



# Planning Committee

**Wednesday, 27 September 2023 at 6.30 pm**

**Council Chamber - Civic Centre**

## Members of the Committee

Councillors: M Willingale (Chairman), P Snow (Vice-Chairman), A Balkan, T Burton, V Cunningham, T Gates, E Gill, C Howorth, S Jenkins, A King, C Mann, M Nuti, M Singh, 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

- 1) Any report on the Agenda involving confidential information (as defined by section 100A(3) of the Local Government Act 1972) must be discussed in private. Any report involving exempt information (as defined by section 100I of the Local Government Act 1972), whether it appears in Part 1 or Part 2 below, may be discussed in private but only if the Committee so resolves.
- 2) The relevant 'background papers' are listed after each report in Part 1. Enquiries about any of the Agenda reports and background papers should be directed in the first instance to **Mr A Finch, Democratic Services Section, Law and Governance Business Centre, Runnymede Civic Centre, Station Road, Addlestone (Tel: Direct Line: 01932 425623). (Email: [andrew.finch@runnymede.gov.uk](mailto:andrew.finch@runnymede.gov.uk)).**
- 3) Agendas and Minutes are available on a subscription basis. For details, please contact [Democratic.Services@runnymede.gov.uk](mailto:Democratic.Services@runnymede.gov.uk) or 01932 425620. Agendas and Minutes for all the Council's Committees may also be viewed on [www.runnymede.gov.uk](http://www.runnymede.gov.uk).
- 4) Public speaking on planning applications only is allowed at the Planning Committee. An objector who wishes to speak must make a written request by noon on 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).
- 5) 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.

## 6) **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.

## 7) **Commonly used acronyms:**

<b>ACEP</b>	Assistant Chief Executive (Place)
<b>ADM</b>	Assistant Development Manager
<b>BCM</b>	Building Control Manager
<b>CHPEBE or HoP</b>	Corporate Head of Planning, Economy & Built Environment (also referred to as Head of Planning for brevity)
<b>DLPM</b>	Deputy Local Plans Manager
<b>DM</b>	Development Manager
<b>PPSM</b>	Planning Policy and Strategy Manager

## List of matters for consideration

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### Part I

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

1. **Notification of Changes to Committee Membership**
2. **Minutes** 4 - 7

To confirm and sign, as a correct record, the Minutes of the meeting of the Committee held on 6 September 2023.
3. **Apologies for Absence**
4. **Declarations of Interest**

Members are invited to declare any disclosable pecuniary interests or other registrable and non-registrable interests in items on the agenda.
5. **Planning Applications** 8
  - a) RU.23/0544 - The Field Nursery, Brox Lane, Ottershaw, KT16 0LL 9 - 42
  - b) RU.23/0510 - Padd Farm, Hurst Lane, Egham, TW20 8QJ 43 - 81
  - c) RU.23/0974 - 72 Spring Rise, Egham, TW20 9PS 82 - 96
  - d) RU.23/0251 - 118 Guildford Street, Chertsey, Surrey, KT16 9AH (Planning Application) 97 - 111
  - e) RU.23/0253 - 118 Guildford Street, Chertsey, KT16 9AH (Listed Building Consent) 112 - 118
6. **Exclusion of Press and Public**

### Part II

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

Runnymede Borough CouncilPlanning CommitteeWednesday, 6 September 2023 at 6.30 pm

Members of the Committee present: Councillors M Willingale (Chairman), P Snow (Vice-Chairman), A Balkan, T Burton, V Cunningham, T Gates, E Gill, C Howorth, S Jenkins, R King (In place of A King), M Nuti, M Singh, S Whyte and J Wilson.

Members of the Committee absent: Councillor M Cressey (In place of C Mann)

In attendance: Councillors L Gillham and S Lewis.

### 15 Minutes

The minutes of the meeting held on 26 July 2023 were confirmed and signed as a correct record.

### 16 Apologies for Absence

None received.

### 17 Declarations of Interest

Cllr Peter Snow declared a non registerable interest in RU.21/0514 due to his home being in close proximity to the application site. Cllr Snow left the chamber for the duration of the item.

### 18 **RU.23/0663 - 26 Katherine Close, Addlestone, KT15 1NX**

*Proposal: Retrospective application to Vary Condition 2 (Approved Plans) of RU.21/0514 (Proposed rear dormer on roof extension with rooflights on front slope and internal alterations) to increase the dimensions of the rear dormer to create a firstfloor rear extension.*

Several committee members expressed frustration at the retrospective nature of the planning application, along with the bulk of the dormer, which had been built some half a metre each side beyond what had previously been granted by planning committee and led to concerns around size, bulk, and not being in-keeping with the character of the area.

Whilst concern also existed about the prospect of the applicant turning the property into an HMO and the impact this would have on the community, planning officers advised that a six person HMO conversion was allowed without the need for planning permission, and anything above that would be judged on its own merits upon receipt of an application.

A committee member felt that the applicant being given four months to erect a fence in lieu of one of the windows not adhering to a previous planning condition of requiring to be obscure glazed and fixed shut to prevent overlooking was unduly lenient, however the Head of Planning advised that four months was a realistic timeframe and granting planning permission would afford an enforceable mechanism to provide a fence.

Building work remained ongoing inside the property, which was not currently habitable, nevertheless the committee agreed to amend the condition to state that the fence should be in place within four months of the date of the decision, or from the point at which the



property is occupied, whichever is sooner. In the event of the application being approved the Development Manager would follow up with the applicant to clarify the end point of the fence, as although it was required along the entire length of the property, overlooking was not a factor at the front of the property.

The Head of Planning stressed the importance of identifying harm and giving due regard to the fallback position in the event that the application was rejected, as this would instigate the need for enforcement action, requiring the Council to identify and explain the harm. Little or no harm would provide a weak enforcement case and the very real possibility of the rejection being overturned on appeal.

Caution was also expressed by several members around rejection of the application, as a successful appeal could lead to the Council losing control of the planning conditions.

A ward councillor acknowledged the disruption that the ongoing work had placed on neighbours and the local area as a whole, in particular the flanked wall causing overbearing on a neighbouring property.

Furthermore, in order to be consistent with previous planning applications in the location, committee asked for an amendment to planning condition two to fully reference policy EE1 and state that obscured glazing (at Pilkington Glass Level 4 or equivalent) and any part of the windows 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 windows shall be permanently retained in that condition thereafter.

Addressing concerns from the committee, the Development Manager advised that approval of retrospective planning applications was by no means a foregone conclusion, and whilst they were judged on their own merits, several enforcement notices had been served on other retrospective applications.

#### **Resolved that –**

##### **The HoP was authorised to grant planning permission subject to:**

- i) Planning conditions 1-2.**
- ii) Addendum notes**
- iii) Amended planning condition three to state that a fence shall be constructed within four months of the date of the decision notice or at first occupancy, whichever occurs first.**
- iv) Amended planning condition two to fully reference policy EE1 around the obscured glazing.**

Natalie Noble, an objector, and Hassan Akhtar, the applicant, both addressed the committee on this application.

#### **19 RU.22/0844 - Nexus, Station Road, Egham, TW20 9LB**

*Proposal: Redevelopment of the site to provide a mixed-use scheme consisting of two buildings of five storeys to accommodate commercial (Class E) and residential (Class C3) uses, including the relocation of the existing vehicular accesses (including the entrance to the Egham Station Car Park) landscaping, car & cycle parking and associated works.*

*(The planning officer corrected a typo in section 7.24, page 38 of the agenda: 'The Local Planning Section however advise that the latest AMR reveals a current over delivery of larger smaller units.')*

The committee thanked officers for their perseverance on this scheme, with the application being the sixth iteration on the site. However, there was concern that the viability

assessment deemed that there would be no requirement to provide affordable housing.

The Head of Planning explained that the lack of affordable housing could not be considered a negative factor, as national planning policy stated that a developer did not need to provide affordable housing if its provision tipped the balance to make a scheme unviable.

To mitigate this, a committee member proposed that a clawback mechanism was put in place that stipulated that should the price of any sold assets exceed the value demonstrated in the viability assessment then the Council could clawback any excess profit above the threshold. The proposal was universally accepted by the committee.

A committee member sought to amend condition seven, which regulated the opening hours for selling food and drink on the premises, and moved a motion to amend the condition to state that units must close by 7pm Monday – Saturdays and by 4pm on Sundays. This was due to concern around the potential for antisocial behaviour, along with the potential to exacerbate the financial struggles of some existing restaurants in the area.

The committee sympathised with the view, however conceded that this was a licensing matter, whilst government legislation to allow class E usage encompassed a wide range of commercial uses and could not be conditioned – it was down to government policy. It was also acknowledged that there were existing late night uses in Egham, and antisocial behaviour could not be pinned down to one unit.

Furthermore, it was felt that Surrey Police were extremely proactive in bringing cases forward where licensing conditions had been breached.

The motion was lost.

Officers acknowledged the need to strike the appropriate balance between the need to see the site developed against the prospect of it remaining long term vacant, and felt the proposal had now reached the parameters of acceptability, with it blending in with the taller four storey buildings in nearby Magna Square.

Some committee members felt that the size, mass and bulk of the development bordered on excessive, however it was acknowledged that the proposal being reduced from six to five floors partly moderated this, along with the partial setting back of the fourth floor and dormer outlook of the fifth floor. Furthermore, having its own plot by the station provided more latitude for height provision, and the site was unique within the borough in being next to the station with roads going all around it.

In response to the lack of family space and housing within the development, the Head of Planning advised that the developer had acted on a ward councillor's suggestion to design more three bedroom flats, and sought to work closely with planning officers to achieve the most comprehensive outcome for the site by way of a scheme that was preferable a potential alternative that may have involved going down the more unknown prior approval route.

The committee acknowledged the wider issue of intensification of the borough's towns, and were reassured by the potential for a tall buildings strategy to set the parameters for what would be acceptable, however it was felt that this was not currently required.

The Head of Planning also considered the site the most sustainable in the borough given its links to shops, parks and the station, and that would justify the relative few parking spaces available. The Head of Planning also agreed to a member request to follow up with the council's parking team around monitoring the impact to help shape future policies,

particularly around climate change, although it was conceded that it would be difficult to attribute any significant variation to one single development.

A query was raised as to why Surrey Police's designing out crime officer's comments around Secured by Design were advisory rather than a condition, and the Head of Planning advised that much of the comments were relatively generic and not covered by the planning regime. Furthermore only four letters of objections had been received about the scheme, which was considered a low number and highlighted how far the scheme had progressed.

**Resolved that –**

**The HoP was authorised to grant planning permission subject to:**

- i) Completion of a S106 legal agreement**
- ii) Planning obligations of contributions towards the SANG and SAMM**
- iii) Planning conditions 1-34**
- iv) Informatives 1-14**
- v) Addendum notes**
- vi) Additional condition to allow the HoP to devise a mechanism that would provide clawback on any excess profit above the viability assessment.**

(The meeting ended at 8.39 pm.)

Chairman

## **5. Planning Applications**

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

**If Members have particular queries on the applications, please contact Ashley Smith, Head of Planning by two working days before the meeting**

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.

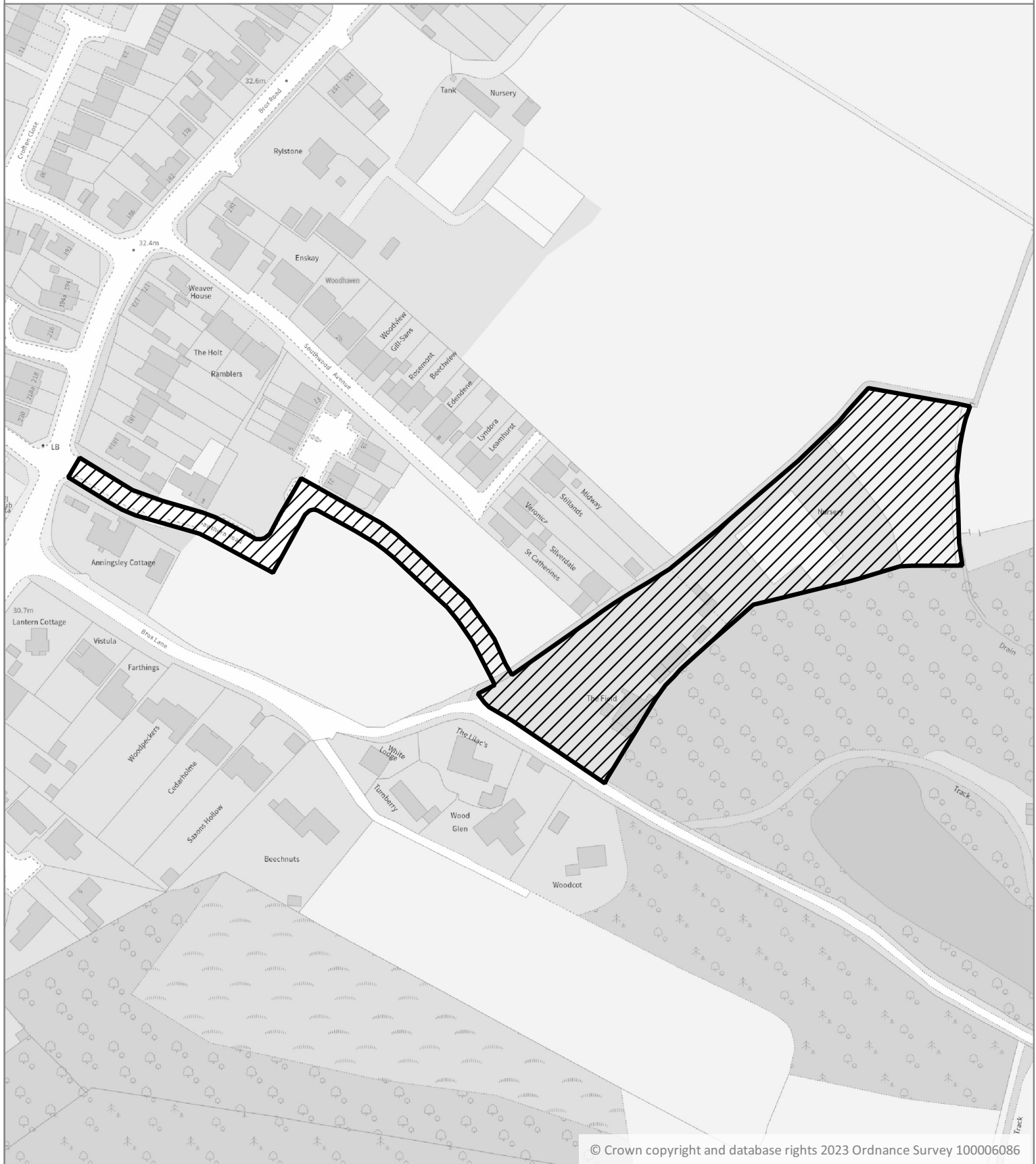


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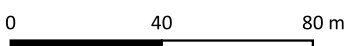
Date: 14/09/2023

Field Nursery



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Scale: 1:2,000



RU.23/0544



**COMMITTEE AGENDA REFERENCE: 5A**

<b>APPLICATION REF:</b>	<b>RU.23/0544</b>
<b>LOCATION</b>	The Field Nursery, Brox Lane, Ottershaw, Surrey, KT16 0LL
<b>PROPOSAL</b>	Construction of 13no. houses and 6no. apartments with associated parking, garages, landscaping, and open space, following the demolition of the existing buildings on site.
<b>TYPE</b>	Full Planning Permission
<b>EXPIRY DATE</b>	06/07/2023
<b>WARD</b>	Ottershaw
<b>CASE OFFICER</b>	Adam Jackson
<b>REASON FOR COMMITTEE DETERMINATION</b>	Major development
<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 HoP:</b>	
1.	<p>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:</p> <ul style="list-style-type: none"> <li>• SMM = £17,667.41</li> <li>• SANG = £38,850.50</li> <li>• Total = £56,517.91</li> <li>• Contribution towards A320 improvements</li> <li>• Affordable Housing (35% - 6x flats)</li> <li>• Open space, and</li> <li>• Links to PROW</li> </ul> <p>And subject to the conditions set out in section 11 of this report.</p>

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

- 2.1 The application site is located within the urban area and measures approximately 0.94ha. The site is currently accessed from Brox Lane, but it is proposed to be accessed via the Brox End Nursery development off Brox Road. The western part of the site is currently occupied by a dwelling and an associated workshop and outbuildings. The eastern part of the site is occupied by the plant nursery including the glasshouses and outbuildings. There is also a stable building and paddocks within this part of the site.
- 2.2 To the northeast and east of the site is the site known as 'Land to the east of Brox Road' where hybrid planning permission has been granted for 184 dwellings, 2 Gypsy and Traveller pitches, and a GP surgery under application RU.22/0454. Full planning permission has also been granted for the provision of a SANG under application RU.22/0479 to the east of the application site. The land associated with these two developments and the current application site make up the Housing Allocation at Ottershaw East. This site is allocated for a minimum of 200 dwellings and 2 Gypsy/Traveller pitches under policy SL12 of the Local Plan. The application site makes up only a small proportion of the total 6.6ha site.
- 2.3 To the northwest of the site is the site of the former Brox End Nursery which has had permission for 46 new dwellings, and this is currently under construction. This area is covered by a Tree Preservation Order. To the southeast of the site is Brox Copse and Lake which is part of the Wentworth to Sheerwater Settled and Wooded Sandy Farmland (SS4 of the Surrey Landscape Character Assessment), which is classed as a priority habitat (Deciduous Woodland) and is partly classed as Ancient Woodland. A public footpath (FP30) runs to the north of the site between the application site and the other housing sites/developments. A high hedgerow runs adjacent to the footpath within the application site. A second public footpath (FP21) runs to the southwest of the site along Brox Lane.
- 2.4 The application site is within flood zone 1, is within the 5km buffer of the Thames Basin heath Special Protection Area, and is within the Ottershaw Neighbourhood Plan Area.

## **3. APPLICATION DETAILS**

- 3.1 The proposal is for full planning permission for the demolition of all existing buildings on site and the construction of 19no. dwellings (13 x houses & 1 x block of 6 x flats), with associated garages, parking, landscaping and open space and infrastructure.
- 3.2 The proposed houses are to be two-storey in height, apart from the pair of semi-detached houses on plots 4 & 5, as well as the apartment building which will have roof accommodation and dormer windows.
- 3.3 The proposed development includes 34 car parking spaces, which are accommodated to the side of houses and within garages as well as 2 additional visitor spaces. The access to the site will be via the Brox End Nursery site.

#### 4. RELEVANT PLANNING HISTORY

4.1 The following history is considered relevant to this application:

Reference	Details	Decision
RU.84/1014	Stable building with a gross floor area of approx.403sq.ft (37sq.m) to provide 3 no.stables for a temporary period of 5 years	Granted (07/02/1985)
RU.89/0150	Single-storey side extension to existing dwelling	Granted (20/03/1989)
RU.90/0804	Two storey side extension to chalet bungalow	Granted (17/09/1990)
RU.01/1250	Installation of first floor side dormer window, demolition of garage, stores, workshop and erection of garage block and workshop.	Granted (08/02/2002)
RU.06/0173	Erection of single storey detached garage and workshop following demolition of existing garage and workshop.	Granted (30/03/2006)
RU.23/1002	Deed of variation so S106 Agreement in respect of planning application Ru.23/0544 with regard to SANG mitigation associated with either Third Party Development and/or the remaining part of the site known as Field Nursery.	Undetermined

4.2 The following history from adjoining sites is considered relevant to this application:

Reference	Details	Decision
RU.20/0675	Demolition of 183 Brox Road and the development of land for the development of 46 residential dwellings with associated vehicular access, drainage works and landscaping, including provision of open space. (amended plans received 23/10/20)	Granted (24/02/2021)
RU.22/0454 (Land east of Brox Lane)	Hybrid planning application comprising: (a) Phased full planning application for the demolition of existing buildings, provision of 2 x replacement garages for 155 and 157 Brox Road and delivery of a residential development (Use Class C3) comprising 184 dwellings (including 35% affordable housing) and 2 Gypsy and Traveller Pitches, informal and formal open space, footpaths, cycleways and internal roads, landscaping, planting and drainage infrastructure. Creation of new vehicular and pedestrian access into the site from Brox Road; and (b) Outline planning permission for: The use of 0.1 ha of land for the provision of a GP Surgery of up to 800sqm (Use Class E) with associated parking and	Granted (16/06/2023)



	landscaping (amended plans received 10.11.2022).	
RU.22/0479 (Land east of Brox lane)	Full planning permission for the proposed change of use from agricultural land to publicly accessible open space to be used as Suitable Alternative Natural Greenspace (SANG) on 10.42ha of land, including the demolition of an existing barn and creation of new pathways, associated landscaping and associated earthworks. Creation of new areas of public open space (including play areas and a community orchard) relative to the adjacent site comprising a hybrid planning application comprising: (a) Full planning application for the demolition of existing buildings, provision of 2 x replacement garages for 155 and 157 Brox Road and delivery of a residential development (Use Class C3) comprising 186 dwellings (including 35% affordable housing) and 2 Gypsy and Traveller Pitches, informal and formal open space, footpaths, cycleways and internal roads, landscaping, planting and drainage infrastructure. Creation of new vehicular and pedestrian access into the site from Brox Road; and (b) Outline planning permission for: The use of 0.1 ha of land for the provision of a GP Surgery of up to 800sqm (Use Class E) with associated parking and landscaping (amended plans and additional supporting documents received 16.09.2022)	Granted (16/06/2023)

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

5.1 The Borough's current adopted Development Plan comprises of the Runnymede 2030 Local Plan which was adopted on 16 July 2020. The relevant policies are considered to be:

- SD1 – Spatial Development Strategy
- SD2 – Site Allocations
- SD3 – Active & Sustainable Travel
- SD4 - Highway Design Considerations
- SD5 – Infrastructure Provision & Timing
- SD7 – Sustainable Development
- SD8 – Renewable & Low Carbon Energy
- SL1 – Health and wellbeing
- SL12 – Housing Allocation at Ottershaw East
- SL19 – Housing Mix and Size Requirements

- SL20 – Affordable Housing
- SL22 – Meeting the needs of Gypsies, Travellers and Travelling Showpeople
- SL26 – New Open Space
- EE1 – Townscape and Landscape Policy
- EE2 – Environmental Protection
- EE9 – Biodiversity, Geodiversity and Nature Conservation
- EE10 – Thames Basin Heaths Special Protection Area
- EE11 – Green Infrastructure
- EE13 – Managing Flood Risk

5.2 The application site forms part of the housing allocation site at Ottershaw East, which is allocated within the Runnymede 2030 Local Plan under policy SL12

Other Material Considerations

5.3 National Planning Policy Framework (NPPF) (revised July 2021) acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decision about planning applications. At the heart of the NPPF is a presumption in favour of sustainable development. The document, as a whole, forms a key and material considerations in the determination of any planning permission.

