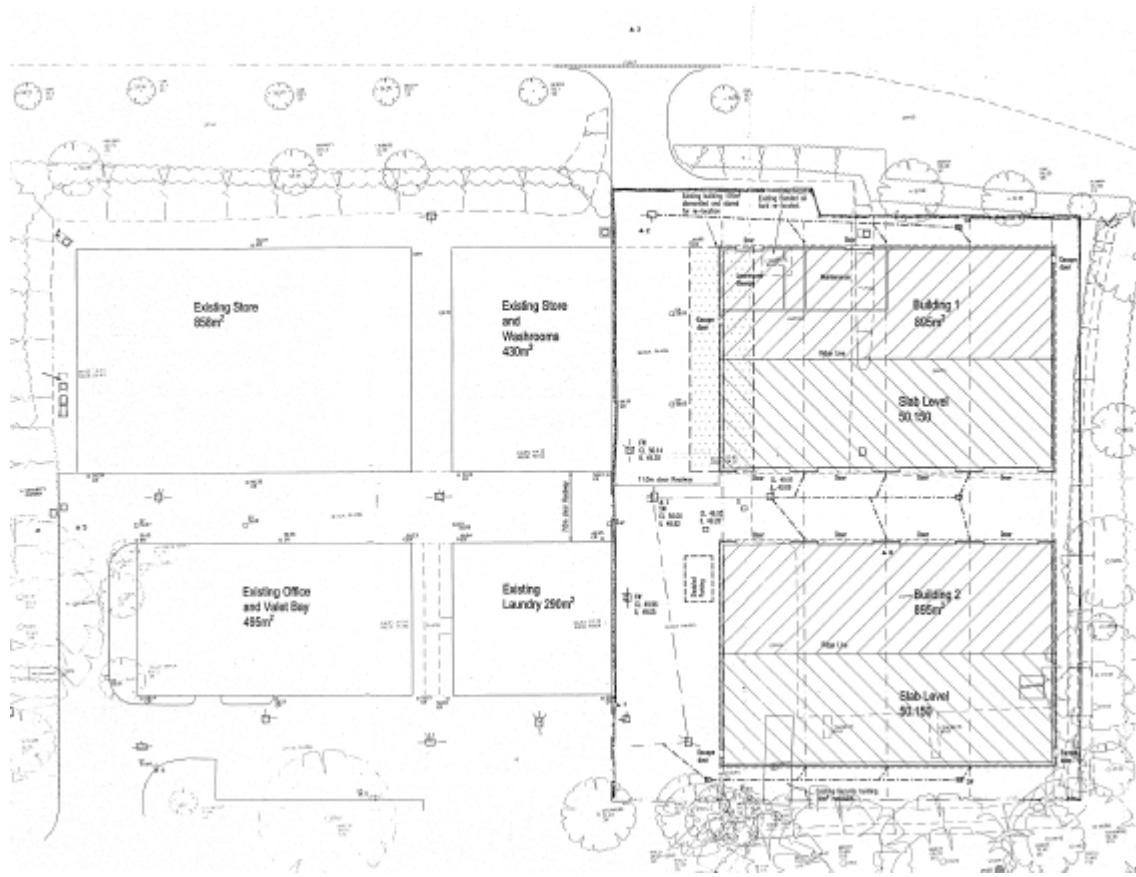
Location Plan



Proposed development location



Proposed layout





# Proposed elevations



Planning

<b>AFP</b>	ARCHITECTURAL PLANNING PRACTICE
OWNER:	S.M.C.H. Manag
PROJECT:	Uppend Farm, L New Storage Bui
FILE:	Proposed Elevat
DATE:	JTS 1/20/20

Proposed floor plans and sections

