

**Runnymede Borough Council**

**PLANNING COMMITTEE**

**Wednesday 20<sup>th</sup> of December 2023 at 6.30 pm**

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

**General Note**

The Government has published an updated NPPF (Dec 2023) which forms a material consideration in the determination of all planning application. None of the changes made in the updated NPPF alter the assessments, conclusions or recommendation made in the following two committee reports.

**Item 5a: RU.23/1213 Wentworth Golf Club**

Amendment to condition 8

Landscaping

Notwithstanding the approved plans or any indication given otherwise, prior to any works above ground level full details of hard and soft landscaping scheme (including full details of replacement tree planting as shown on the landscape strategy plan and the proposed green roof of the building) shall be submitted to and approved in writing by the Local Planning Authority. These details shall be based on the Map A.3 Mitigation Measures date 11 December 2023

This shall include a 'schedule of undertaking' the proposed works and samples of all hard surfacing. All approved landscaping details shall be undertaken and completed in accordance with the approved 'schedule of undertaking.'

All approved landscaping works shall be retained in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its prior written permission to any variation.

Reason: To ensure the development is adequately landscaped and to comply with Policy EE9, EE11 and EE12 of the Runnymede 2030 Local Plan and guidance within the NPPF.

**Item 5b: RU.23/0726 – Woburn Park Farm, Addlestone Moor**

Lead Local Flood Authority Comments

Comments have been received from the Lead Local Flood Authority who have raised objections due to the failure to provide information on how surface water will be managed and discharged from the site. Should Planning Permission be granted, the Lead Local Flood Authority ask that a condition is added requiring the submission of sustainable urban drainage strategy.

However, Planning Officers do not recommend imposing such a condition. Paragraph 173 of the National Planning Policy Framework (NPPF) sets out that developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. Policy EE13 of the Runnymede 2030 is consistent with this approach.

Whilst the proposed buildings have a combined floorspace of 1,190sqm, this is an increase of only 20sqm over the existing building. The proposed buildings are also in the same location as the existing buildings and located on an area of existing hardstanding. It is not considered therefore that the proposed development would have a material impact on drainage, and it is not considered necessary to apply a condition requiring the submission of a sustainable urban drainage strategy.