5.4 The supporting Planning Policy Guidance (PPG) is also a material consideration for decision making, as is the National Design Guide (2029) and the Nationally Described Space Standards (2015).

5.5 Supplementary Planning Documents (SPDs) which can be a material consideration in determination:

- Runnymede Design SPD (2021)
- Infrastructure Delivery and Prioritisation SPD (2020)
- Green and Blue Infrastructure SPD (2021)
- Thames Basin Heaths SPD (2009)
- Affordable Housing SPD (2022)
- Runnymede Car Parking SPD (2001)
- Trees, Woodland and Hedgerows SPD (2003)
- Parking Strategy: Surrey Transport Plan (2020)

5.6 The site falls within the designated Ottershaw Neighbourhood Area, however a Neighbourhood Plan has not yet been developed.

## 6. CONSULTATIONS CARRIED OUT

### Consultees responses (summarised)

Consultee	Comments
<b>Statutory Consultees</b>	
Natural England	No objection subject to securing appropriate mitigation for recreational pressure impacts on European Habitat Sites, however notes that a Habitats Regulation Assessment hasn't been produced.
Lead Local Flood Authority	Satisfied that the proposed drainage scheme meets the requirements set out in the NPPF, NPPG and Non-Statutory Technical Standards for sustainable drainage systems and suggests a condition is applied to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.
<b>Internal Consultees</b>	
RBC Drainage	Supports the comments made by the LLFA and objects to the application. <b>Note:</b> Updated comments have not been received since the LLFA withdrew their objection.
RBC Contaminated Land	Recommends that remediation is carried out and that further site investigation and details of proposed remediation is secured via condition.
RBC Trees	No objection subject to the submission of an Arboricultural method statement and tree protection details.
<b>External Consultees</b>	
County Highway Authority	No objection subject to conditions securing: <ul style="list-style-type: none"> <li>• Parking spaces in accordance with the approved plans</li> <li>• Provision of electric vehicle charging points</li> <li>• Provision of cycle storage in accordance with the approved plans</li> </ul>
Surrey County Council (SCC) Archaeology	Satisfied that the submitted desk-based assessment meets the requirements of policy EE7 and considers it would not be reasonable or proportionate to require further archaeological investigations.
Surrey Wildlife Trust	Provides comments on a number of ecological issues summarised as: <ul style="list-style-type: none"> <li>• The Biodiversity Net Gain metric demonstrates that the trading rules will not be satisfied, therefore a quantitative demonstration of biodiversity net gain cannot be fully claimed.</li> <li>• Recommends compliance with the Thames Basin Heaths Special Protection Area mitigation avoidance strategy.</li> </ul>

	<ul style="list-style-type: none"> <li>• Recommends that the following are secured via condition: <ul style="list-style-type: none"> <li>○ A Landscape and Ecological Management Plan (prior to commencement), to include: <ul style="list-style-type: none"> <li>▪ A reptile mitigation strategy</li> <li>▪ Ancient Woodland buffer zone management</li> <li>▪ Biodiversity enhancements</li> </ul> </li> <li>○ A Construction Environmental Management Plan (prior to commencement), to include: <ul style="list-style-type: none"> <li>▪ Precautionary measures for badgers and bats</li> <li>▪ Consideration of breeding birds</li> <li>▪ Soft felling of impacted trees with low bat potential</li> <li>▪ Protection measures for retained trees and ancient woodland.</li> <li>▪ Invasive species management</li> </ul> </li> <li>○ A Sensitive Lighting Management Plan (prior to commencement)</li> </ul> </li> </ul>
Thames Water	No objection provided the developer follows the sequential approach to the disposal of surface water and demonstrates that that measures will be undertaken to minimise groundwater discharges into the public sewer.

Representations and comments from interested parties

6.2 16 Neighbouring properties were consulted in addition to being advertised on the Council's website. The application was also advertised via a site notice and an advert in the local press. 20 letters of representation have been received from individual addresses, which can be summarised as follows:

- Concerns surrounding the cumulative effect of the development with those at East of Brox Lane and Brox End Nursery.
- Concerns over the density of development and the impact of this on the character of the area.
- Concerns over the loss of trees and lack of proposed landscaping.
- Concerns over the impact on local wildlife and the lack of information in this regard.
- Considers that a Habitat Regulation Assessment should be submitted.
- Concerns with the proximity of the development to the Ancient Woodland.
- Concerns with the proximity of the development to the Green Belt.
- Concerns that the development will exacerbate existing traffic and parking problems in the area.

- Concerns over the disruption that construction traffic will cause.
- Concerns regarding the impact on footpath FP30 and public rights of way.
- Considers that the development should contribute towards A320 and M25 Junction 11 improvements.
- Concerns over the level of renewable energy and energy savings proposed.
- Concerns with that the development will exacerbate existing drainage issues.
- Concerns with the impacts on the foul water/sewer network
- Concerns over the impact of new developments on local infrastructure
- Considers the developer did not properly engage with residents prior to the submission of the application.

## **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 is no longer constrained by the Green Belt designation. The principle of development is therefore acceptable subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF.
- 7.2 The key planning considerations are considered to be the principle and the proposed quantum of development, housing mix and affordable housing, the impact of the development on the character and visual amenities of the area and whether the proposal represents high quality design, the impact upon residential amenity, traffic and highway safety considerations, the impact on biodiversity, flood risk and drainage considerations, and sustainable design. Consideration also needs to be given to the impact of the development upon the Thames Basin Heaths Special Protection Area. The planning history of the site and relevant comments raised by consultees and residents are also material planning considerations.

### Principle and Quantum of Development

- 7.3 The Runnymede 2030 Local Plan was adopted on 16<sup>th</sup> July 2020 and contains policies for the redevelopment of this site. Policy SD1 considers the spatial distribution of growth over the Local Plan period (2015-2030) confirming that 298 net additional dwellings (including 15 completions and 6 dwellings deriving from the provision of C2 older people's accommodation) and 2 traveller pitches will be provided within Ottershaw. Policy SL12 (Housing Allocation at Ottershaw East) confirms that this site (which also includes the parcels of land to the east and northeast know as "Land East of Brox Lane") will deliver a high-quality development that will make provision for a minimum of 200 C3 dwellings, 2 net additional serviced Gypsy/Traveller pitches and a GP surgery. Permission has already been granted on the East of Brox Lane site for 184 dwellings, 2 x Gypsy Traveller pitches, and the GP surgery. Policy SD2 confirms that the site will be expected to be delivered between 2023 and 2027 subject to the delivery of necessary mitigation on the A320. The principle of the development of this site for new housing has therefore already been established through the adoption of the Local Plan.
- 7.4 The Runnymede Site Capacity Analysis Addendum (2018) suggested that given the need to

ensure efficient use of land whilst taking account of surrounding context and density at Brox End Nursery, it was considered that Ottershaw East could come forward for at least 200 net dwellings and 2 Gypsy/Traveller pitches. It is noted that the site capacity analysis suggests the Field Nursery site as being capable of providing 10 net dwellings, however, does not preclude the possibility of a higher density coming forward providing the development is of high-quality design. 19 total dwellings are proposed which, on a site area of 0.94ha (excluding the access which runs through the Brox End site), gives a density of 20dph. This is below the predicted gross density for the Ottershaw East site of between 29dph and 33dph and the 28dph approved on the East of Brox Lane site, however 19 dwellings brings the total number of dwellings along with those already approved to 203 and meets the 200 minimum targeted by the Local Plan. The proposed density is also in keeping with that of the immediate area in general, which the site capacity analysis sets out is between 11dph and 26dph. As above, the Gypsy/Traveller pitches and GP surgery have already been approved on the wider site and therefore there is no need for these to be provided again here. Subject to detailed consideration below, the proposed quantum of development and the resulting density is therefore considered appropriate.

- 7.5 The application site is considered to be within an existing settlement within a relatively sustainable location. The development is located approximately 1.0km from the local shopping parade along Brox Road. The application site is also positioned close to a range of other local services and facilities including local schools, a nursery and the Castle Public House. It is therefore considered that the site is suitably located for accessing a range of local facilities on foot. An existing cycle route (NCN Route 223) is located to the west of the site and runs alongside the A320. This route provides traffic-free access to Chertsey to the north and Woking to the south. Nearby towns such as Addlestone, Chertsey and Woking are all located within the 6.1km average cycle distance. The nearest bus stops to the site are located on Brox Road where the site access is taken from. Further stops can be found in the centre of Ottershaw along Murray Road. The site is therefore within an existing settlement and is considered to be located within a reasonably sustainable location. Given its allocation under Local Plan policy SL12 the proposed development is acceptable in principle.

#### Housing Mix and Affordable Housing

- 7.6 Policy SL19 of the Local Plan requires development proposals of 10 or more (net) additional dwellings to contribute to meeting the Housing Markets identified housing needs by generally providing a housing mix as set out in the Strategic Housing Market Assessment or any similar evidence for market and affordable units. The table below outlines the proposed housing mix compared with policy SL19 requirements.

Units	Policy SL19 requirements		Proposed	
	Market	Affordable	Market	Affordable
1 bedroom	5-10%	10-20%	0%	33%
2 bedroom	25-30%	40-45%	0%	66%
3 bedroom	40-45%	35-40%	30%	0%
4 + bedroom	20-25%	5-15%	70%	0%

- 7.7 All of the 1- and 2-bedroom units are within the flatted development and are proposed to be the affordable units. The houses are all 3 or 4 bedroom and will be market housing. The

Council's Local Planning Section confirmed during the application for the East of Brox Lane application that latest monitoring suggests a plan wide over supply of 1- & 2-bedroom market units within the borough. Given this and the relatively low number of units proposed as part of this development, the failure to provide any 1 or 2 bed market houses is considered acceptable. The market housing significantly overprovides on 4-bedroom units, however it is important to remember that this site is part of the wider housing allocation site at Ottershaw East and provides only a minor proportion of the total houses compared to the East of Brox Lane site. The development on that site provided a wider mix of units which was found to be acceptable, and it is considered that the overall mix of units across the housing allocation site as a whole would remain acceptable.

- 7.8 Policy SL20 of the Runnymede 2030 Local Plan confirms that over the period of the Local Plan the Council will seek to deliver 30% of all net additional dwellings as affordable units, and that development proposals of 10 or more (net) additional dwellings will be expected to provide 35% of dwellings as affordable units. Since the adoption of the Local Plan, the Government has introduced its First Homes policy and to take account of this, Runnymede has published a 'First Homes Interim Policy Statement' (Jan 2022). This changes the required affordable tenure mix to 25% First Homes, 53% Social/Affordable Rent and 22% other forms of affordable. The application proposes 1 first home unit and 5 affordable rent units, which amounts to 17% and 83%. This does not accord with the Council's First Homes Interim Policy Statement, and using the mix set out in the First Homes Interim Policy Statement would give 3 social/affordable rent, 2 first homes, and 1 other form of affordable units. The application therefore overprovides on affordable rent and under provides on first homes and other forms of affordable housing. However, as with the housing mix above, this site forms only a small part of the wider housing allocation site and the rest of the site on the East of Brox Lane site provides 65 affordable units at a split of 24.6% first homes, 52% affordable rent and 23% shared ownership. The overall split of affordable housing across the Ottershaw East site as a whole is therefore broadly in line with the First Homes Interim Policy Statement.
- 7.9 The affordable housing will need to be secured as part of a legal agreement. At the time of writing this agreement is being drafted, however is not complete. It is therefore recommended that members defer the application back to the CHDMBC to approve subject to the completion of this agreement and the securing of affordable housing.

#### Design, Layout and Scale and the Impact on the Character of the Area

- 7.10 Paragraph 126 of the National Planning Policy Framework (NPPF) confirms that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 130 of the NPPF states that new development should function well and add to the overall quality of the area, be visually attractive as a result of good architecture, layout and appropriate and effective landscaping and be sympathetic to local character and history, including the surrounding built environment and landscape setting. New developments should establish and/or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live and visit. The NPPF however makes it clear that this should not discourage change (such as increased densities) and developments should optimise the potential of a site to accommodate and sustain an appropriate amount and mix of development including green and other public space.
- 7.11 Policy EE1 of the Runnymede 2030 Local Plan requires all development proposals to

achieve a high quality and inclusive design which responds to the local context including the built, natural and historic character of the area while making efficient use of land. Developments should 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, detailing and any guidance set out in adopted planning documents including the Council's Design SPD.

- 7.12 The application is supported by a Design & Access Statement which clearly outlines the design evolution of the proposals and the background to this development. The D&A Statement sets out that one of the main objectives of the scheme was to create an environment with its own sense of identity whilst retaining positive characteristics of its local environment. Proposed dwellings are 2 and 2.5 storeys in height, in keeping with the general height and scale of buildings in the surrounding area. Flats are not common within the surrounding area, however the proposed scale and design of these are residential in scale with the top floor being within the roof space. It is considered that the development proposes a suitable scale and form of development, which would not harm the character and appearance of the area. The proposal is also considered to be sensitive to the adjacent Wentworth to Sheerwater Settled and Wooded Sandy Farmland character area, which is identified within unit SS4 of the Surrey Landscape Character Assessment as containing settlements of very low density. The Character Assessment also sets out the importance of woodland, boundary hedgerows and vegetation and the public rights of way network within this area, however these issues are discussed in more detail below.
- 7.13 In terms of the site layout, this is considered to be appropriate. The dwellings are suitably laid out to prevent the site appearing cramped or overdeveloped whilst still maintaining space for soft landscaping as well as space for private gardens, parking and other residential requirements. A primary road runs through the middle of the site. This is to be a shared surface and provides clear and legible access to the site for both vehicles and pedestrians. A pedestrian link to the public right of way on FP30 is provided within the northeast corner of the site to allow for connectivity through to the development on the rest of the Ottershaw East site and the wider area in general. This will also allow for access to the SANG approved under RU.22/0479. FP30 provides further access onto Brox Lane and therefore footpath FP21.
- 7.14 The application proposes the retention of the majority of the boundary hedges and trees which policy SL12 sets out should be retained due to the positive impact on the character and appearance of the area. 20 trees/groups of trees are proposed to be removed in total, however the majority of these are C category trees or below and within the centre of the site. 3 B category trees/groups of trees are to be removed, which are T2, which is required to be removed to accommodate the access, G11 which is on the eastern boundary of the site, and G25 which is partly on the southwestern boundary, but largely within the site. Given that the majority of trees to be removed are of lower quality and within the site rather than on the site boundaries it is considered that suitable replacement trees and soft landscaping can be provided which would offset the harm caused by their removal. Full details of this can be secured via condition.
- 7.15 The proposed development is also outside of the 15m buffer of the Ancient Woodland to the southeast of the site, with a soft landscaping buffer between the woodland and any hardstanding and buildings. There is a potential slight incursion by the flats, however there are existing buildings and hardstanding in this area, and as such it is not considered that the development would have a material impact. Furthermore, existing hardstanding and greenhouses currently located within the 15m buffer are proposed to be removed, resulting in



a betterment overall in terms of the impact on the Ancient Woodland. The buffer to the Ancient Woodland is proposed to be secured as part of a Landscape Ecological Management Plan which can be secured via condition.

#### The impact upon residential amenity

- 7.16 Policy EE1 of the Local Plan and paragraph 130 (f) of the NPPF set out that developments should provide a high standard of amenity for existing and future occupiers. In terms of the impact on existing residents, the proposal provides sufficient separation distances between existing properties to prevent any material loss of light, privacy or outlook. The proposal also provides sufficient separation between houses proposed elsewhere on the site and on adjoining sites such as the Brox End development and the East of Brox Lane development, thereby complying with the Borough's Design SPD which sets out that a minimum back-to-back distance of 22m should be provided.
- 7.17 Policy EE2, of the Local Plan considers environmental protection, confirming that pollution can lead to adverse impacts on the natural environment and the health and well-being of individuals and communities. Pollution effects can come from a number of sources and affect receptors including air, soil and water and through noise, vibration, radiation, dust and particulate matter, odour and light. Noise and air quality surveys have not been provided, nor are they considered necessary for a development of this size, however it is acknowledged that this site does form part of the wider Ottershaw East site and is adjacent to the Brox End Nursery site and could therefore potentially have cumulative impacts. Notwithstanding, the noise and air quality surveys submitted with the application at East of Brox Lane found that there would be no adverse impacts resulting from the development, and it is not considered that the additional 19 units proposed here would change that conclusion.
- 7.18 A Geo-Environmental Report has been submitted with regards to contaminated land on site, which has found some sources of contamination, however these are limited and of low to moderate risk to human health. On site contamination can easily therefore be dealt with through the submission of further site investigations to fully understand the extent of contamination and a suitable remediation strategy. This can be secured via condition.
- 7.19 In terms of the standard of amenity that would be provided for future residents, all of the houses and flats meet the minimum internal space standards set out in policy SL19 of the Local Plan. Some of the private gardens fall very slightly short of the 11m depth recommended within the Design SPD, however all gardens are of a good size. The flats will have a shared garden area. There is also an area of green space/grassed area along the southern edge of the site, a 100sqm area has been earmarked for a LAP (Local Area of Play) near the entrance of the site, and a SANG (Suitable Alternative Natural Green Space) is being provided adjacent to the site within the wider Ottershaw East housing allocation site. All of these will ensure that future residents of the site are provided with a high standard of both indoor and outdoor amenity space.

#### Highway safety considerations

- 7.20 Policy SD4 of the Local Plan sets out that development proposal which generate significant traffic movements must be accompanied by a Transport Assessment or Transport Statement which considers the impact of the proposal on the highway network and identifies measures to mitigate impacts to acceptable levels. Paragraph 111 of the NPPF sets out that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road

network would be severe.

- 7.21 The application has been supported by a Transport Statement which assesses the existing site conditions, development proposals, trip generation, and access, servicing and parking arrangements. It is proposed to access the site via the road through the Brox Nursery development to the northwest of the site. This access road and details relating to its connection onto Brox Road has already been approved as part of the Brox Nursery development and it is considered that the approved design is sufficient to accommodate the additional traffic associated with the Field Nursery development as well. The existing access onto Field Nursery via Brox Lane will be stopped up. The access will intersect with footpath FP30 and the entrance into the Field Nursery site, however there is no reason to believe that the access will prevent/reduce access to the PROW and the Transport Statement commits to ensuring that public access is retained at all times.
- 7.22 The trip generation for the development has been calculated using the TRICS database. This predicts that the development will generate 9 trips within the AM peak and 10 within the PM peak, with 94 trips predicted overall during a 12-hour day, equating to one trip every 7 minutes. Cumulatively with the Brox End Nursery development, the trip generation is predicted at, 23 trips in the AM peak, 31 trips in the PM peak and 293 trips overall during a 12-hour day. At the time that the Brox End Nursery application was considered, it was set out that trips generated by the development would not represent a significant impact compared to the traffic already using Brox Road, and the proposed development would only result in a minor increase to the trips generated by the Brox End Nursery development. It is acknowledged that the development on the rest of the Ottershaw East site has also recently been granted planning permission and has the potential to generate up to 158 two-way vehicle movements within the AM peak and 147 two-way vehicle movements on the PM peak, however the Transport Assessment submitted with that application undertook junction capacity analysis and found that there would be no material impact on the local highway network. Overall, even taking into account the cumulative impact of this development and surrounding developments on the local highway network, it is not considered that the impact of the development would be severe.
- 7.23 The Transport Statement sets out that 32 car parking spaces are being provided, however the Parking Allocation and Vehicle Charging Layout plan actually shows 34 spaces plus 2 visitor spaces. Either way, both 32 and 34 complies with the residential parking standards set out in the Runnymede Parking Guidance SPD. Each garage measures 3m x 6m and is therefore large enough to provide a parking space. The garages will also be fitted with electric vehicle charging points, as are the parking spaces for the flats. It is proposed to provide cycle stores within the rear gardens of the dwellings and the communal garden for the flat. Details of the cycle stores can be secured via condition. Refuse and recycling storage will be provided within rear gardens and within a bin store to the rear of the parking area for the flats. The carry distance for the bin store to the roadside collection point for the flats is, at 18m, in excess of the 10m guidance set out on Manual for streets, however this is not considered to be a significant issue and the area to the rear of the parking area is considered to be the best location for the bin store from a visual amenity point of view.
- 7.24 In terms of access for service vehicles, a swept path analysis has been provided which demonstrates that refuse vehicles can access, turn and egress the site in a forward gear. The parking and servicing details are therefore considered to be acceptable, and it is not considered that there would be any unacceptable impact on highway safety as a result of the development.
- 7.25 Policy SD5 of the Local Plan requires development proposals (including sites allocated in the

local plan) which give rise to a need for infrastructure improvements, to mitigate their impact. The Runnymede Strategic Highway Assessment Report (Oct 2017) raises concerns about the cumulative impacts of development over the local plan period on strategic transport infrastructure and considers that major investment would be required to mitigate against this impact. The A320 Corridor Study has provided feasibility information on junction improvements required along the length of the A320 which includes the Ottershaw roundabout. Forward funding to enable early delivery of the A320 corridor improvements has been secured through the Housing Infrastructure Fund (HIF).

- 7.26 The Infrastructure Delivery & Prioritisation SPD (Nov 2020) requires 100% funding associated with the HIF to be recovered from developments impacting on the A320 corridor, by using the formula in the SPD and the appropriate tariff of £246 per sqm of net additional floorspace. The exact amount that will be required by this development is being calculated and will be secured within the S106 legal agreement once completed. It is therefore recommended that members defer the application back to the CHDMBC to approve subject to the completion of the legal agreement.

#### Biodiversity impacts

- 7.27 Policy EE9 of the Runnymede 2030 Local Plan confirms that the Council will seek net gains in biodiversity through the creation, expansion, restoration, enhancement and management of habitats and features to improve the status of priority habitats and species. The application is supported by an Ecological Impact Assessment (EIA) and a Biodiversity Net Gain Assessment and Green and Blue Infrastructure Strategy (BNG). The EIA sets out that the development has been informed by an Extended Phase 1 Habitat Survey, Emergence Bat Surveys, and a Reptile Presence/Absence Survey.
- 7.28 The surveys confirm that bat roosts are absent from the buildings within the site. Boundary trees were found to have the potential to bat roosts, however all trees with the potential to support bat roosts are being retained. To ensure there is no harm to communing and foraging bats, a Sensitive Lighting Management Plan will be required. This can be secured via condition.
- 7.29 Other species, such as Great Crested Newts are considered likely to be absent from the site. A low number of slow worms were recorded within the northeast grassland, however a mitigation strategy has been set out within the EIA which ensures that the harm posed to slow worms is minimised to acceptable levels. This can be secured via part of the Construction Environmental Management Plan which is to be secured via condition in accordance with the recommendations of the EIA.
- 7.30 The BNG assessment sets out that a net gain of 14.49% can be achieved across the site. This is said to primarily be driven by the provision of grassland and tree planting within the northwest, eastern and southern landscape buffers and from over 55% of the site be greenspace and gardens. The Surrey Wildlife Trust (SWT) have commented that the trading rules have not been satisfied, however the legislation in which these rules are contained has not yet come into force and the SWT acknowledge that a net gain and a suitable ecological function and explanation for this has been provided within the Green and Blue Infrastructure Strategy within the BNG report. It is recommended that a Landscape Environmental Management Plan, which sets out fully how the proposed net gain in biodiversity will be achieved, is secured via condition.
- 7.31 The application site is located within the 5km buffer of the Thames Basin Heaths Special Protection Area. The SPA is designated under UK and European law due to the presence of breeding populations of birds. These birds' nest on or near the ground and as such are

susceptible to disturbance from informal recreational use such as walking and dog walking. To ensure no adverse effects from new residential development, additional recreational use, and to satisfy the Habitat Regulations, an avoidance strategy has been agreed with Natural England in the form of SANG (Suitable Alternative Natural Greenspace). The purpose of SANG is to attract potential new users away from the SPA, however SANG itself can also provide biodiversity value. Strategic Access Management and Monitoring (SAMM) also forms part of the avoidance strategy. It is acknowledged that a SANG has recently been approved adjacent to the site as part of the Land East of Brox Lane application, however in this instance the applicant has chosen to contribute to Council owned SANG. The amount due is:

- SAMM = £17,667.41
- SANG = £38,850.50
- Total = £56,517.91

This will be secured as part of the legal agreement which is currently being drafted. It is recommended that members defer the application back to the CHDMBC to approve subject to the completion of this legal agreement and the securing of the necessary mitigation against the impacts of the development on the Thames Basin Heaths Special Protection Area.

#### Flood risk and drainage

- 7.32 The application is located within Flood Zone 1. A Flood Risk Assessment and Drainage Strategy (FRA) has been submitted in support of the application which demonstrates that the risk from fluvial, tidal, groundwater and reservoir flooding is low. The risk of flooding from surface water is medium to high in some areas across the site, however the development only increases the impermeable areas across the site by 0.06Ha and measures can be put in place to manage this. It is proposed to collect surface water runoff via a series of rainwater pipes and permeable paving before discharging into a below ground drainage network to discharge into the existing ditch to the north-east of the site with below ground attenuation storage used to control the discharge rate. Finished floor levels of the dwellings are proposed to be raised 300mm above the highest water level during the 1:100 year + 45% storm event as a precaution. It is acknowledged that the larger development on the East of Brox Lane site will discharge into the same ditch, however the Lead Local Flood Authority have reviewed the strategies for both developments and raise no objections to the strategy proposed. Foul water will drain into the foul sewer network; the FRA states that Thames Water have confirmed capacity. It is conditioned for the development to be carried out and maintained in accordance with the proposed drainage strategy.

#### Sustainable Development

- 7.33 The application is supported by an Energy Statement which sets out that the homes will be provided with solar PV systems achieving a 10.27% reduction in energy demand meeting the targets set out in policy SD8 of the Local Plan. Policy SD7 also promotes sustainable design and conditions are recommended to secure this such as the provision of Electric Vehicle Charging Points.

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

- 8.1 The application proposes a new residential development and therefore would be liable for a Community Infrastructure Levy contribution. The rate for this area is £319.82 per square

metre. Money collection from CIL goes towards improving local infrastructure such as roads, schools, parks and playgrounds.

## **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 application is considered to be acceptable in principle, provides an appropriate quantum of development and affordable housing, secures high-quality design, and provides a good standard or amenity for existing and future residents. Furthermore, the development is considered to have an acceptable impact on highway safety and the local road network. The cumulative impact of the development and other developments within the borough on the strategic road network will be mitigated through contributions towards the A320 improvement works. The proposed development is also considered to have an acceptable impact on biodiversity and can provide biodiversity net gains, and a suitable drainage strategy has been proposed. A 10% reduction in energy demand will be achieved through the use of solar PV panels.

10.2 The development has been assessed against the following Development Plan policies SD1, SD2, SD3, SD4, SD5, SD7, SD8, SL1, SL12, SL19, SL20, SL22, SL26, EE1, EE2, EE3, EE4, EE7, EE9, EE10, EE11, EE12 and EE13 of the Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

## **11. FORMAL OFFICER RECOMMENDATION**

**The HoP 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:**

- SAMP = £17,667.41
- SANG = £38,850.50
- Total = £56,517.91
- Contribution towards A320 improvements
- Affordable Housing (35% - 6x flats)
- Open space, and
- Link to PROW

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

1.	Full application (standard time limit)
	<p>The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.</p> <p>Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.</p>
2.	List of approved plans
	<p>The development hereby permitted shall not be carried out except in complete accordance with the following approved plans:</p> <ul style="list-style-type: none"> <li>• Location Plan (LP.01, Rev A)</li> <li>• Coloured Site Layout (CSL.02, Rev B)</li> <li>• Survey Overlay Plan – 01 (SOP-01, Rev A)</li> <li>• Parking Allocation and Vehicle Charging Layout (PP.01, Rev A)</li> <li>• Refuse Strategy Layout (RSL.01, Rev A)</li> <li>• Dwelling Boundary Materials Layout (DBML.01, Rev A)</li> <li>• Landscape Masterplan for Plots and POS (SK01, Rev A)</li> <li>• Affordable Housing Layout (AHL.01, Rev A)</li> <li>• Flat Block – Plots 6-11 Floor Plans – Sheet One of Two (FB.01.p1, Rev A)</li> <li>• Flat Block – Plots 6-11 Floor Plans – Sheet Two of Two (FB.01.p2, Rev A)</li> <li>• Flat Block – Plots 6-11 Elevations – Sheet One of Two (FB.01.e1, Rev A)</li> <li>• Flat Block – Plots 6-11 Elevations – Sheet Two of Two (FB.01.e2, Rev A)</li> <li>• House Type HT.1092 Floor Plans (HT.1092.p, Rev A)</li> <li>• House Type HT.1092 Elevations (HT.1092.e, Rev A)</li> </ul>

	<ul style="list-style-type: none"> <li>• HT.1290 Floor Plans (HT.1290.p, Rev A)</li> <li>• HT.1290 Elevations (HT.1290.e, Rev A)</li> <li>• HT.1578 Floor Plans (HT.1578.p, Rev A)</li> <li>• HT.1578 Elevations (HT.1578.e, Rev A)</li> <li>• HT.1727.p Floor Plans (HT.1727.p, Rev A)</li> <li>• HT.1727 Elevations (HT.1727.e, Rev A)</li> <li>• Coloured Street Elevations (CSE.01, Rev A)</li> <li>• Single Garage – Option 1 Plans &amp; Elevations (GAR.01.pe, Rev A)</li> <li>• Double Garage Plans &amp; Elevations – (GAR.02.pe, Rev A)</li> <li>• Bin Store Plans &amp; Elevations (BS.01.pe, Rev A)</li> </ul> <p>Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF</p>
3.	External materials required
	<p>Before the above ground construction of the development hereby permitted is commenced, details of the materials to be used in the external elevations of the development shall be submitted to and approved by the Local Planning Authority and there shall be no variations in such materials when approved. Development shall be carried out and maintained in accordance with the approved details.</p> <p>Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.</p>
4.	Energy efficiency
	<p>The development hereby permitted shall be built in accordance with the approved Energy Statement prepared by AES Sustainability Consultants Ltd, dated March 2023 and the energy efficiency measures shall thereafter retained, maintained and kept operational for the lifetime of the development in accordance with the approved details.</p> <p>Reason: To ensure sustainable design and to comply with Policies SD7 and SD8 of the Runnymede 2030 Local Plan and guidance within the NPPF.</p>
5.	Drainage Strategy
	<p>Prior to the commencement of the development hereby approved, details of the final surface water drainage scheme shall be 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:</p> <p>a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) &amp; 1 in 100 (+45% allowance for climate change) storm events and 10% allowance for urban creep during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate 1.3l/s.</p>

	<p>b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). 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.</p> <p>c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.</p> <p>d) Details of drainage management responsibilities and maintenance regimes for the drainage system.</p> <p>e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.</p> <p>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.</p>
6.	Construction Environmental Management Plan (CEMP)
	<p>Prior to commencement of the development hereby approved, a Construction Environmental Management Plan, which is in accordance with the recommendations set out in section 5 of the Ecological Assessment prepared by LUS Ecology, dated 02/08/23, shall be submitted to and approved in writing by the Local Planning Authority. Specifically, the Plan shall include:</p> <ul style="list-style-type: none"> <li>• Details of precautionary measures of working to protect badgers and bats in buildings.</li> <li>• Consideration of breeding birds</li> <li>• Details of invasive species management</li> <li>• Protection measures for retained trees and ancient woodland.</li> <li>• Mitigation strategy for slow worms.</li> </ul> <p>The development shall be carried out in full accordance with the approved details.</p> <p>Reason: To achieve sustainable development and protect the environment in the vicinity of the site and to comply with Policies EE2, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.</p>
7.	Arboricultural Method Statement
	<p>Prior to the commencement of the development hereby approved, including bringing of equipment, machinery or materials on to the site, an Arboricultural Method Statement and Tree Protection Plan shall be submitted to any approved in writing by the Local Planning Authority.</p> <p>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</p>



	<p>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.</p> <p>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.</p> <p>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</p>
8.	Land affected by potential contamination
	<p>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.</p> <p>(i) Site Characterisation</p> <p>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:</p> <ul style="list-style-type: none"> <li>(a) a survey of the extent, scale and nature of contamination;</li> <li>(b) an assessment of the potential risks to: <ul style="list-style-type: none"> <li>▪ Human health</li> <li>▪ Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes</li> <li>▪ Adjoining Land</li> <li>▪ Ground water and surface waters</li> <li>▪ Ecological systems</li> <li>▪ Archaeological and ancient monuments</li> </ul> </li> </ul> <p>(ii) Submission of Remediation Scheme</p> <p>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</p>

	<p>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.</p> <p>(iii) Implementation of Approved Remediation Scheme</p> <p>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.</p> <p>(iv) Reporting of Unexpected Contamination</p> <p>In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the local planning authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of Condition (i) or otherwise agreed and where remediation is necessary, a remediation scheme, together with a timetable for its implementation must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of Condition (ii) in the form of a Remediation Strategy which follows the .gov.uk LCRM approach. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme, a validation (verification) plan and report must be submitted to and approved in writing by the Local Planning Authority in accordance with Condition (iii)</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with guidance in the NPPF.</p>
9.	Landscape Environmental Management Plan (LEMP)
	<p>Prior to the commencement of any above ground works of the development hereby approved, a Landscape Environmental Management Plan in accordance with the Biodiversity Net Gain Assessment and Green and Blue Infrastructure Strategy prepared by LUS Ecology, dated 02/08/23, and to include details of a Reptile Mitigate Strategy; long term design objectives; and management responsibilities and maintenance schedules for all landscaped areas, including the Ancient Woodland buffer zone, but excluding small privately-owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. The landscaped areas shall be managed and maintained thereafter in accordance with the agreed landscape environmental management plan.</p> <p>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</p>

	guidance within the NPPF.
10.	Landscaping
	<p>Prior to the commencement of any above ground works of the development hereby approved, full details of both hard and soft landscaping works, based on the approved Landscape Masterplan for Plots and POS -SK01 drawing, shall be 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.</p> <p>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.</p> <p>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.</p>
11.	Drainage verification
	<p>Prior to the first occupation of the development hereby approved, 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.</p> <p>Reason: To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS.</p>
12.	Sensitive Lighting Strategy
	<p>Prior to the occupation of the development hereby approved, a Sensitive Lighting Management Plan, which demonstrates that there would be no material increase of light at primary bat foraging and commuting routes, shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In order to protect the environment and ensure no loss of or harm of habitats and to comply with policies EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.</p>
13.	Cycle parking

	<p>Prior to the occupation of the development hereby approved, each of the proposed dwellings shall be provided with bicycle parking in a robust, secure enclosure in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Within the proposed cycle storage storage, facilities for the charging of e-bikes shall be provided, consisting of a standard three-point plug socket. All apartments are to be provided with parking for a minimum of 1 bicycle and houses with a minimum of 2. The cycle storage shall thereafter be retained and maintained in accordance with the approved details for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To promote sustainable transport in accordance with policies SD3 and SD7 of the Runnymede 2030 Local Plan and guidance within the National Planning Policy Framework 2021.</p>
14.	Electric Vehicle Charging
	<p>Prior to the occupation of the development hereby approved, each of the proposed dwellings shall be provided with a fast charge Electric Vehicle Charging Point (current minimum requirements – 7 kw Mode 3 with Type 2 connector – 230v AC 32 Amp single phase dedicated supply) in accordance with the approved plans. The Electric Vehicle Charging Points shall therefore after be retained and maintained in accordance with the above details for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To promote sustainable transport in accordance with policies SD3 and SD7of the Runnymede 2030 Local Plan and guidance within the National Planning Policy Framework 2021.</p>
15.	Parking
	<p>Prior to the occupation of the development hereby approved, space shall be laid out in accordance with the approved plans for vehicles to be parked. The parking spaces shall thereafter be retained and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with policy SD4 of the Runnymede 2030 Local Plan and guidance within the National Planning Policy Framework.</p>

RU.23/0544

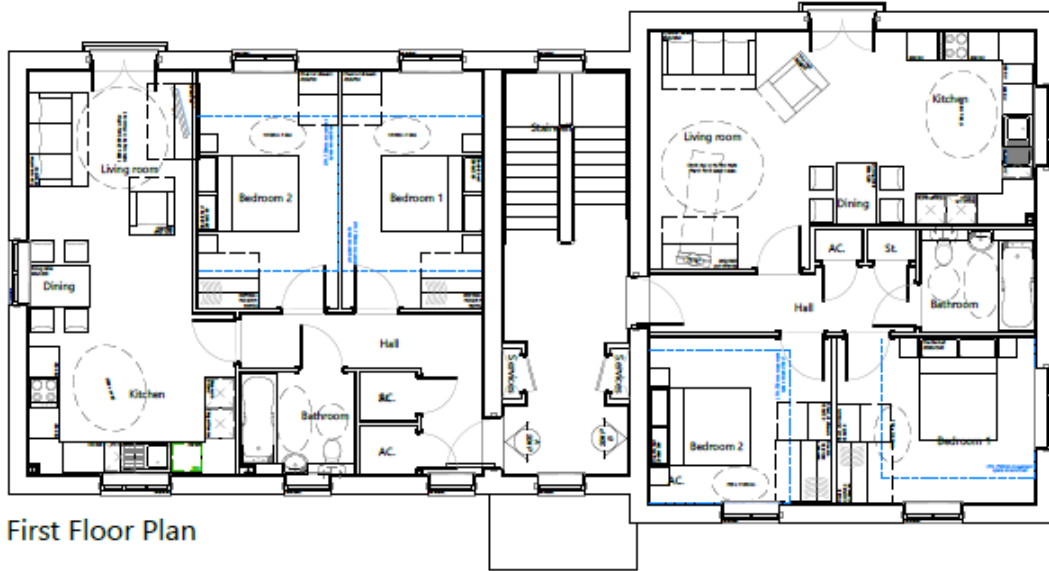
Location Plan



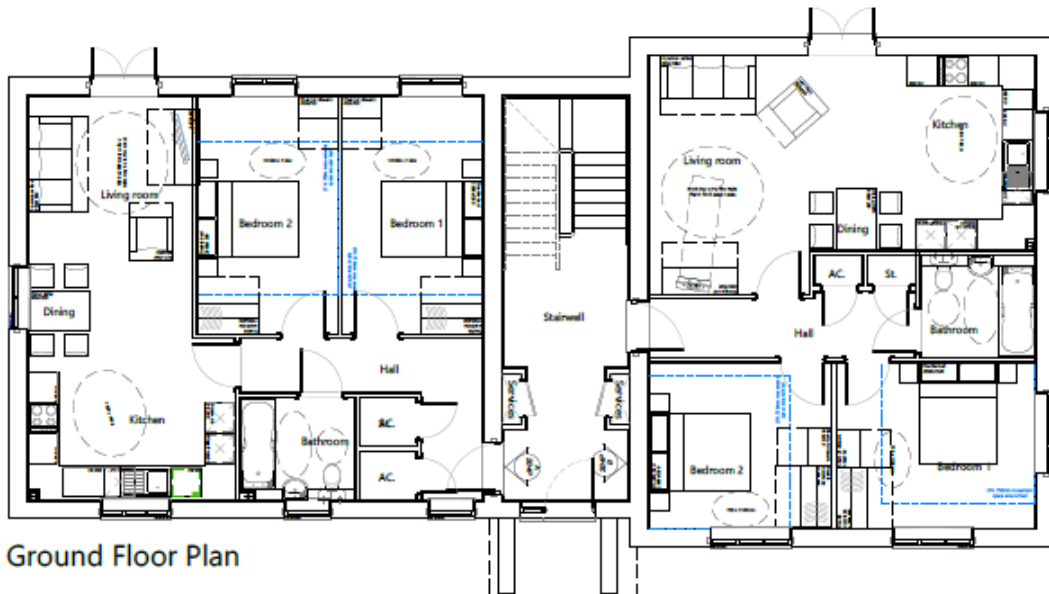
Site Plan



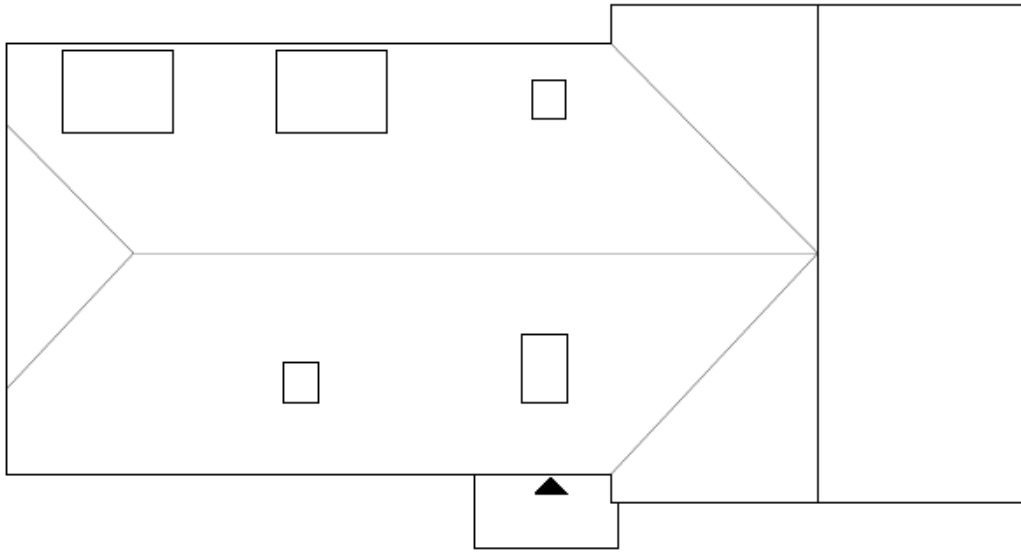
# Flats Plans and Elevations



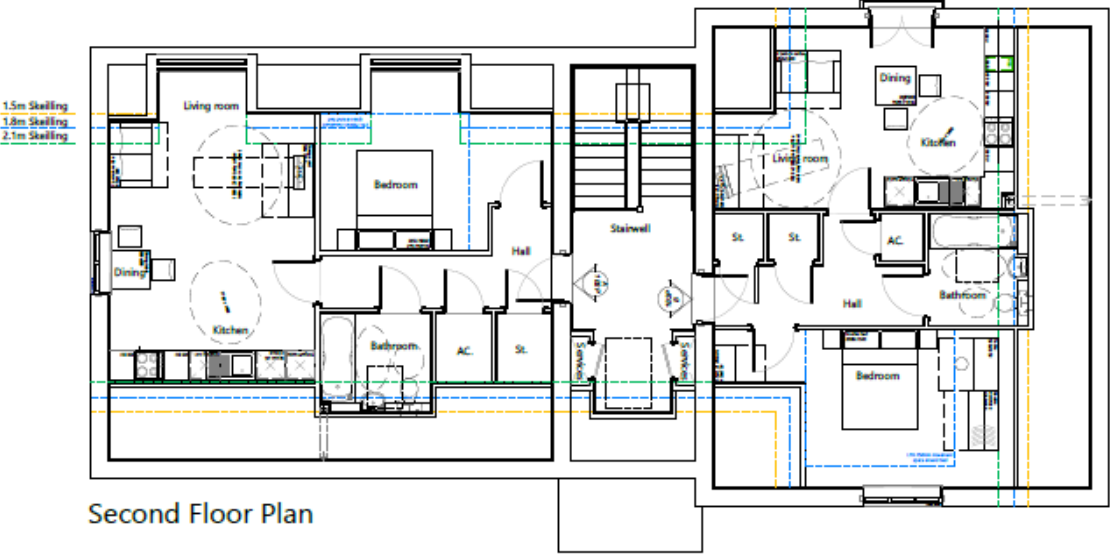
First Floor Plan



Ground Floor Plan



Roof plan



Second Floor Plan





Front Elevation



Rear Elevation



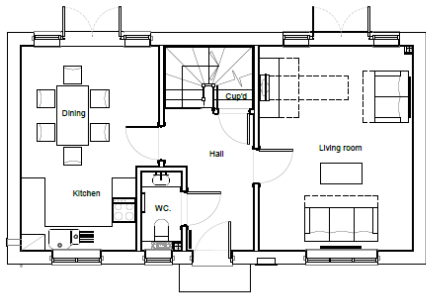


Side Elevation

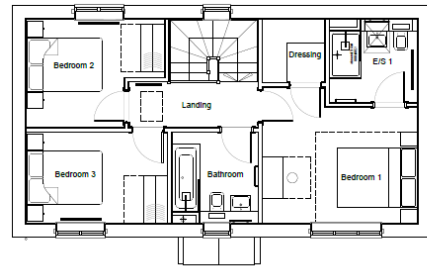


Side Elevation

House Type 1092



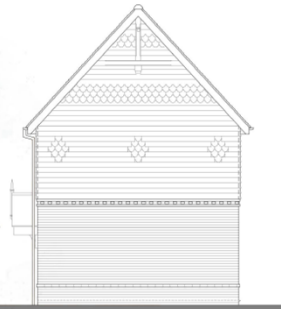
Ground Floor Plan



First Floor Plan



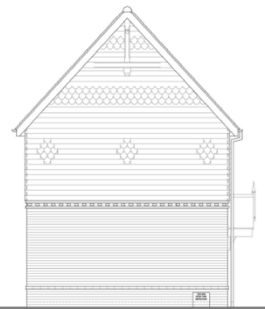
Front Elevation



Side Elevation

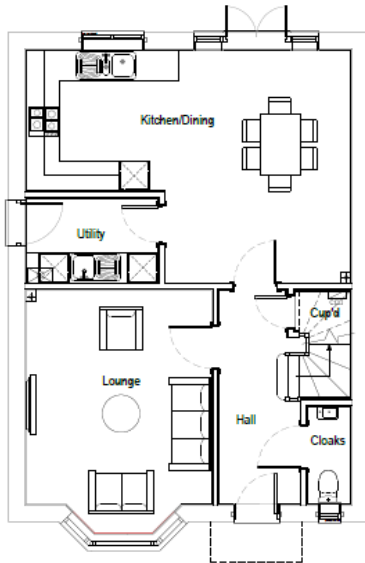


Rear Elevation

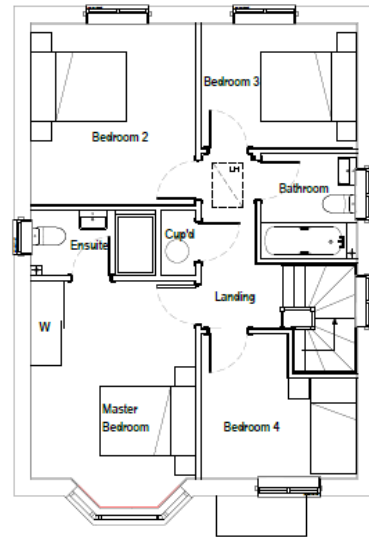


Side Elevation

House Type 1290



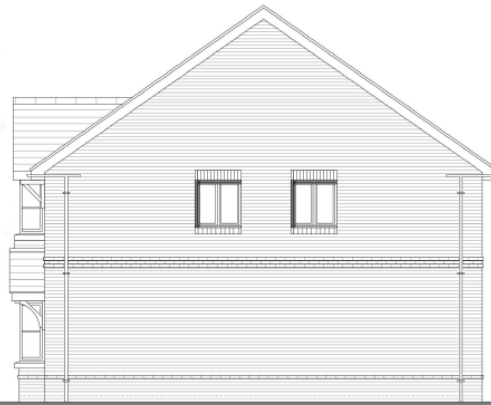
Ground Floor



First Floor



Front Elevation



Side Elevation

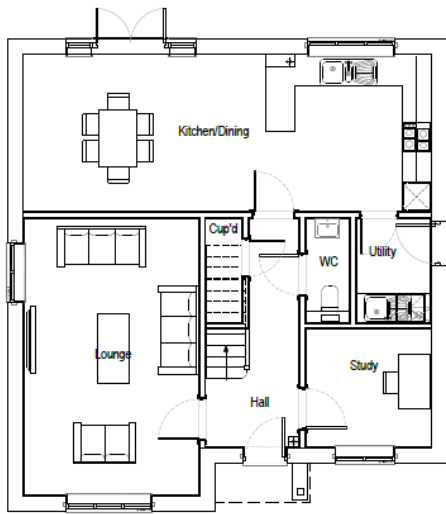


Rear Elevation

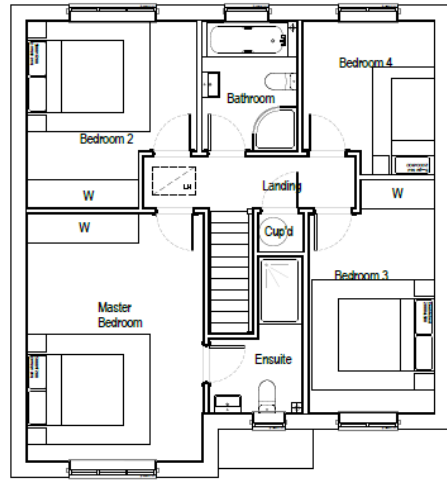


Side Elevation

House Type 1578



Ground Floor Plan



First Floor Plan



Front Elevation



Side Elevation

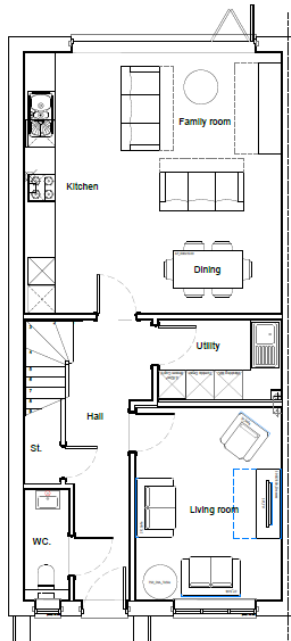


Rear Elevation

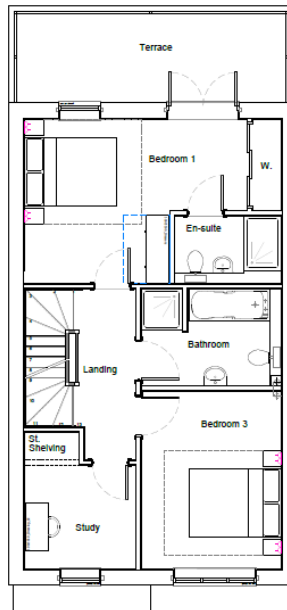


Side Elevation

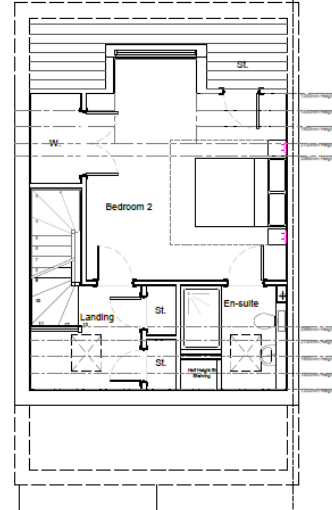
# House Typr 1727



Ground Floor Plan



First Floor Plan



Second Floor Plan



Front Elevation



Side Elevation



Rear Elevation

# Street Scenes



Development A-A  
Scale 1:200

PHASE 1.1  
PHASE 1.2  
PHASE 1.3  
PHASE 1.4



Development B-B  
Scale 1:200

PHASE 1.1  
PHASE 1.2  
PHASE 1.3  
PHASE 1.4







**COMMITTEE AGENDA REFERENCE: 5B**

<b>APPLICATION REF:</b>	<b>RU.23/0510</b>
<b>LOCATION</b>	Padd Farm, Hurst Lane, Egham, Surrey, TW20 8QJ
<b>PROPOSAL</b>	Change of use of the land to a corporate headquarters for a scaffolding and access company (Sui Generis) including an office, training centre, fabrication bay, workshop, and employee accommodation, following the demolition of all but 3 of the existing buildings on site and the erection of 2 new buildings. The removal of existing hardstanding and the re-use of existing hardstanding for storage and parking. The returning of the remainder of the site to greenspace. (Part Retrospective)
<b>TYPE</b>	Full Planning Permission
<b>EXPIRY DATE</b>	03/07/2023
<b>WARD</b>	Thorpe Virginia Water
<b>CASE OFFICER</b>	Adam Jackson
<b>REASON FOR COMMITTEE DETERMINATION</b>	Major Development recommended for approval
<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 HoP:</b>	
A.	To grant planning permission subject to the submission of an updated Preliminary Ecological Assessment report and Bat Emergence and Re-Entry Surveys which confirm the likely absence of bats on site, the submission of the relevant Community Infrastructure Levy forms, and the completion of a Section106 legal agreement under the Town and Country Planning Act 1990 (as amended) to secure i) the decontamination and restoration of the site, ii) the necessary demolition and removal of hardstanding and iii) the necessary environmental improvements which constitute the case of very special circumstances.
B.	Or to refuse planning permission at the discretion of the Head of Planning should the s106 Agreement not progress to their satisfaction and/or should the necessary bat report and surveys not be submitted within 3 months of the date of the committee, or should the updated information find evidence of bats on site that cannot be overcome



	through the submission of suitable mitigation details, or the necessary S106 is not completed.
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## **2. DETAILS OF THE SITE AND ITS SURROUNDINGS**

- 2.1 The application site is 12.5ha. The northwest corner of the site contains a cluster of buildings mostly made up of agricultural buildings, but also a residential bungalow (building 19) and buildings incidental to this dwelling (buildings 17, 18, 30 & 32), and two buildings which have lawful use for light industrial purposes (buildings 8 & 9 which are connected). There is also a second bungalow on site (building 16), however this building has unlawful extensions, and the residential use of the building is also unlawful. This part of the site also contains the main access which leads from the north corner of the site down to this cluster of buildings. There is a second access within this area off Hurst Lane which is positioned adjacent to the residential bungalow (building 19).
- 2.2 There are areas of lawful hardstanding within this area used for parking and open storage. The northeast corner of the site also includes large areas of hardstanding, although most of this is unlawful. The triangular shape of the northern part of the site means it does not have a distinct north boundary, rather the eastern and western boundaries converge at an apex where the main access is positioned. A 3m tall manmade earth bund separates the north of the site from the rest of the site to the south. The southern part of the site, which covers approximately two thirds of the site, comprises of open agricultural grass land. The western boundary of the site runs parallel with Hurst Lane and is enclosed by trees and shrubs. The eastern boundary is bound by an area of woodland which separates the site from Longside Lake. Apart from the raised bund described above, the topography of the site is generally flat.
- 2.3 The application site lies within the Green Belt, part of the site is within flood zone 2 (between a 1 in 100 and 1 in 1000 annual probability of fluvial flooding), and the site is within the 5km buffer of the Thames Basin Heaths SPA and a SSSI Impact Risk Zone. The site is within a Mineral Safeguarding Area. The site was formerly part of a gravel extraction site.
- 2.4 The surrounding area comprises of a mix of residential properties, which run along the western side of Hurst Lane, and some commercial uses to the north. Immediately to the north is Green Landscape Nursery which has a agricultural/horticulture use and Bellbourne Nursery, which is used for storage and distribution, although also has permission for residential use. Further afield, the site is located between Virginia Water to the southwest, Egham to the north and Thorpe to the east. The site is also close to the M25 which runs parallel to the site to the east on the other side of Longside Lake. Virginia Water railway station is 2.3km away and there are two bus stops on Stroude Road approximately 350m from the site. Local services and amenities are available at Virginia Water.

## **3. APPLICATION DETAILS**

- 3.1 The application proposes to redevelop the site for use as a company headquarters for a scaffolding and access provider. The operation of the site will include storage and distribution of scaffolding equipment as well as use for training, industry certification, and apprenticeship courses. It is proposed to demolish the majority of the existing buildings on

site, with the exception of buildings 2, 8 & 9 which will be converted for use as a workshop and metalwork fabrication building (buildings I & H on the proposed site plans). A new office and training hall are also to be erected (Buildings K & J on the proposed site plan).

- 3.2 The new buildings are both 7.5m tall and are 305sqm and 380sqm respectively. The scaffolding HQ will use the existing access within the northern corner of the site. The existing lawful bungalow on site (building 19) is also proposed to be retained for use by employees and trainees visiting the site. The dwelling will be accessed via a separate access, utilising the existing Hurst Lane entrance. New and existing areas of hardstanding are proposed to be used for storage, parking and unloading. The vast majority of the existing unlawful hardstanding on site is to be removed. It is proposed to retain the majority of the trees on site, including those along the western boundary with Hurst Lane and new soft landscaping will be provided, including around the eastern and north eastern perimeter of the commercial part of the site to keep this separate and restrict views from the east and from the rest of the site which is proposed to be remediated and kept as open grassland.

#### 4. RELEVANT PLANNING HISTORY

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

Reference	Details	Decision and date
EGH.55/3495	Use of land for pig and chicken raising	Granted – 24/11/1955
EGH.60/6405	Erection of deep litter house and rearing house	Granted – 19/07/1960
EGH.63/8664	Poultry house	Granted – 04/10/1963
EGH.65/10608	Development of land as site for agricultural dwelling	Refused – 24/03/1966
EGH.65/10324	Erection of bulk food bin and replacement of poultry house store	Granted – 22/09/1965
RU.73/16289	Use of land for the parking and storage of touring caravans and boats on trailers (maximum 60) for a temporary period of 5 years	Refused – 02/11/1973
RU.75/0075	The extraction of bulk filling materials for use in connection with the construction of the Thorpe-Egham section of the M25 and restoration of agriculture	Granted – 11/08/1975
RU.79/0916	Erection of a bungalow for occupation in connection with management of poultry farm	Refused – 30/11/1979
RU.81/0863	Stationing of a mobile home and siting of a box trailer for storing applicants' furniture (retrospective) for a temporary period of one year	Granted – 08/11/1982
RU.82/0540	Use of part of land and buildings for storage of applicant's personal property and vehicles and	Refused – 05/11/1982

	re-positioning of garage	
RU.82/0705	Change of use of agricultural buildings to private stabling with ancillary storage facilities	Granted – 26/01/1983
RU.83/0467	Renewal of RU.81/0863 for stationing of mobile home and siting of a box trailer to store applicant's furniture for a temporary period of six months	Granted – 15/08/1983
RU.84/0828	Erection of a cattle shed of some 1,350sq.ft. (125.4 sq.m)	Granted – 01/02/1985
RU.84/0846	Improvement of land for agricultural purposes by the tipping of imported overburden and topsoil	Granted – 30/01/1987
RU.84/0906	Siting of mobile home for use in connection with agricultural holding	Refused – 09/04/1985
RU.86/0535	Stationing of mobile home for a temporary period of 3 years (revised plans indicating a revised siting) (amended by letter dated 7.7.86 and plan received 8.7.86)	Refused – 04/08/1986
RU.87/0983	Improvement of land for agricultural purposes by the tipping of imported over burden and topsoil (amended by letter dated 5.10.87 received 12.10.87 and revised plan received 12.10.87).	No objection – 24/12/1987
RU.89/0099	Mobile home for agricultural worker	Granted – 09/03/1990
RU.90/0012	Proposed bungalow for agricultural occupation, with double garage, replacing existing mobile home	Refused – 09/03/1990
RU.91/0106	Change of use of Building B from agricultural barn to use in connection with the storage, distribution and sale of animal feed (as amplified by letter dated 20.3.91)	Refused – 09/05/1991
RU.91/0107	Proposed bungalow for agricultural occupation, with double garage, replacing existing mobile home	Refused – 09/05/1991
RU.91/0108	Change of use of Building 'A' from agricultural storage for retail sales of craft goods (as amended by Plan No. RBC/91/66/1 received 2.9.91)	Granted – 18/09/1991
RU.91/0109	Renewal of planning permission for mobile home for agricultural worker	Granted – 09/05/1991
RU.91/1028	Retention of land for grading and mixing of top soil and sand, the retention of a storage	Granted – 22/04/1992

	compound and use of mobile screening plant 2 year period	
RU.92/1006	Resting of portacabin for office use of land for planting of trees and shrubs, use of barn for storage of vehicles and equipment, provision of operational land, parking and access	Refused – 11/01/1993
RU.92/0553	Renewal of temporary permission for a mobile home for an agricultural worker and for a further period of 1 year.	Granted – 07/10/1992
RU.92/0554	Construction of detached three bedroom bungalow for agricultural occupation, with double garage to replace the currently used mobile home.	Granted – 28/07/1993
RU.93/0509	Continued use of land for the grading & mixing of soil, retention of storage compound and operation of mobile screening plant. Consultation from Surrey County Council.	Object – 16/08/1993
RU.93/0406	Change of use of farm building for use as retail shop for sale of pet animals and ancillary goods (amplified by letter and plan received 20.7.93, 29.7.93 and 3.8.93).	Refused – 03/09/1993
RU.94/0257	Change of use of redundant farm building to part B1 use (Saddlers workshop & Farriers workshop) with ancillary A1 use	Refused – 03/06/1994
RU.94/0428	The erection of an enclosure for swimming pool incorporating approved double garage	Refused – 13/07/1994
RU.94/0805	Single storey extension to house boiler and oil tank.	Granted – 24/11/1994
RU.95/0269	Parking for 5 goods vehicles; storage of hardcore, topsoil and demolition materials; and retention of two portacabin offices, ancillary store and w.c. amounting to 225 sq m all on a site of about 0.8 ha.	Object – 24/05/1995
RU.95/0447	Retention of concrete hardstanding	Refused – 04/09/1995
RU.95/1065	Erection of free-standing poultry house	Refused – 30/04/1997
RU.96/0024	Use of site as a civil engineering contractor's yard for the storage of plant equipment, portacabins and materials for a 12-month period plus retention of security fencing and lighting (retrospective)	Refused – 28/02/1996
RU.97/0222	Continued use of two agricultural buildings for commercial storage of film and stone for a temporary period plus demolition of other	Granted – 30/04/1997

	buildings.	
RU.98/0284	Reuse of building A for storage and light industrial purposes for a temporary 12-month period	Refused – 07/04/1999
RU.98/0285	Continued use of building B for the commercial storage of film	Granted – 07/04/1999
RU.98/0286	Use of building G for storage and light industrial purposes and conversion of lean-to to ancillary office, plus rebuilding of sewage pump housing	Refused – 07/04/1999
RU.98/1232	Temporary use of land for the storage of landscaping materials and stationing of portacabin with B & P landscape contractors operations (2 years)	Refused – 07/04/1999
RU.99/0174	Use of agricultural building for storage of building materials and plant	Refused – 14/09/1999
RU.99/0797	Use of building G for storage with minor fabrication ancillary to the storage use	Granted – 14/09/1999
RU.04/0954	Variation of clause 3 of the legal agreement under RU.92/0554 for the southern part of the site to be sold off as a separate unit	Refused – 13/12/2004
RU.08/1087	Certificate of existing lawful use for change of use of building to a single self-contained dwelling (Class C3)	Refused – 25/06/2009
RU.09/0194	Lawful use certificate for existing hardstanding and service roads	Granted – 16/10/2009
RU.09/0936	Certificate of existing lawful use for change of use of building to a single self-contained dwelling (Class C3)	Refused – 23/06/2011
RU.09/0547	Application for discharge of obligations contained in S106 legal agreement. dated 28 <sup>th</sup> July 1993 relating to all the land and premises at Padd Farm	Refused – 14/07/2011
RU.10/0016	Certificate of existing lawful use for stationing of caravans in residential use	Refused – 23/06/2011
RU.17/0412	Application to dispose of part of the site with reference to a s106 obligation (planning)	Refused – 08/03/2017
RU.18/1552	EIA SCREENING OPINION RELATING TO THE PROPOSED DEVELOPMENT ON LAND AT PADD FARM, HURST LANE, EGHAM FOR THE BELOW SCHEME: Demolition of existing buildings and site decontamination, the erection of up to 130 new residential dwellings (areas A	Environmental Statement Required – 16/11/2018

	& B) and provision of public open space on the southern part (area C) of the site under PART 2 (6) OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017	
RU.19/0066	EIA Scoping Opinion for proposed development at Padd Farm	Scoping Agreed – 22/02/2019
RU.21/0695	The demolition of existing buildings and structures, and removal of hardstanding; the decontamination of land; the erection of 38 affordable dwellings with associated access, parking, landscaping, and infrastructure works; and the change of use of land to paddocks.	Refused – 15/02/2022
RU.21/1167	The erection of 2 new buildings, the retention of 1 x residential dwelling, and the refurbishment of 2 existing buildings to be used as offices, a training centre and fabrication bays as part of the applicant's corporate headquarters following the demolition of all remaining buildings on site. Refurbishment and decontamination of existing site and the creation of open grassed area with an area of landscaped open space.	Refused – 19/12/2022

4.2 The most recent application on this site (RU.21/1167) was submitted by the same applicant for use as their corporate headquarters. This application was refused for the following reason:

- *The proposed development is inappropriate development in the Green Belt and therefore by definition harmful. There are no “Very Special Circumstances” to outweigh this harm which is given substantial weight. The proposal is contrary to paragraphs 147, 148, 149 and 150 of the National Planning Policy Framework and policy EE19 of the Runnymede 2030 Local Plan.*

4.3 This application has been submitted to try and address this reason for refusal.

#### Enforcement History

4.4 It should be noted that there is a separation of control between the ‘use’ of a building and its physical presence/fabric, and a lawful building can have been occupied by uses that that were unlawful. All existing and historic buildings on the site are labelled between 1 and 32, this ties in with the numbering used in the enforcement history/investigations across the site. The majority of the existing buildings on site are lawful, however have been subject to one of more unlawful uses. All of the current physical buildings are considered lawful with the exception of building 16 which has been unlawfully extended. The residential use of the building is also not lawful. All other unlawful buildings have been removed from the site. The lawful use of most of the site is agricultural with commercial uses permitted within buildings 8 and 9 and residential use permitted within building 19, although this is subject to a legal agreement which requires the building to be tied to an agricultural use of the land. Buildings 17, 18, 30 and 32 are considered to be

incidental to the use of building 19. As of 15/06/2018 all businesses trading from the site have left as confirmed by The Enforcement Receiver. The site is also now currently vacant, and all buildings are unoccupied.

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

### 5.1 National Planning Policy Framework and Guidance:

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt land
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment

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 Supplementary Planning Documents and Guidance:

- Runnymede Design Supplementary Planning Document
- Runnymede Infrastructure Delivery and Prioritisation Supplementary Planning Document
- Green and Blue Infrastructure Supplementary Planning Document
- Car Parking Supplementary Planning Guidance
- Trees, Woodland and Hedgerows Supplementary Planning Guidance

## 6. CONSULTATIONS CARRIED OUT

### Consultees responses

Consultee	Comments
Environment Agency	<p>No objections to the proposed development, subject to conditions:</p> <ol style="list-style-type: none"> <li>1. Submission of a scheme for the provision and management of a buffer zone to the Hurst Ditch. Submission of a remediation strategy to deal with the risks associated with contamination of the site.</li> <li>2. Submission of remediation strategy dealing with land contamination.</li> </ol>

	<ol style="list-style-type: none"> <li>3. A verification report for the demonstrating completion of the remediation strategy</li> <li>4. No further development in the event of contamination being found that was not previously identified.</li> <li>5. No infiltration of surface water into the ground</li> <li>6. Submission of a scheme for managing any boreholes installed for the investigation of soils, groundwater or geotechnical purposes.</li> <li>7. No use of piling using penetrative methods</li> </ol>
Natural England	Natural England has not commented on this application, however advised under the previous similar application (Ru.21/1167) that they had no objections.
Lead Local Flood Authority	<p>Objects to the proposed surface water drainage scheme, however, considers that an updated drainage strategy can be secured via conditions:</p> <ol style="list-style-type: none"> <li>1. Submission of a surface water drainage strategy to meet the Non-Statutory Technical Standards for SuDS as well as the NPPF and Planning Practice Guidance</li> <li>2. Submission of a verification report which demonstrates that the surface water drainage scheme has been constructed as agreed.</li> </ol>
County Highway Authority	<p>Recommends the following conditions:</p> <ol style="list-style-type: none"> <li>1. Provision and maintaining of visibility zones at the vehicular accesses.</li> <li>2. Submission of a scheme for car parking and turning areas on site</li> <li>3. Submission of a con</li> <li>4. struction transport management plan.</li> <li>5. Provision of electric vehicle charging points</li> <li>6. Closing of existing access and re-instatement of kerbs/verges <i>(Officer comment: not required as both existing accesses are being retained.)</i></li> </ol>
SCC Minerals & Waste	<p>No objection subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. The submission of a waste management plan</li> <li>2. Provision of sufficient and appropriate facilities for waste storage and recycling <i>(Officer comment this has been incorporated into the hard and soft landscaping condition.)</i></li> </ol>
SCC Archaeology	Advises that any archaeological remains will have been destroyed by the previous quarrying.
RBC Tree Officer	<p>Recommends the following conditions:</p> <ol style="list-style-type: none"> <li>1. Submission of a landscape design that includes replacement semi-</li> </ol>



	<p>mature tree planting.</p> <p>2. Submission of an Arboricultural method statement and tree protection plan</p>
RBC Drainage Office	<p>Objects as no drainage or flood risk related information has been submitted.</p> <p><i>(Officer Comment: A Flood Risk Assessment and Sustainable Drainage Strategy has since been submitted, and although RBC drainage have not commented on this the Lead Local Flood Authority have provided comments.)</i></p>
RBC Contaminated Land Officer	<p>No objections subject to a condition which secures an assessment of contamination on site and a remediation scheme if necessary, and which sets out that what to do in the event of unexpected contamination being found.</p>
RBC Environmental Health	<p>Recommends the dwelling on site is only used in connection with the commercial use and not as an independent dwelling as it has not been demonstrated that the dwelling would provide an acceptable residential environment and level of amenity as a permanent residence. (Officer comment – this will be controlled by planning condition)</p>
Surrey Wildlife Trust	<p>No comments received at the time of writing.</p>

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

6.2 81 neighbouring properties were consulted in addition to being advertised on the Council's website and 4 letters of representation have been received, which can be summarised as follows:

#### Concerns

- Considers the development to be inappropriate in the Green Belt.
- Considers over the appearance of the site.
- Concerns with noise and disturbance.
- Concerns over the loss of vegetation and the impact on streams.
- Concerns over flooding impacts.
- Concerns with HGV usage of the site and Hurst Lane.
- Concerns regarding the industrialisation and changing character of Hurst Lane.
- Considers the application should be considered at Planning Committee.
- Considers that the lane should be viewed as a singular site and policies implemented/enforced to maintain its residential character and protect the Green Belt.

#### Other Comments Raised

- Considers that the owners have sought to engage with local residents and appear supportive of a good long-term relationship with the community.
- Considers that the most objectionable aspects of the plans have been amended/removed.

- Supports returning the site into planning control in a manner which does not materially increase the legal footprint.

## 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 considered 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 constitutes appropriate development in the Green Belt
- The impact on the character and appearance of the area
- The impact on residential amenity
- Traffic implications and the impact on highway safety
- The impact on contaminated land
- The impact on biodiversity
- The impact of the development on flood risk
- The impact on archaeology
- The impact on minerals
- Energy and sustainability

### ***Whether the development constitutes appropriate development in the Green Belt***

7.2 The application site is in the Green Belt where the National Planning Policy Framework (NPPF) sets out that the change of use and construction of new buildings should be considered as inappropriate development unless one of the exceptions in paragraphs 149 or 150 applies.

7.3 It has previously been established that the site can be classed as previously development land (PDL). This position was set out under the previous application which was supported by a PDL Statement and legal opinion from Essex Chambers. PDL is defined as land which is or was occupied by a permanent structure including the curtilage of the developed land and any associated fixed surface infrastructure. In this case the land constitutes the entirety of Padd Farm as a single planning unit of 12.8ha, including 26 permanent buildings and their associated areas of hardstanding, and two primary uses (Agricultural and Light Industrial) constituting a mixed use. As such, the planning unit would constitute PDL. Paragraph 149 (g) of the NPPF allows for the partial or complete redevelopment of PDL provided there would not be a greater impact on the openness of the Green Belt than the existing development. The assessment of whether the redevelopment of this land would have a greater impact on the openness of the Green Belt and therefore constitutes appropriate development is set out below.

7.4 Once the extent of the PDL has been established, the next part of the definition of PDL can be applied. In terms of whether the redevelopment of the land will have a greater impact on

the openness of the Green Belt, the volume of the existing buildings (excluding the agricultural buildings) is 6,734cbm. Building 2 is also included within this figure, as although an agricultural building, the re-use of this building is appropriate under paragraph 150 (d). (There is a slight discrepancy when compared with the figures quoted in the report for the previous application (RU.21/1167) as those figures mistakenly omitted building 32). There is also 3789cbm of agricultural buildings being removed too, however the removal of these buildings can only be attributed limited weight given that they constitute appropriate development in the Green Belt.

- 7.5 The proposed buildings have a volume of 10,958cbm, which is an increase of 4,224cbm (not including the agricultural buildings) and results in a clear spatial impact on the openness of the Green Belt. In addition, the bulk manifests itself in a way which results in a greater visual impact on the openness of the Green Belt compared to the existing development due to the additional mass and bulk of the two new buildings (Buildings K & J on the proposed site plan), resulting from the increased height, high eaves and flat roof design.
- 7.6 However, importantly there is a reduction in the number of buildings on site and a reduction in spread of development, including a further reduction when compared to the previous scheme, with the proposed buildings being moved closer together and closer to the retained buildings, creating a smaller overall envelope of built development. Furthermore, new planting/landscaping is proposed to the east of the developed area which would limit views of the development from the east. All these changes result in a reduction in the impact of the development on the visual openness of the Green Belt.
- 7.7 In addition, whilst there is an increase in hardstanding when compared to the previous scheme (1,560sqm) and an increase over the existing lawful hardstanding (1,119sqm) there has been a significant reduction in its spread, with all the unlawful hardstanding to the east of the site now completely removed from the proposal. As above, this will result in a much more contained development which, especially given the planting/landscaping proposed around the eastern edge, will reduce views of the development and thereby its impact on visual openness. Amended plans have also been received during the course of the application which remove the hardstanding on the western boundary of the site which is to the rear of building H and I, reducing the impact of the development when viewed from Hurst Lane.
- 7.8 However, notwithstanding the improvements made as a result of the consolidation of the development and the benefits this has on visual openness, the development would still have a greater impact on both the spatial and visual openness of the Green Belt and would have a moderate harm to the openness of the Green Belt. The proposal does not therefore fall within the exception set out in paragraph 149 (g) of the NPPF, and is therefore inappropriate development which is, by definition, harmful. Substantial weight is attached to this harm and as per paragraph 147 of the NPPF, which states inappropriate development will not be approved except in very special circumstances. Whether very special circumstances exist which clearly outweigh the harm arising from the inappropriate nature of the development and any other harm identified, is considered at the end of this report.

#### ***The impact on the character and appearance of the area***

- 7.9 Policy EE1 of the Local Plan sets out that all development proposals, whether within the Green Belt or within the urban area, will be expected to achieve high quality and inclusive design which responds to the local context including the built, natural and historic character of the area. Paragraph 126 of the NPPF also places importance on the creation of high quality, beautiful and sustainable places, and paragraph 134 sets out that development that is not well designed should be refused. Paragraph 130 sets out a number of considerations

which decision makers should take account of when determining planning applications.

- 7.10 The proposal consists of the erection of 2 x new light industrial buildings, the conversion of 2 x existing buildings for light industrial use, retention of the existing dwelling and the demolition of all the remaining existing buildings. The new buildings are approximately 7.5m tall and utilitarian in design, which is considered appropriate for the site which currently consists of existing agricultural and light industrial buildings. The retained existing buildings will be made good and will be similar in design to the proposed new buildings. The proposed buildings are considered to be appropriate in scale and design in terms of their impact on the character and appearance of the area, and clearly there will be benefits as a result of the removal of the existing dilapidated buildings and general site clearance.
- 7.11 Paragraph 131 of the National Planning Policy Framework sets out the importance of trees in contributing to the character and appearance of an area. The application has been supported by an arboricultural report and a tree protection plan which sets out that 31 trees within the site will be removed, however this does not include any of the trees along the western boundary adjacent to Hurst Lane. It is considered that replacement planting can be provided to offset the loss of trees elsewhere on the site, and that this can be secured via a detailed soft landscaping plan. The southern part of the site is proposed to be kept as open land and full details of the soft landscaping within this area could also be secured by this condition.

#### ***The impact on residential amenity***

- 7.12 Paragraph 130 of the NPPF sets out that development should create places with a high standard of amenity for all existing and future occupiers, and policy EE1 of the Local Plan sets out that development proposals will be supported where they ensure no adverse impact on the amenities of occupiers. Policy EE2 also sets out that development proposals resulting in external noise impacts will be expected to implement measures to mitigate and reduce noise impacts to a minimum.
- 7.13 In terms of the impact on existing residents, the separation distances between the proposed new buildings and the neighbouring properties are sufficient to ensure existing residents would not experience any material loss of light or privacy. A Noise Impact Assessment has been submitted which sets out the results of existing background noise monitoring and the measurements of various noise producing activities proposed to be carried out across the site. The average existing background noise level was recorded to be 48dB (LA90) with a range of between 42dB and 57dB (LA90) over 15-minute intervals, with the main source of existing noise found to be the M25. Measurements of proposed operations such as HGV movements, tele lifter loading and unloading, and the sorting of scaffolding materials were then recorded with the average noise levels for each activity ranging between 62dB and 89dB. Taking into account the distance to noise sensitive receptors and other mitigation factors such as certain activities being carried out indoors, the predicted noise levels are 50dB, which is just an increase of 2dB over the existing background levels. The type of noise, in terms of pitch and frequency will inevitably be different to the existing background noise from the M25 and therefore potentially more noticeable, however it should be noted that the existing lawful agricultural and light industrial uses could potentially also increase noise above the existing background levels were they to be re-instated. Given the conclusions of the report, and the existing lawful use of the site, it is considered that the development is therefore unlikely to materially impact the amenity of neighbouring residents.
- 7.14 It is also proposed to re-use the existing agricultural workers dwelling for employee accommodation. Provided the dwelling is to be used as employee accommodation on a short-term basis then the noise impact on this dwelling is considered to be acceptable. It is

not clear from the information submitted what the predicted internal noise levels are for these dwellings and what measures are required in terms of glazing and ventilation in order to achieve this. As such, it has not been demonstrated that the use of the dwelling as independent dwelling would be acceptable in terms of providing a high level of amenity and suitable residential environment for the future occupiers. The use of this dwelling has therefore been conditioned.

***Traffic implications and the impact on highway safety***

- 7.15 The National Planning Policy Framework sets out that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts of the road network would be severe. Policy SD4 sets out that development proposals which generate significant traffic movements must be accompanied by a Transport Assessment or Transport Statement which considers the impact of the proposal on the highway network. The application is supported by a Transport Statement which concludes that the proposed development will result in a minimal increase in vehicular movements, with trip generation analysis undertaken at the site predicting a total net increase of 34 vehicle movements in the AM peak and 29 vehicle movements in the PM peak.
- 7.16 The Transport Statement sets out that this has been calculated based on an overall office floorspace of 1,274sqm in order to predict a worst-case scenario due to office space, in general, generating a greater number of vehicle movements than light industrial. It is not clear how this figure of 1,274sqm has been reached, as the total proposed floorspace (not including residential) is 1,526sqm, with only 680sqm of this being office space. The applicant also clarified within the previous application that the predicted net increase in trip generation represents a worst-case scenario based on only the existing 461sqm of lawful light industrial floorspace on the site, whereas in reality the lawful use which includes agricultural buildings would generate more traffic. The trip generation of the dwelling on site has not been calculated or reported, however as this dwelling is existing, there is unlikely to be any material change.
- 7.17 The total actual vehicle movements are therefore likely to be comparable or more likely lower than the predicted vehicle movements as these have been calculated on worst case scenarios. Even with the worst case scenarios it is not considered that the impact on the road network from vehicle movements associated with the development would be severe, nor would there be an unacceptable impact on highway safety.
- 7.18 In addition to the above, the Transport Statement considers that the proposed use of the site will generate 4 daily two-way movements of HGV. Hurst Lane, in general, varies between 5m and 7m in width which is sufficient to allow for HGV associated with the use to pass, and where the lane isn't wide enough there are plenty of wider spots for a HGV to wait. This is considered acceptable given the low number of HGV movements predicted. 4 x Lorry bays are proposed on site to accommodate HGV associated with the use.
- 7.19 It is proposed for the development to utilise the existing access in the northern corner of the site, which achieves visibility splays of 2.4 x 43m in both directions and is therefore suitable for a Hurst Lane and the proposed development. The existing secondary access onto Hurst Lane, which is adjacent to the existing bungalow on the western boundary will be closed to main site traffic and used for the employee dwelling only.
- 7.20 31 car parking spaces will be provided on the site (although the transport statement incorrectly states 55 spaces which was the amount proposed under the previous scheme). The Planning Statement also confirms that at least 40% of the parking spaces on site will

have electric vehicle charging points. However, the Runnymede Parking Guidance Supplementary Planning Document suggests 48 parking spaces for an office/light industrial use of this size. Although this is a flexible rather than minimum/maximum standard, the proposed parking provision falls significantly short of the suggested number. Hurst Lane is narrow in places and any overspill parking could therefore block the road or make it unsafe for people visiting the site and for the residents of Hurst Lane. It is important therefore that sufficient parking space is provided on site. It is noted that the Transport Statement commits to operating a minibus service between the site and Egham railway station. This will likely reduce the reliance on cars being able to park on site, however this is unlikely to overcome all of the shortfall. As such, the applicant has been asked to provide, via condition, an updated parking layout which provides an acceptable number of parking spaces without extending the proposed hardstanding.

### ***The impact on contaminated land***

- 7.21 Paragraph 174 of the NPPF sets out that planning decisions should contribute to and enhance the natural environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land where appropriate. A phase 1 geo-environmental assessment has been carried out across the site and the results of this have been submitted in support of the application. This assessment confirms that the site was formerly a gravel pit and that former landfilling and commercial operations have occurred at the site, which have caused pollution. Given the identified sources of contamination and the presence of sensitive receptors at the site, the report concludes that a moderate to high risk is present for future and adjacent site users. Further works, including detailed ground investigation, are therefore required to identify the extent of the contamination in order to establish the necessary remediation works; this can be conditioned to be carried out prior to the commencement of development. The condition also sets out what should be done in the event of unexpected contamination.
- 7.22 Discussions have previously been held with the Environment Agency as to whether the site could be remediated outside of planning. They advise that should contamination reach the main river they could use the Water Resources Act to require the site owner to decontaminate the site, however they are not aware of any impact on nearby water courses. The other way in which the site could be remediated is via Part IIA of the Environmental Protection Act, however the site would need to be designated as contaminated land first before the Environment Agency could get involved. The Environment Agency have advised that as contamination is likely to be just in the gravel aquifer, the site could not be designated as a special site and passed to Environment Agency control. Therefore, redevelopment through the planning regime offers the best chance of remedial works being undertaken.

### ***The impact on biodiversity***

- 7.23 Policy EE9 of the Local Plan sets out that development on sites including or adjacent to priority habitats and species will not be permitted unless it can be demonstrated that the impact of the proposals will not result in significant adverse effects. This is in line with the hierarchy set out in paragraph 180 of the NPPF which sets out that if significant harm to biodiversity cannot be avoided, adequately mitigated, or as a last resort compensated for, then planning permission should be refused. Policy EE9 of the Local Plan also sets out that the Council will seek net gains in biodiversity, through creation/expansion, restoration and enhancement of habitats and features to improve the status of priority habitats and species. The application is supported by a Preliminary Ecological Appraisal and Preliminary Roosts Assessment report (PEA report).

- 7.24 The PEA report assesses several of the buildings on site to have low habitat value to support roosting bats (Buildings B1, B5 and B9 – Note: The building numbering used in the PEA report differs to the numbering used within the rest of the submission) and therefore requiring further surveys to be carried out. It is understood that bat emergence/re-entry surveys have previously been carried out on the site which confirm the likely absence of bats roosts, however, these surveys are now out of date. It is also not clear from the PEA report whether the trees on site have been surveyed and therefore whether any of the trees to be removed offer roosting opportunities for bats, as this appears to have been removed from the report since the previous application (RU.21/1167). However, the applicant submitted with the previous application a letter from their ecologist which advised that, although the bat emergence/re-entry surveys are out of date, given the breadth of survey work previously undertaken on the site previously and the likely absence of bats, it would be acceptable to secure the required surveys by condition rather than prior to determination. This approach has been accepted on both the previous application and the application prior to that (RU.21/0695). Whilst, it is considered that bats are likely absent from the site, given the shortcomings of the PEA report and the lack of up to date surveys, it is suggested that the committee defer the application back to the CHDMBC to approve, only subject to the submission of this information and subject to no harm to bats of the habitats, which cannot be adequately mitigated or compensated for, being found.
- 7.25 In terms of other species on site, the PEA concludes that the development, due to being predominantly over the existing buildings, hardstanding and bare ground, is unlikely to impact on reptiles, amphibians, badgers or hedgehogs and that further surveys are therefore not required. Instead, a precautionary working method can be implemented, to be secured via condition and the submission of a construction environmental management plan, however the wording of this conditions will need to be agreed following the submission of the outstanding ecological information and consultation with Surrey Wildlife Trust. It should be noted that a similar approach was taken under the previous application on site.
- 7.26 No details of Biodiversity Net Gain have been submitted, however it is noted that the previous application did submit this information and was able to demonstrate that a biodiversity net gain of 10.98% could be achieved. Given this and the scale of the site, it is considered that a net gain in biodiversity is achievable and therefore the details of how this will be achieved can be left to condition.
- 7.27 The Habitats Regulation Assessment report submitted with the previous application has also not been re-submitted, however it was considered, based on the findings of that report and the scale and nature of the development, plus the distance from the development site to nearby SPA, SAC and Ramsar sites, that the development would not have a negative impact on these sites either alone or in combination with other projects.

### ***The impact of the development on flood risk***

- 7.28 Paragraph 167 of the NPPF sets out that when determining any planning application, local planning authorities should ensure that flood risk is not increased elsewhere, and where appropriate, applications should be supported by a site-specific flood risk assessment (FRA). Policy EE13 of the Local Plan is consistent with this and sets out that the FRA should be proportionate to the scale of development and demonstrate that all forms of flood risk have been taken into account. Part of the site within the northwest corner is within flood zone 2, and as such an FRA has been submitted in support of the application which sets out proposed mitigation measures, including the raising of internal floor levels to reduce the risk from flooding for the future users of the site. It should also be noted that both of the new buildings are outside of flood zone 2 and as such it is considered in line with advice contained within the NPPF, that in this instance a pragmatic approach can be taken and the sequential test is not required as no new buildings are proposed within the flood plain, there

is no change in the vulnerability classification of the site (Annex 3 of the NPPF) and in flooding terms there would also be a betterment as set out in the following paragraph.. Furthermore, the new buildings and the employee dwelling would have a dry escape route via the north of the site.

- 7.29 In terms of risk to flooding elsewhere and to neighbouring properties, there is a reduction in the number of buildings within flood zone 2, and as such the development represents a betterment. The development will not therefore reduce the capacity of the flood plain to store water and will not therefore increase the risk of flooding elsewhere.
- 7.30 As the site is over 1ha it is also necessary for a sustainable urban drainage strategy to be implemented. The strategy for dealing with surface water drainage has been set out in the FRA which includes a proposal to pump surface water, however the applicant has not demonstrated that the surface water will be managed and discharged in accordance with the drainage hierarchy, and no details have been submitted to establish whether infiltration of other more sustainable way of draining surface water are feasible. It is noted that the Environment Agency have advised against the infiltration of surface water drainage due to the risks this could pose to ground water and the spread of contaminants, however an updated drainage strategy which demonstrates that other more sustainable methods of drainage are not possible as well as provide maintenance details for the chosen drainage system will need to be submitted. This can be secured via condition.

#### ***Impact on archaeology***

- 7.31 Policy EE7 of the Local Plan sets out that an archaeological assessment is required for proposals on sites which exceed 0.4ha. This is consistent with paragraph 194 of the NPPF which sets out that where a site includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developments to submit an appropriate desk-based assessment and, where necessary, a field evaluation. No such assessment has been undertaken or submitted with this application, however archaeological potential at the site will have been lost when the site was previously queried and used for landfill, and the proposal will not therefore have any impact on archaeological remains.

#### ***The impact on minerals***

- 7.32 The application site forms part of a Minerals Safeguarding Area (MSA). Paragraph 211 of the NPPF sets out that great weight should be given to the benefit of mineral extraction and policies MC6 and MC7 of the Surrey Minerals Plan Core Strategy Development sets out that where feasible, minerals should be worked before the development takes place. However, as the site makes up only a small section of the MSA and is alongside residential dwellings, and as the northern part of the site has previously been the subject of mineral extraction, the site is unlikely to form part of any future scheme to work minerals within the wider MSA. No objections are therefore raised to the development although it is recommended that the applicant undertake a mineral resource assessment to assess the viability of minerals being extracted prior to development. It is also considered necessary to impose a condition which secures the submission of a Waste Management Plan demonstrating that Construction, Demolition and Excavation Waste generated by the development will be limited to the minimum quantity necessary in accordance with policy 4 of the Surrey Waste Local Plan and policy SD7 of the Runnymede Local Plan.

#### ***Energy and sustainability***

- 7.33 An Energy Statement has been submitted in support of the application which sets out climate change mitigation measures to comply with the Council's Energy Hierarchy of:

- 1) Be lean; use less energy



- 2) Be clean; supply energy efficiently
- 3) Be green; use renewable energy

The measures proposed are predicted to result in energy savings of 13.48%. A condition is recommended which will ensure that the development is carried out in accordance with this statement.

**Planning Balance and Conclusions**

- 7.34 It has been demonstrated that in accordance with national policies the proposal results in inappropriate development which would also cause moderate harm to the openness of the Green Belt. This harm needs to be afforded substantial weight in accordance with the NPPF. This development can therefore only be approved if there is a case of very special circumstances which would clearly overcome this identified harm. No other harm has been identified as a result of the proposal.
- 7.35 Officers have reviewed the case of very special circumstances put forward by the applicant and consider that the following weight can be attributed to the relevant material considerations.

Benefits	Weight afforded
<p><b>Employment</b> – The application is supported by an economic statement which sets out that the proposal will contribute towards reducing the Council’s industrial floorspace deficit and will provide jobs for over 50 employees and 10 apprenticeships each year. Additionally, temporary jobs would be created during the construction and demolition works, and construction workers as well as future staff and visitors will have a positive impact through direct and indirect expenditure in the local economy.</p>	<p><b>Limited Weight</b> – The Runnymede 2030 Local Plan sets out the Council will aim to encourage new businesses to the Borough. Policy IE3 sets out that the Council will encourage a range of types and sizes of new employment floorspace and will seek the retention/re-use of small warehousing units. Policy IE3 also supports small scale rural offices or other small-scale rural employment development through the conversion or redevelopment of existing buildings, however the policy is clear that this is on the provision they accord with the Council’s Green Belt policies.</p> <p>However, the Local Plan does not set out any specific shortfall in industrial floorspace to be met, and whilst jobs created and money brought into the economy from future staff and visitors would have an economic benefit, for a development of this size, the benefits would be fairly minor. It is also not clear whether alternative sites outside of the Green Belt have been considered, and if so why these were discounted. Finally, it is considered that the same economic benefits could be achieved by locating the development elsewhere.</p>
<p><b>Sustainability &amp; Energy Efficiency</b> – The</p>	<p><b>Limited weight</b> – The Energy Statement</p>

<p>applicant states that the development activities onsite will produce solar panel clean-energy equipment for its own use and develop emerging products for market use which will deliver energy-saving benefits to the local economy and the wider construction industry generally. The Green Belt Statement mentions that a Sustainability Note (May 2022) explains how the proposed new facility will allow for research and development activities, including into a lightweight sectional steel structures using low carbon production methods and the integration of solar panels systems into their scaffolding.</p>	<p>sets out that solar panels could be installed on the main roof of each building and suggests that this in combination with a low energy demand heating system would achieve the 10% energy demand reduction for this site to be met. However, no additional information has been provided on the research and development activities that will be carried out other than a few lines within the Design &amp; Access Statement and the Planning Statement. The Energy Statement sets out that in following the energy hierarchy a total energy saving of 13.48% will be achieved, which is a benefit of the scheme, however as this is a policy requirement only limited weight can be afforded.</p>
<p><b>Open Space and Recreation</b> – The southern part of the site is to be remediated and landscaped for use by staff and the public. This application has not been supported by an open space management strategy as the previous application (RU.21/1167) was, however, a management and a maintenance regime for the open space could be secured via condition.</p>	<p><b>Limited weight</b> – The NPPF sets out the importance to high quality open spaces in contributing to the health and well-being of communities, and as new open space is normally only a policy requirement for housing development, the creation of open space in this instance is an added benefit.</p> <p>However, there is no identified need for open space in this specific location and as such any benefit would not outweigh the harm caused to the Green Belt by development elsewhere on the site.</p>
<p><b>Biodiversity</b> – The area to the south of the site is to be provided as an area of open greenspace. A preliminary ecological assessment has been submitted which concludes that the development, due to being predominantly over the existing buildings, hardstanding and bare ground, is unlikely to impact on reptiles, amphibians, badgers and hedgehogs and that further surveys are therefore not required. Further surveys are required in relation to Bats, however given the survey work previously undertaken it is considered that bats are likely to be absent from the site. No details relating to biodiversity net gain have been submitted, however it is considered that a biodiversity net gain is possible on site and these details can therefore be conditioned.</p>	<p><b>Limited weight</b> – Providing net gains in biodiversity is a policy requirement, only limited weight can be afforded to this benefit.</p>
<p><b>Remediation and Restoration</b> – The Green Belt statement sets out that the applicant is</p>	<p><b>Significant weight</b> – The phase 1 geo-environmental assessment submitted with</p>

<p>committed to undertaking full ground conditions investigations and remediating the site where necessary.</p>	<p>the application identifies contamination on site, which poses a risk to existing and future residents as well as the ground water and surface water environment. The Environment Agency confirmed during the previous application (RU.21/1167) that it would be difficult to enforce the decontamination of the site outside of the planning process. Therefore, redevelopment through the planning regime offers the best chance of remedial works being undertaken.</p>
<p><b>Flood Risk</b> – The Flood Risk Assessment demonstrates that there will be a reduction of building footprint and hardstanding within flood zone 2.</p>	<p><b>Significant weight</b> – Several of the existing buildings are within flood zone 2, the removal of which will provide a betterment in flood plain storage and reduce the risk of flooding elsewhere and to existing residents. The proposed buildings are located within flood zone 1.</p>

- 7.34 The significant benefits derived from the remediation and restoration of the site, which realistically can only be achieved through its redevelopment, along with the betterment in terms of flood risk, the economic benefits and the overall other environmental improvements listed above are considered when taken as a whole to constitute a case of very special circumstances which clearly outweighs the harm to the Green Belt.
- 7.35 The proposal therefore complies with paragraphs 147 and 148 of the National Planning Policy Framework. This is on the assumption that no harm is identified to biodiversity following the submission of the necessary bat surveys. Should further harm be identified following the submission of these surveys, then this would tip the balance in favour of refusing the application.

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

- 8.1 The office development is CIL liable and attracts a fee of £50 per sqm. No CIL forms have been submitted with the application. Form 1 (Additional Information) should be submitted with every application which is CIL liable. As such, should members be minded to approve the application this should be subject to the relevant forms being received first.

## 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 application proposes to redevelop the site for use as a company headquarters for a scaffolding and access provider. The site will be used for training, industry certification, and apprenticeship courses. It is proposed to demolish the majority of the existing buildings on site, with the remaining buildings retained for light industrial use apart from building 19 which will be retained as an independent dwelling. A new office and a training hall are also to be erected. The development represents inappropriate development within the Green Belt, however, subject to no additional harm being identified following the submission of an updated Preliminary Ecological Assessment and the necessary Bat Emergence and Re-Entry Surveys, it is considered that very special circumstances exist which clearly outweigh the harm to the Green Belt and any other harm identified (No additional harm has been identified in this instance).
- 10.2 The development has been assessed against the following Development Plan policies – SD3, SD4, SD7, SD8, SL1, SL19, SL26, EE1, EE2, EE7, EE9, EE11, EE12, EE13, EE15, EE17, EE19 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

***A) The HoP 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 necessary remediation and restoration of the site, necessary demolition including removal of hardstanding and the necessary environmental improvements which constitute the case of very special circumstances; and***

***The submission of an updated Preliminary Ecological Assessment report and Bat Emergence and Re-Entry Surveys which confirm the likely absence of bats on site, and the submission of the relevant Community Infrastructure Levy forms, and the subject to the following planning conditions, and any additional necessary conditions following the submission of the additional Ecological Information.***

1.	List of approved plans
	<p>The development hereby permitted shall not be carried out except in complete accordance with the following approved plans:</p> <ul style="list-style-type: none"> <li>• Dwg. 487 (Rev F) – Site Arrangement: Showing Proposed New and Retained Buildings and Reused Hardstanding Context with Blue and Yellow reference Area</li> <li>• Dwg. 488 (Rev F) – Site Arrangement: Showing Proposed New and Retained Buildings and Reused Hardstanding</li> <li>• Dwg. 489 (Rev F) – Site Arrangement: Showing Whole Site layout</li> <li>• Dwg. 490 (Rev F) – Site Arrangement: Showing Proposed Operational Development</li> <li>• Dwg. 511 – Site Location: Showing Existing Use</li> <li>• Dwg. 512 – Site Arrangement: Block Plan as Existing Partial View</li> <li>• Dwg. 521 – Building K: Main Office: Floor Plans</li> <li>• Dwg. 522 – Building J: Training Building: Floor Plans</li> <li>• Dwg. 523 – Building K: Main Office: Elevations</li> <li>• Dwg. 524 – Building J: Training Building: Elevations</li> <li>• Dwg. 525 – Building H: Fabrication Workshop: Existing Building Reduced Footprint Refurbished Floor Plans and Elevations</li> <li>• Dwg. 526 – Building I: H&amp;M Workshop: Existing Building Reduced Footprint Refurbished Floor Plan and Elevations</li> </ul> <p>Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF</p>
2.	External materials (details required)
	<p>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.</p> <p>Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.</p>
3.	No Infiltration
	<p>No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. All drainage features should be such that drainage is sealed at base. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.</p>

	Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants in accordance with paragraph 174 of the National Planning Policy Framework.
4.	Piling
	<p>Piling using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the proposed development, does not harm groundwater resources in line with paragraph 174 of the National Planning Policy Framework.</p>
5.	Use of the dwelling
	<p>The existing/retained dwelling on site shall only be used by those connected to the commercial use of the site and not as an independent residential unit.</p> <p>Reason: In the interests of the amenities of the occupiers of the dwelling with regards to noise and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.</p>
6.	Commercial Activity
	<p>There shall be no commercial activity or storage of materials and vehicles associated with the commercial use of the site outside of those areas indicated on drawing 490, Rev F (Site Arrangement: Showing Proposed Operation Management Activities Arrangement) unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interest of the visual amenities of the area and to ensure an acceptable form of development within the Green Belt. To comply with policies EE1, EE15, EE17 and EE19 of the Runnymede 2030 Local Plan and guidance within the NPPF.</p>
7.	Energy Efficiency
	<p>The development hereby permitted shall be built in accordance with the approved Energy Statement prepared by Doherty Energy, dated 23rd November 2022 and thereafter retained, maintained and kept operational for the lifetime of the development in accordance with the approved details.</p> <p>Reason: To ensure sustainable design and to comply with Policies SD7 and SD8 of the Runnymede 2030 Local Plan and guidance within the NPPF.</p>
8.	Levels
	<p>Prior to the above ground works of the development hereby permitted, details of the existing and proposed levels of the application site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the approved details.</p> <p>Reason: In order to obtain a satisfactory form and scale of development in the</p>

	interests of the visual amenities of the area and the openness of the Green Belt in accordance with Policy EE1, EE17 and EE19 of the Runnymede 2030 Local Plan and guidance within the NPPF.
9.	Timing of Improvements necessary to make the application acceptable (VSC)
	<p>Within 12 weeks of the date of this decision a timetable schedule shall be submitted to and approved in writing by the Local Planning Authority detailing when the remediation and restoration works, environmental and highway improvements and demolition shall all be carried out and completed. The development shall be implemented in accordance with the agreed timetable.</p> <p>Reason: To comply with the terms of the application and the case of Very Special Circumstances required to make the application acceptable in Green Belt terms. NPPF Paragraph 148.</p>
10.	Biodiversity
	<p>Prior to the above ground works of the development hereby permitted, measures to improve and enhance biodiversity at the site shall be 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.</p> <p>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.</p>
11.	Landscaping
	<p>a. Prior to the above ground works of the development hereby permitted, details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The hard and soft landscaping scheme shall include details of 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, details of the measures to be taken to protect existing features during the construction of the development, and specifically:</p> <ul style="list-style-type: none"> <li>• Replacement trees and planting, including some semi-mature trees to replace those required to be removed,</li> <li>• Trees, planting and any change in levels proposed around the perimeter of the hardstanding/commercial area in order to restrict views of the development from the east and from the rest of the site.</li> <li>• A Management and Maintenance regime for the open space within the southern part of the site, and</li> <li>• Waste and recycling storage facilities</li> </ul> <p>These works shall be carried out as approved prior to the first occupation of the development.</p>

	<p>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.</p> <p>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.</p>
12.	Surface Water Drainage Scheme
	<p>Before the above ground construction of the development hereby permitted is commenced, details of the design of a surface water drainage scheme shall have been submitted to and approved in writing by the planning authority and implemented. 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:</p> <ul style="list-style-type: none"> <li>a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.</li> <li>b) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) &amp; 1 in 100 (+45% allowance for climate change) storm events, during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent to the pre-development Greenfield run-off.</li> <li>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.</li> <li>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.</li> <li>e) Details of drainage management responsibilities and maintenance regimes for the drainage system.</li> <li>f) Details of how the drainage system will be protected during</li> </ul>



	<p>construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.</p> <p>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.</p>
13.	Waste Management Plan
	<p>Before any demolition is commenced, a Waste Management Plan (WMP) demonstrating that construction, demolition &amp; excavation (CD&amp;E) waste arising from the development will be limited to the minimum quantity necessary and opportunities for re-use and recycling of CD&amp;E waste and residues will be maximised, has been submitted to an approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.</p> <p>Reason: In order to minimise waste and to comply with Policy 4 of the Surrey Waste Local Plan, Policy SD7 of the Runnymede 2020 Local Plan, Paragraph 212 of the National Planning Policy Framework and the National Planning Policy for Waste.</p>
14.	Construction Transport Management Plan
	<p>Within 12 weeks of the date of this decision notice a Construction Transport Management Plan, to include details of:</p> <ul style="list-style-type: none"> <li>a) parking for vehicles of site personnel, operatives and visitors</li> <li>b) loading and unloading of plant and materials</li> <li>c) storage of plant and materials</li> <li>d) programme of works (including measures for traffic management)</li> <li>e) provision of boundary hoarding behind any visibility zones</li> <li>f) measures to prevent the deposit of materials on the highway</li> <li>g) on-site turning for construction vehicles</li> </ul> <p>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.</p> <p>Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway user and to comply with policy SD4 of the Local Plan and guidance within the NPPF.</p>
15.	Tree Protection
	<p>No equipment, machinery or materials shall be brought on to the site, until an Arboricultural Method Statement and Tree Protection Plan has been submitted to the Local Planning Authority for approval and subsequently approved in writing.</p> <p>The works shall be carried out in accordance with the approved protection plan</p>

	<p>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.</p> <p>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.</p> <p>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.</p>
16.	Hurst Ditch Buffer
	<p>In accordance with the timetable agreed under condition 9 a scheme for the provision and management of an 8-metre wide buffer zone alongside the Hurst Ditch shall be submitted to, and approved in writing by, the local planning authority. Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme. The buffer zone scheme shall be free from built development including lighting and formal landscaping and not be used to store plant/equipment.</p> <p>The scheme shall include:</p> <ul style="list-style-type: none"> <li>• plans showing the extent and layout of the buffer zone. These should clearly mark areas where incursion into the buffer zone already exists or is required temporarily (i.e. to facilitate the re-profiling works)</li> <li>• details of any proposed planting scheme (native species of UK genetic provenance only).</li> <li>• details demonstrating how the buffer zone will be protected during development. This should include: <ul style="list-style-type: none"> <li>○ The measures to be used to physically protect the buffer zone during construction, e.g. fencing</li> <li>○ Any necessary pollution protection methods, particularly for dust, silt/sediment and other harmful substances such as oil that could pollute the watercourse.</li> <li>○ Any necessary mitigation for protected/priority species</li> <li>○ Information on the persons/bodies responsible for particular activities associated with the method statement that</li> </ul> </li> </ul>

	<p>demonstrate they are qualified for the activity they are undertaking</p> <ul style="list-style-type: none"> <li>• details of how the buffer will be managed over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan.</li> <li>• details of any proposed footpaths, fencing, lighting, surface water outfalls, SuDS features, etc. The buffer zone shall be free from lighting and any fencing should allow for the safe passage of mammals (e.g. hedgehogs). SuDS features should be above ground where possible and designed/managed to provide biodiversity benefit.</li> <li>• measures to prevent the spread of and control the non-native invasive species. Please refer here for further guidance: <a href="http://www.nonnativespecies.org/checkcleandry/index.cfm">http://www.nonnativespecies.org/checkcleandry/index.cfm</a></li> </ul> <p>Reason: Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected. This condition is required as a pre-commencement condition to ensure the buffer zone is protected during the construction phase of the development and thereafter. This approach is supported by paragraphs 174 and 180 of the National Planning Policy Framework (NPPF) which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused. The condition is also required in order to comply with policies SD7 and EE12 of the Runnymede 2030 Local Plan.</p>
17.	Contaminated Land
	<p>In accordance with the timetable agreed under condition 9 a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, shall be submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:</p> <ol style="list-style-type: none"> <li>1. A site investigation scheme, based on the Phase I desk study's preliminary risk assessment, to provide information for an updated detailed assessment of the risk to all receptors that may be affected, including those off-site. As a former landfill site the scheme should cover groundwater and gas monitoring, and be extremely thorough in spatial and temporal monitoring. Observation boreholes should be installed according to technical guidelines, and must not bridge waste and aquifer units.</li> <li>2. The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.</li> <li>3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term</li> </ol>

	<p>monitoring of pollutant linkages, maintenance and arrangements for contingency action.</p> <p>Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.</p> <p>Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework. The remediation strategy should be carried out by a competent person in line with paragraph 183 of the National Planning Policy Framework.</p>
18.	Verification report
	<p>In accordance with the timetable agreed under condition 9 a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.</p> <p>Reason: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework.</p>
19.	Unexpected Contamination
	<p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.</p> <p>Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 174 of the National Planning Policy Framework.</p>
20.	Borehole Management
	<p>In accordance with the timetable agreed under condition 9 a scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.</p> <p>Reason: To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph</p>

	174 of the National Planning Policy Framework.
21.	Verification Report
	<p>In accordance with the timetable agreed under condition 9 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.</p> <p>Reason: To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS.</p>
22.	Visibility Zones
	<p>Prior to the demolition of any of existing building or hardstanding, or any works related to the remediation and restoration works agreed under condition 17 the modified vehicular access to Hurst Lane shall be 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 1000mm high.</p> <p>Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with policy SD4 of the Runnymede 2030 Local Plan and paragraph 111 of the National Planning Policy Framework.</p>
23.	Parking
	<p>Prior to the occupation of the buildings hereby approved, space shall be 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 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 and turning areas shall be retained and maintained for their designated purposes.</p> <p>Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with policy SD4 of the Runnymede 2030 Local Plan and paragraph 111 of the National Planning Policy Framework.</p>
24.	Electric Vehicle Charging
	<p>Prior to the occupation of the development hereby approved, at least 20% of available parking spaces shall be provided and fitted with a fast charge socket (current minimum requirements - 7 kw Mode 3with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and another 20% of spaces shall be provided with the power supply to provide additional fast charge sockets and thereafter retained and maintained to the satisfaction of the Local Planning Authority.</p>

	Reason: To ensure sustainable design and to comply with Policy SD7 of the Runnymede 2030 Local Plan and guidance in the NPPF.
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- B.** Or to refuse planning permission at the discretion of the Head of Planning should the s106 Agreement not progress to their satisfaction and/or should the necessary bat report and surveys not be submitted within 3 months of the date of the committee, or should the updated information find evidence of bats on site that cannot be overcome through the submission of suitable mitigation details.

Location Plan

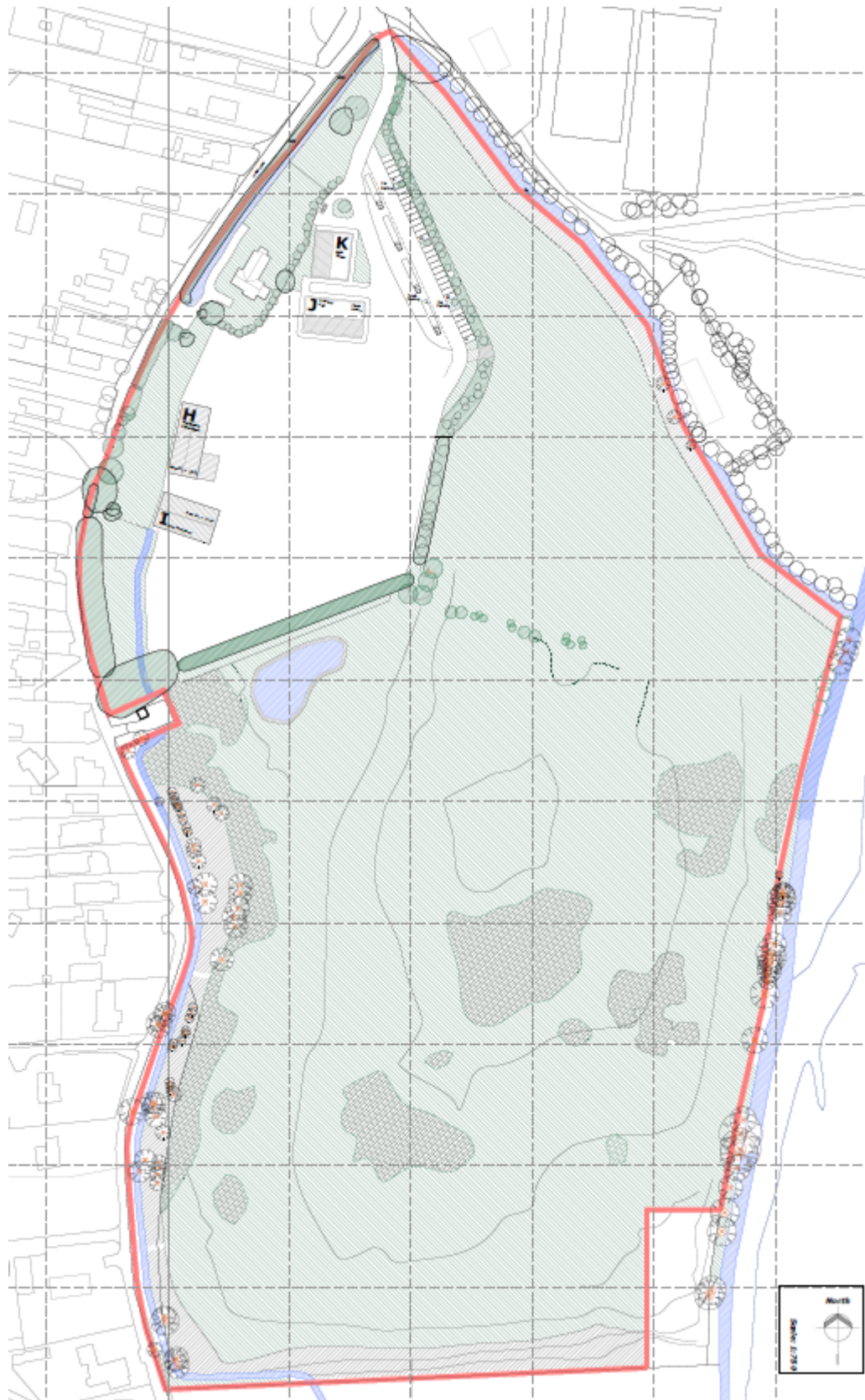


# Proposed Site Plan





# Proposed Whole Site Plan



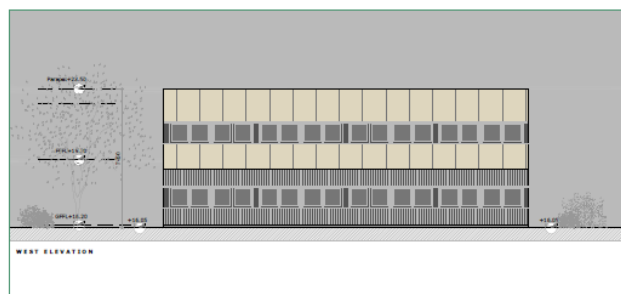
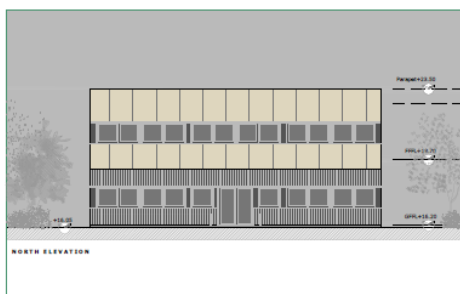
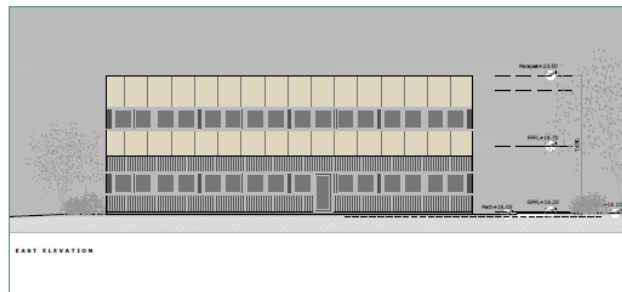
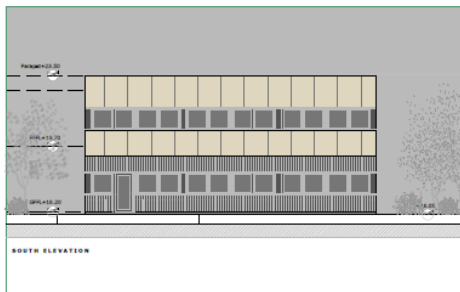
# Proposed Site Plan with Operational Layout



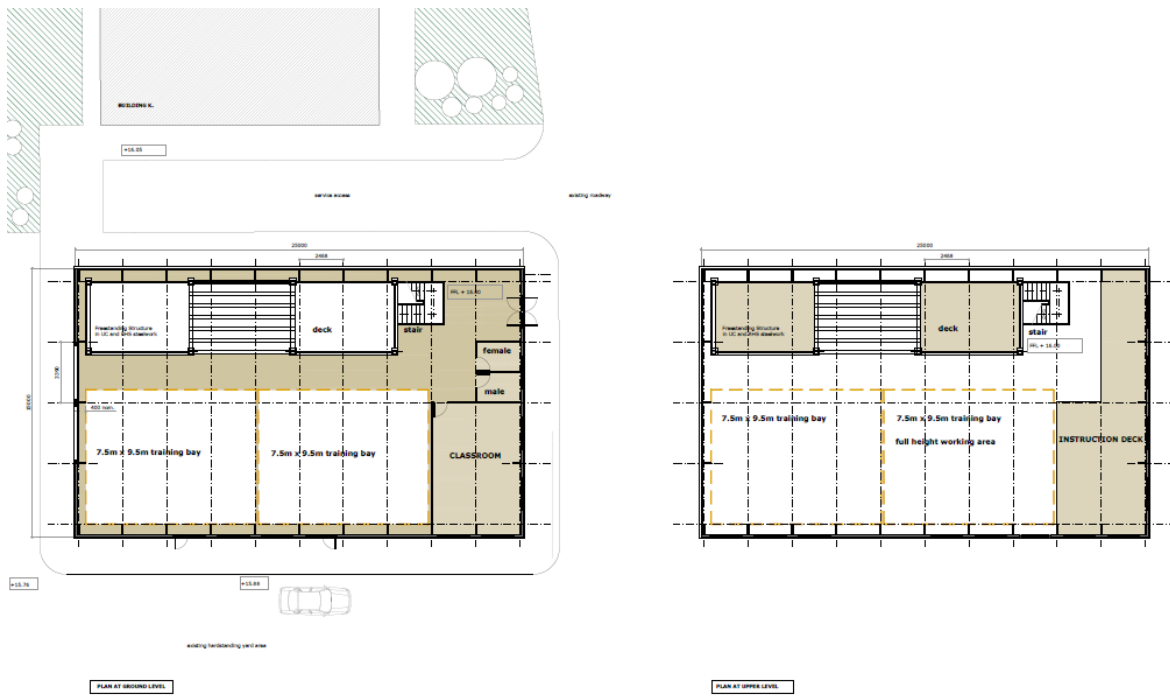
## Building K – Main Office Floor Plans



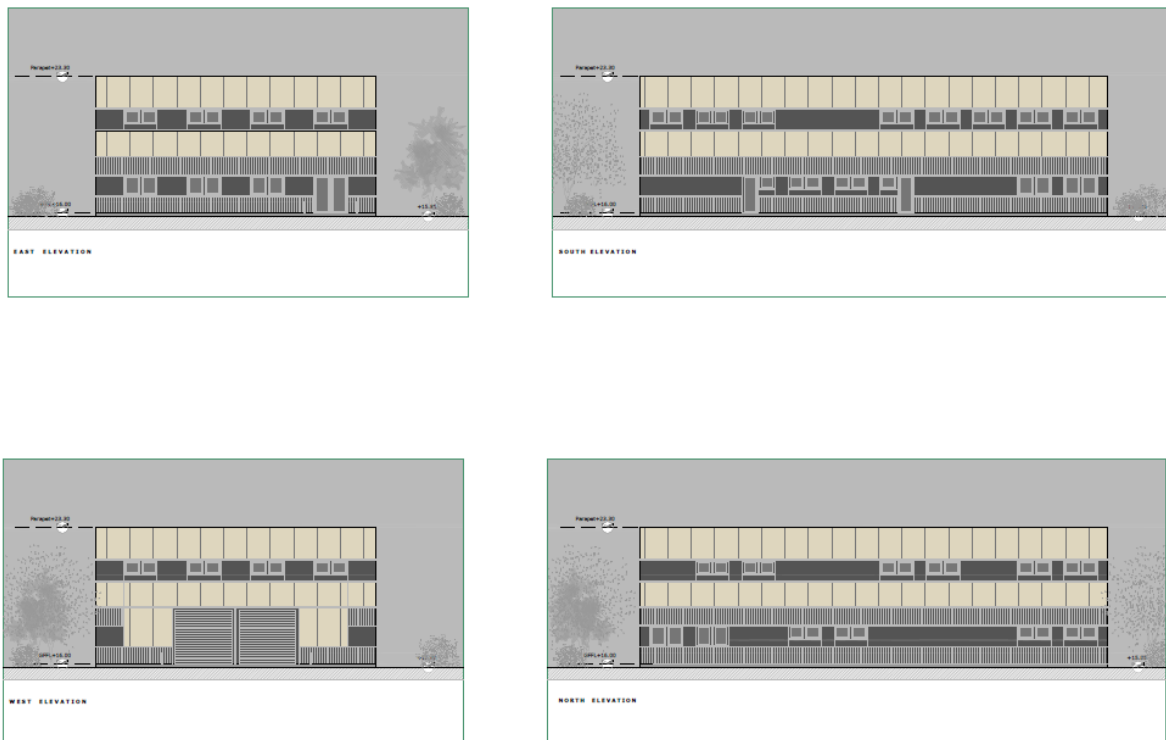
## Building K – Main Office Elevations



## Building J – Training Building Floor Plans

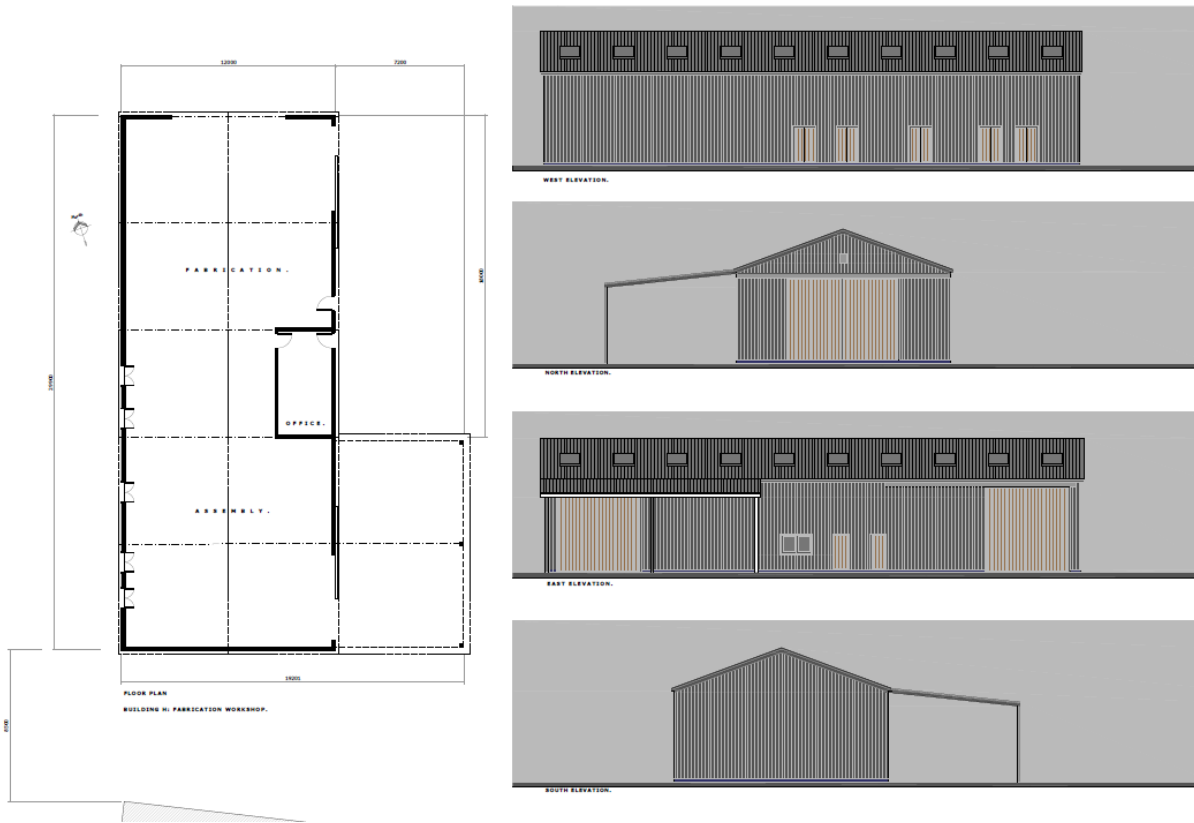


## Building J – Training Building Elevations





## Building H – Fabrication Workshop Floor Plans and Elevations



## Building I – H&M Workshop Floor Plans and Elevations





FOR LOCATION PURPOSES ONLY

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

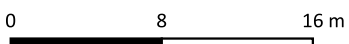
Date: 14/09/2023

Spring Rise



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Scale: 1:400



**RU.23/0974**



**COMMITTEE AGENDA REFERENCE: 5C**

<b>APPLICATION REF:</b>	<b>RU.23/0974</b>
<b>LOCATION</b>	72 Spring Rise, Egham, Surrey, TW20 9PS
<b>PROPOSAL</b>	Construction of a two-storey 3-bedroom dwelling and alterations to the existing dwelling at No 72 following removal of lean to structures of No 72.
<b>TYPE</b>	Full Planning Permission
<b>EXPIRY DATE</b>	04/09/2023
<b>WARD</b>	Egham Town
<b>CASE OFFICER</b>	Catrin Davies
<b>REASON FOR COMMITTEE DETERMINATION</b>	Called In by Cllr Mullens on the grounds that concerns are raised that the development may not comply with the Council's Parking Standards SPD.
<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 HoP:</b>	
<b>1.</b>	<b>To grant permission subject to conditions</b>

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

- 2.1 The site was previously the side garden of no.72 Spring Rise. Along with its adjoining neighbours at no.70, the semi-detached houses have been separated from their respective side gardens and sold separately. The application site slopes significantly from the front boundary to the rear garden by 3.40m.
- 2.2 The residential Spring Rise area is predominantly characterised by 2 storey detached houses with driveways as well as single storey bungalows, detached and semi-detached with front and side extensions also set back from the road. Roof types differ from mansard roofs with dormer windows, some with cat-slide-type features to simple pitched and flat roofs. Several properties along the road have off street parking paved drives, however most of the dwellings do not have off street parking and park on the street.

### 3. APPLICATION DETAILS

- 3.1 It is proposed to demolish the existing ancillary workshop extension and the dilapidated lean-to structure belonging to the existing semi-detached 2-storey dwelling at No. 72 Spring Rise and erect a new detached 2-storey 3-bedroom house on the adjacent land. The proposal would also involve alterations to No.72 including new roof lights and windows on the rear elevation with internal alterations.

### 4. RELEVANT PLANNING HISTORY

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

Reference	Details
RU.23/0523	The construction of a two storey dwelling following demolition of existing single storey lean-to-structures (part of No 72 Spring Rise) and new wall to No.72- Withdrawn Decision

### 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:
- Green and Blue Infrastructure (November 2021)
  - Runnymede Parking Guidance (November 2022)
  - Runnymede Design Guide

### 6. CONSULTATIONS CARRIED OUT

#### Consultees responses

Consultee	Comments
SCC Highways	No objection subject to conditions
Contaminated Land Officer	No objection



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

6.2 Seven neighbouring properties were consulted in addition to being advertised on the Council's website and three letters of representation have been received, which can be summarised as follows:

- Neighbouring amenity concerns
- Concern the property will be rented.
- Parking and traffic concerns
- Construction causing parking and traffic issues.
- Objecting to alterations to the existing house and the new house form one application

## **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:

- Principle of Development
- Design Considerations
- Residential amenity of future occupiers
- Residential amenity of neighbouring properties
- Highway considerations
- Ecology and biodiversity

### **Principle of Development**

7.2 The site is within an established residential area within proximity to local amenities and for those reasons is considered to be a sustainable location therefore the principle is considered acceptable.

### **Design Considerations**

7.3 Policy EE1 seeks attractive and resilient places that make a positive contribution to the landscape setting, paying respect to layout, form, and scale. Policy EE1 (Townscape and Landscape Quality), seeks to create high quality and inclusive design which responds to local context. Regard should also be had to the Runnymede Design Guide SPD. The NPPF further strengthens the importance of good design to create 'high quality, beautiful and sustainable buildings, and places' (para. 126, NPPF)

### **Layout**

7.4 No.72 and No.70 do not fall within the existing building line of their neighbours' terraced houses as they protrude further forward and given that are two storeys with the neighbouring

terrace bungalows, they are a prominent feature along the road. The proposed building would have a single storey projection which follows the existing building line of No.72 and 70, however the two-storey element is stepped in back from the front elevation. This layout ensures that as you approach Spring Rise the prominent feature remains the existing house with the single storey projection only partially visible due to the land level changes.

### ***Form and scale***

- 7.5 The proposal is for a two-storey dwelling however the two storey element is stepped in from the front elevation which reduces its prominence within the street scene. In addition, the proposal would have a ridge height which is lower than No.72 which again reduces its mass and bulk when viewed from the street scene.

### ***Architectural Design***

- 7.6 The proposal would be constructed of materials similar to the existing house which does ensure the houses assimilate. The proposal does involve a green roof, the rationale behind this approach is that due to the land level differences the green roof above the single storey front projection would be read as a continuation of the front garden to offer greater visual amenities. While it is acknowledged that this is a contemporary approach due to the land level changes this is considered to be a response to the local context.
- 7.7 The proposed new dwelling is therefore considered to have an acceptable design which complies with policy EE1.
- 7.8 The proposal alterations to No.72 are at the rear of the property and will not be seen from the street scene and therefore comply with EE1.

### **Provisions of suitable residential environment**

- 7.9 Policy EE1 sets out that “all development proposals will be expected to ensure no adverse impact on the occupiers of the development proposed”. The Runnymede Design SPD states that “All dwellings must be designed with high quality internal and external space, in an appropriate layout, to accommodate different lifestyles and a range of private and communal activities. Accommodation must be designed to provide suitable levels of natural daylight and sunlight to new and existing properties ...”. The document also provides further guidance on such matters including noise and pollution. All proposals are expected to provide high standard of amenity for all existing and future users in accordance with paragraph 130 of the National Planning Policy Framework (NPPF).
- 7.10 The proposed dwellings meet the minimum gross internal floor areas as stated within policy SL19. Regarding layout the dwelling would have a lounge, kitchen three bedrooms and three bathrooms. Each habitable room being served by at least one window. The Design SPD states, “rear gardens should contain functional space, allowing activities and uses to take place”. The proposal does include sufficient outdoor amenity space for future residents.
- 7.11 The proposal would result in alterations to No.72 the existing dwelling, this includes internal alteration, with additional windows on the rear elevation and rear roof slope. This results in the existing living room having outlook and light from the rear elevation as well as the side elevation. Previously the existing living room only had outlook and light from the side window. This is considered to be an amenity improvement as the rooms would now receive more light and outlook than the existing. The proposal complies with EE1.

### **Residential amenity of neighbouring properties**

- 7.12 Policy EE1 sets out that “all development proposals will be expected to ensure no adverse

impact ...to neighbouring property or uses". The Council's Design SPD also provides advice on the impact of development to residential amenity of neighbouring property stating that amenity includes privacy, outlook, overlooking, daylight, overshadowing and the visual dominance of the proposed development. The neighbouring properties most impact by the proposal are No.72 and No.74 Spring Rise.

- 7.13 Regarding No.72 which lies to the west. This is the existing dwelling. The proposed front projection is stepped in from the shared boundary by 2m and as it is single storey is not considered to result in overbearing or overshadowing. No.72 has an existing window on the side elevation this would have views onto the proposed green roof. A condition is recommended to ensure the green roof cannot be used as a balcony or terrace. Therefore, the window would overlook green amenity space and given this cannot be utilised as private amenity space it is not considered that this would result in any overlooking or privacy concerns.
- 7.14 The proposal would result in built form adjacent to the existing ground floor side window, this is considered to have an impact on the amount of light received and outlook which is a negative of the scheme. However due to the internal changes and the construction of additional windows, there are several windows which now serve this room, therefore while the side window would be impacted this would not result in material planning harm due to the additional windows on the rear elevation which provide additional light and another outlook. A mechanism to secure the insertion of these windows is currently being discussed with the applicant and an update will be provided in the addendum report. The proposal would result in the ground floor extending approx. 3.8m from No.72's existing ground floor this would not breach the 60 degree visibility splay but there would be a slight breach of the 45 degree visibility splay. However due to the proposed roof light on the projecting rear roof slope the room is considered to receive adequate light. The first floor would extend 5.8m from the first floor of No.72 however No.72 does not have any first-floor rear windows. The proposal complies with EE1.
- 7.15 It is acknowledged the proposal significantly reduces the garden land of No.72. However, the site has been legally subdivided therefore irrespective of planning permission the garden land of No.72 has been divided. Therefore, the reduction in garden land is not considered a planning considerations.
- 7.16 Regarding No. 74 which lies to the east. No.74 is a bungalow which is oriented at an angle. The proposed single storey front projection and two storey built form is stepped in from the shared boundary by approx. 2m which is considered meaningful. It is acknowledged that there is a single storey element of the proposal which does run along the shared boundary, however this would be partially mitigated through boundary screening and No.74 is sited so there would be an approx. separation distance of 1m from the shared boundary. Whilst there are two-bedroom windows proposed in the rear elevation there would be no direct overlooking with any views of the neighbours garden being at an oblique angle which is common in an urban environment. It is for these reasons the proposal is considered to have an acceptable impact on No.74 and would not result in material planning harm. The proposal complies with EE1.
- 7.17 There is considered meaningful separation distance from the properties to the south to ensure their amenities are safeguarded. The proposal complies with EE1.

### **Highways**

- 7.18 Policy SD4 states "The Council will support development proposals which maintain or enhance the efficient and safe operation of the highway network and which take account of

the needs of all highway users for safe access, egress and servicing arrangements". For properties outside of a town centre Runnymede Parking Guidance Supplementary Planning Document (November 2022) suggests that 2 off-street parking spaces should be provided for a 3-bed property.

- 7.19 However, as paragraph 4.10 of the Parking Guidance states "*The parking guidance included in this SPD expresses neither a maximum nor minimum standard for residential development. This is to enable development proposals to respond fully and flexibly to the characteristics of their location, taking account of the availability of alternative means of travel in the area, car parking issues in the locality and to make the most efficient use of land*". The proposal is within a sustainable location being approx. 840m from Egham train station and approx. 260m from the town centre. The existing dwelling does not include any off-street parking, nor do several properties along the street, this is due to the land level changes along Spring Rise. Given the site's context and sustainable location it is considered that the proposal complies with the Parking Guidance, which allows flexibility subject to site specific considerations with no maximum or minimum standard.
- 7.20 Paragraph 111 of the National Planning Policy Framework states "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe". It is not considered that the proposal would impact highway safety nor impact the road network as such the proposal cannot be refused on Highway Grounds. SCC Highways have been consulted and raised no objection subject to conditions. SCC Highway have confirmed that they do not believe the proposal would result in a highway safety concern.
- 7.21 The proposal includes space within the front garden for a cycle store. The refuse would be similar to the existing. Bins would be stored within the front garden and transferred to Spring Rise on collection day and this is considered suitable.

#### Ecology and Biodiversity

- 7.22 Policy SD7, EE9 and EE11 deal with sustainability and biodiversity and sets out that development proposals should demonstrate that consideration has been undertaken to maintain and protect the existing biodiversity on site and also demonstrate net gains in biodiversity. The Green and Blue Infrastructure Supplementary Planning Document (SPD) provides further guidance on sustainability and biodiversity and states "development, at whatever scale, can contribute towards delivery of a high quality multi-functional green and blue infrastructure network by providing, protecting, maintaining and enhancing green and blue infrastructure assets".
- 7.23 The proposed development biodiversity enhancement. These are stated within the Design and Access statement and include new trees and new planting. This is considered satisfactory to comply with policy SD7, EE9 and EE11. However, a condition is recommended requiring further details regarding the biodiversity enhancement on site as well and details regarding the green roof.

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

- 8.1 In line with the Council's Charging Schedule the proposed development would now be CIL liable. The applicant has submitted the required forms.

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

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

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

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

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

## 10. CONCLUSIONS

- 10.1 The development has been assessed against the following Development Plan policies – EE1, SD7, EE9 and EE11 of the Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. 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 HoP be authorised to grant planning permission subject to the following planning conditions:***

1. Full application (standard time limit)

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

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

2. List of approved plans

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

871-000-L-X01 F Existing Elevations West and South East

871-000-L-000 C Location and Block Plan\_B

871-000-L-001 C Existing Ground Floor Plan

871-000-L-R01 D Existing Roof Plan

871-000-L-T01 D Existing Topographical Survey

871-100-L-001 J Proposed Ground Floor Plan

871-100-L-101 F Proposed First Floor Plan

871-100-L-R01 B Proposed Roof Plan

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

3. Materials

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

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

4. Balconies

Notwithstanding the provisions of Classes A, B and C of Schedule 2, Part 1 and of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any orders amending or re-enacting that Order with or without modification, the flat roof area of the front projection hereby approved shall not be used as a balcony, roof terrace, sitting out area or similar amenity area, nor shall any railings or other means of enclosure be erected on top of, or attached to, the side of the extension without the grant of further specific permission from the Local Planning Authority.

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

5. Landscaping

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

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

similar size and species, following consultation with the LPA, unless the LPA gives written consent to any variation.

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

6. 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.

7. Cycle Storage

The development hereby approved shall not be first occupied unless and until the proposed dwelling has been provided with parking for a minimum of 2 bicycles in a robust, secure enclosure in accordance with a plan to be submitted to and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above condition is required in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021.

RU.23/0974

**Location Plan**

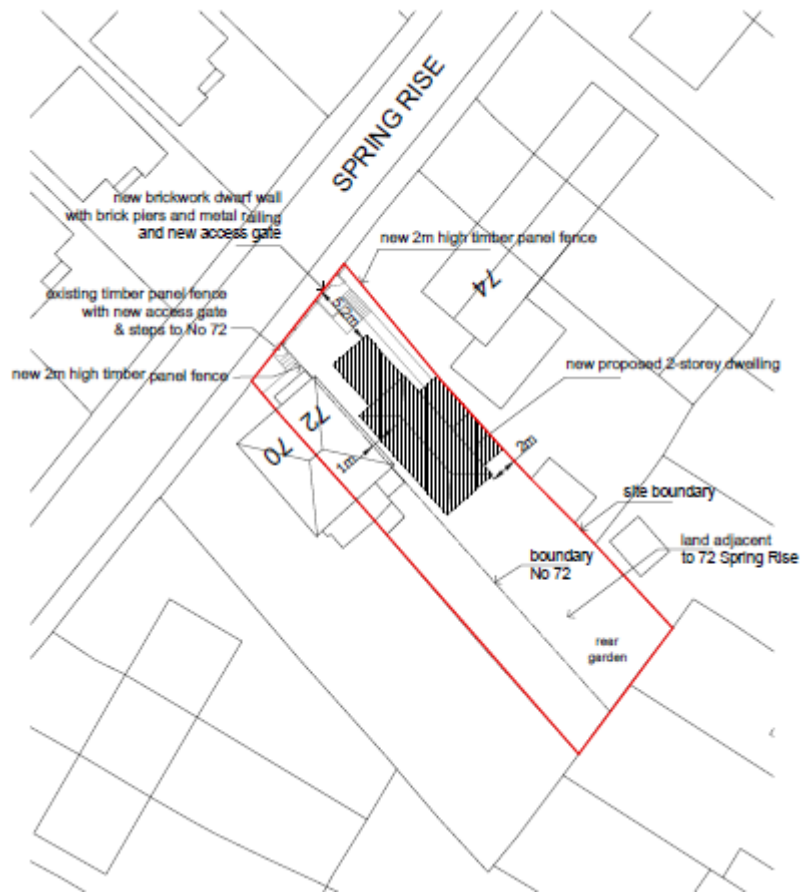


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**LOCATION PLAN**  
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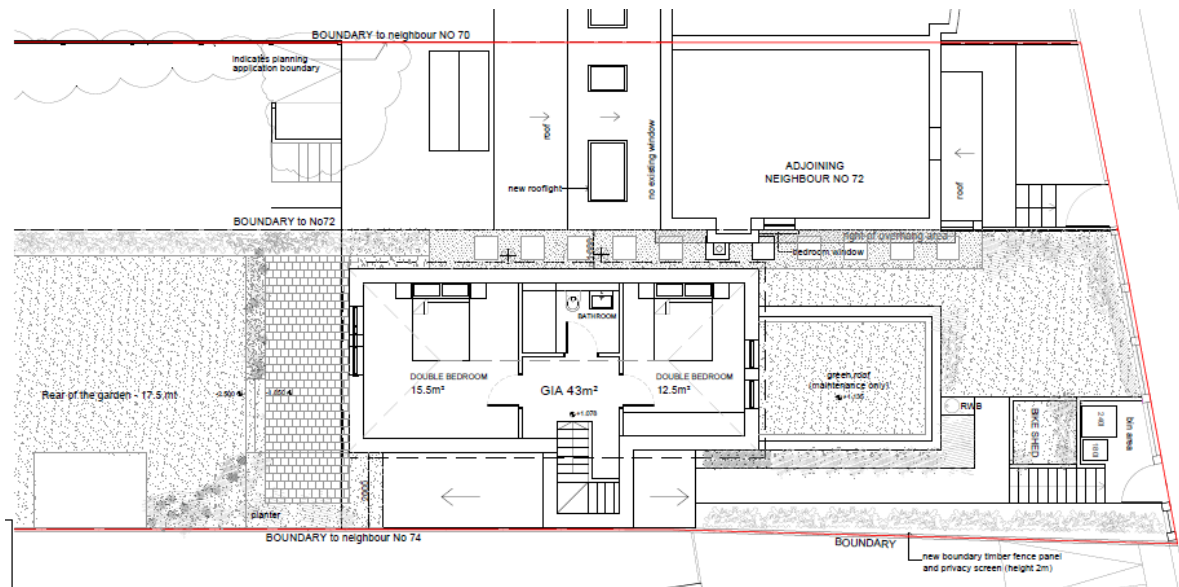
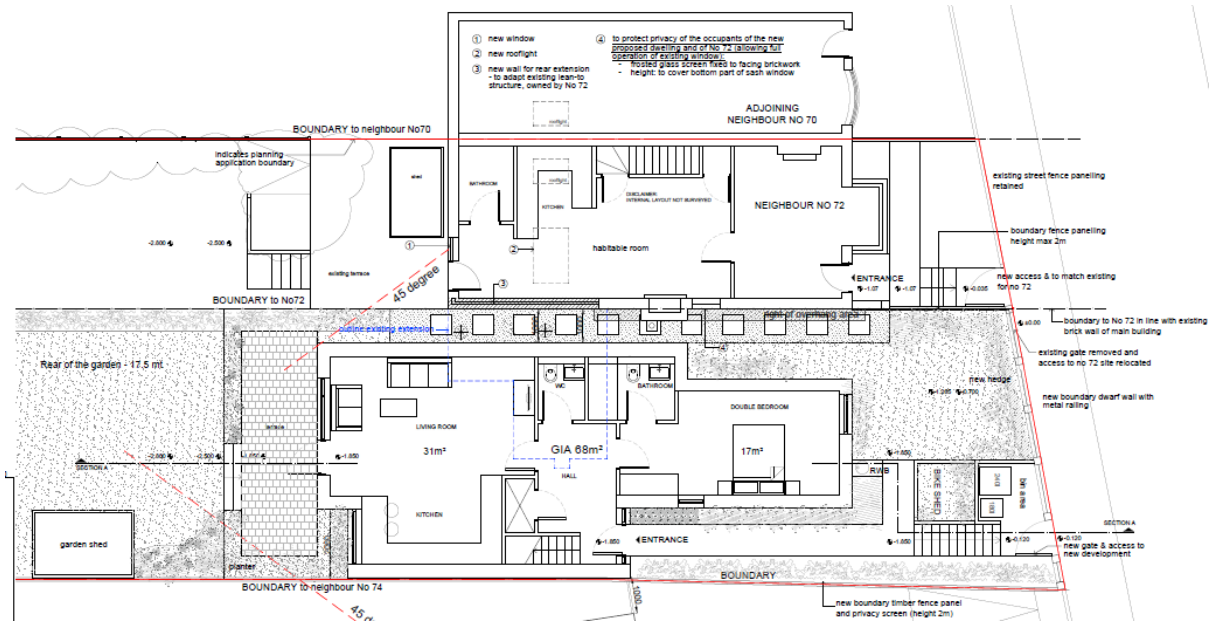


# Block Plan

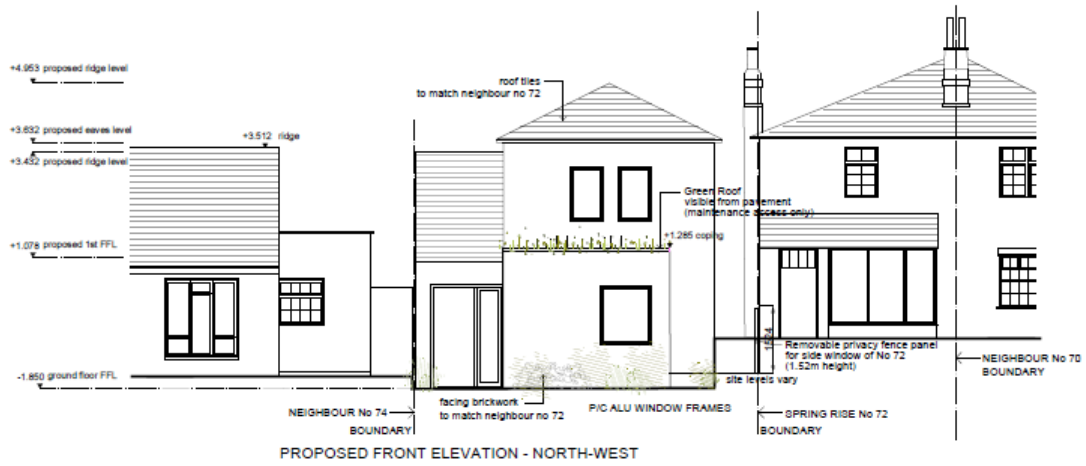




# Proposed floor plans



# Proposed front and rear elevations





FOR LOCATION PURPOSES ONLY

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

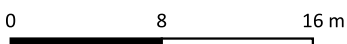
Date: 14/09/2023

118 Guildford Street



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RU.23/0251



## COMMITTEE AGENDA REFERENCE: 5D

<b>APPLICATION REF:</b>	<b>RU.23/0251</b>
<b>LOCATION</b>	118 Guildford Street, Chertsey, Surrey, KT16 9AH
<b>PROPOSAL</b>	Erection of an additional floor and internal renovations to provide 5no. x2 bedroom flats and rear balconies and retaining a commercial space of 66 sqm on the ground floor, following the demolition of the first floor and parapet portion of rear wall
<b>TYPE</b>	Full Planning Permission
<b>EXPIRY DATE</b>	04/10/2023
<b>WARD</b>	Chertsey St Anns
<b>CASE OFFICER</b>	Katherine Appleby
<b>REASON FOR COMMITTEE DETERMINATION</b>	Net increase of 5 residential units
<i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i>	

### 1. SUMMARY OF RECOMMENDATION

NB. THIS ITEM SHOULD BE READ IN CONJUNCTION WITH THE REPORT ON RU.23/0253 WHICH FOLLOWS IT ON THIS AGENDA

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

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

- 2.1 This application relates to the former Halifax Bank located on Guildford Street, Chertsey. The two storey high building is Grade II Listed and is also sited within the Urban Area, Area of High Archaeological Potential, Chertsey Conservation area, Primary Shopping area and within the Dry Island of Chertsey. There is an enclosed rear car parking area in White Hart Row which is accessed off Heriot Road.

### 3. APPLICATION DETAILS

- 3.1 This application seeks permission for the erection of an additional floor and internal renovations to provide 5no.x2 bedroom flats and rear balconies and retaining a commercial space of 66 sqm on the ground floor, following the demolition of the first floor and parapet portion of rear wall.
- 3.2 The proposal includes the removal of a rear external metal escape stairs, the rear wall and windows of the rear existing (modern) first floor and parapet above this which would be rebuilt to create an enclosed balcony with a glass balustrade on the first floor. A further glass balustrade is also proposed above this to serve a balcony for a new flat roof second floor extension which would have the same footprint as the existing building albeit being set back approx. 1.2m from the existing front parapet wall and approx. 1.45m from the rear and would be no higher than the building's existing double pitched roof. The extension and existing rear

brickwork would be rendered to match the existing front elevation and original features on the façade of the building repaired/replaced to match the existing. The commercial space to be retained would be located on the ground floor with access from the existing central front door. To the rear a 2 bedroom flat is proposed which would have a small, enclosed courtyard garden. The plans also show 5 car parking spaces, cycle and bin stores.

The proposed flats are as follows:

3.3	Proposed Flats	Type	GIA
	Flat 1	2 beds	75sqm
	Flat 2	2 beds	82sqm
	Flat 3	2 beds	77sqm
	Flat 4	2 beds	88sqm
	Flat 5	2 beds	81sqm

3.4 A Design and Access Statement, Heritage Statement, Building Condition Report, Demolition Plans and Elevations, Remedial Works Schedule, Marketing Report, Daylight Impact Assessment and FRA have been submitted with the application.

3.5 According to the applicant due to the height of the existing parapet wall and attached three storey high 116 Guildford Street, a further storey can be added sensitively to the front façade of the building, whilst improving a neglected rear elevation by converting it into an attractive and contemporary residential building as well as retaining and updating a small commercial element on the ground floor. This will improve the availability of housing in the town centre and encourage local businesses to take root in the new purpose-built space whilst making the ongoing care of 118-120 Guildford Street viable once again.

#### 4. RELEVANT PLANNING HISTORY

4.1 The following history is considered relevant to this application:

Reference	Details
RU.79/0791	Change of use of shop to Building Society Office on the ground floor with Class II offices on the first floor with two-storey rear extension. Grant Consent - 19/12/1979
RU.79/0859	Listed Building Consent for the change of use of shop to Building Society Office on ground floor with Class II offices on first floor with 2-storey rear extension. Grant Consent - 29/11/1979
RU.21/1421	Removal of external signage and an external ATM – Approved -18/10/21
RU.21/1422	Listed Building Consent for the removal of external signage and an external ATM – Approved – 18/10/21
RU.23/0253	Erection of an additional floor and internal renovations to provide 5no.x2 bedroom flats and rear balconies and retaining a commercial space of 66 sqm on the ground floor, following the demolition of the first floor and parapet portion of rear wall -Listing Building Consent – To be determined on this agenda

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

- 5.1 Planning (Listed Buildings and Conservation Area) Act 1990
- 5.2 National Planning Policy Framework and Guidance. 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)  
Runnymede Parking Guidance SPD (November 2022)  
Green and Blue Infrastructure SPD (November 2021)

## 6. CONSULTATIONS CARRIED OUT

### Consultees responses

Consultee	Comments
RBC Drainage Engineer	No objection.
RBC Conservation Officer	No objection.
SCC Archaeology	No objection.
SCC County Highways Authority	No objection.

### Representations and comments from interested parties

- 6.2 15 Neighbouring properties were consulted in addition to being advertised on the Council's website and a site notice put up and one letter of representation has been received from the occupier of 124b Guildford Street expressing the following concerns.
- A significant loss of light would occur due to the proposed increase in height to create an additional floor which would directly impact light in both our living room and one of our bedrooms

## 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 as follows:
- The principle of development
  - Flooding considerations
  - Design considerations including character of the area and heritage assets
  - Provision of suitable residential environment
  - Impact on neighbouring amenity
  - Highways
  - Archaeology



- Other matters

#### The principle of development

- 7.2 The site is located in the urban area in a sustainable location within Chertsey town centre. The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development which consists of three roles; An economic role, social role and environmental role and confirms that the planning system should do everything it can to support sustainable economic growth and that planning should operate to encourage and not act as a pediment to sustainable growth. The site is located inside the primary shopping area, however, comprises former bank premises with a traditional banking façade, the front doors to which open to a banking hall, which is physically separated from the rear ancillary space that provides staff welfare facilities. The existing first floor is fitted out as offices that have not been used for a number of years. The building has been vacant for several years and has been marketed without success. It is recognised that Policy SD1 seeks to encourage new development within larger settlements of Runnymede of which Chertsey is one, as such the proposal is consistent with Policy SD1.
- 7.3 The proposals would retain a commercial element on the ground floor by redeveloping the outmoded floorspace to cater for modern business needs in compliance with Policy IE3. Policy IE6:Town Centre Development, also states that appropriately designed development proposals for residential use on upper floors will be encouraged. The location of the building in proximity to other local centre services and public transport services is therefore considered suitable for residential use. The proposal will not result in the loss of any significant commercial space but will reconfigure the existing on the ground floor and provide 5 no flats. Therefore, the principle of the partial redevelopment of the site for residential is considered acceptable. However, this is subject to other considerations as set out below.

#### Flooding considerations

- 7.4 The application site is located within Flood Zone 1 so the sequential and exceptions test is not required. However, due to the site's location within the Dry Island of Chertsey and the site being considered a medium risk to surface water flooding a Flood Risk Assessment has been submitted with the application. The RBC Drainage Engineer has reviewed the application and is satisfied the proposals meet the requirements set out in the technical Standard and Planning Policy Guidance. It is therefore considered that the site can deal with surface water drainage for the development in a sustainable manner which complies with the NPPF. The site is located within the dry island of Chertsey and there is an established low hazard escape route out of the dry island. Therefore, a condition requiring a flood risk management plan is recommended to demonstrate safe access and egress and provide a householder pack to future residents. Therefore, subject to conditions the proposal is considered to comply with Policy EE13.

#### Design considerations including character of the area and heritage assets

- 7.5 The proposed development would predominantly involve internal and external alterations to already modern parts of the building and also to the rear albeit for a new flat roof second floor extension which would be set back approx. 1.2m from the existing front parapet wall and would be no higher than the building's existing double pitched roof and thus will not be visible from Guildford Street and would be lower than the neighbouring three storey high 116 Guildford Street. The proposal will be visible from the rear of the site which is an open service yard/ car parking area and White Hart Row, however the views are currently open and given the town centre location where there is expected to be a tighter grain of development this is considered to be an acceptable design and layout. The extension and existing rear brickwork would be

rendered to match the existing front elevation and original features on the façade of the building repaired/replaced to match the existing. As such the design of the proposal is not considered to be out of keeping with the existing building or the surrounding area in accordance with Policy EE1.

- 7.6 The proposal is within the Chertsey Conservation Area. A Heritage Statement, Building Condition Report, Demolition Plans and Elevations and Remedial Works Schedule have been submitted in support of this planning application. The Councils Heritage Advisor has reviewed the scheme and has commented that the Heritage Statement demonstrates that the rear elevation is not of the same special interest as the principal façade and that the proposed remedial works to the principal elevation which makes the most substantial contribution to the significance of the listed building and conservation area would preserve and enhance the character of the Conservation Area in accordance with Policy EE5.
- 7.7 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that the Local Planning Authority shall have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Policy EE3: Strategic Heritage Policy of the Local Plan states that development that affects Runnymede's heritage assets should be designed to protect, conserve and enhance the significance and value of these assets and their settings. The policy further sets out that the sympathetic and creative reuse and adaptation of heritage assets which provide a sustainable future for a heritage asset will be encouraged, where the proposed new use is consistent with conservation of the asset.
- 7.8 The delivery of enabling development within the setting of heritage assets which make a positive contribution to, or better reveal the significance of the heritage assets will be encouraged. In addition, the policy is clear that the Council will seek to facilitate the bringing back into appropriate use of any vacant heritage assets (listed buildings and buildings in conservation areas), in order to minimise future risks to the significance of the building. As well as seeking to preserve and enhance Listed Buildings, Policy EE4: Listed Buildings of the Local Plan sets out that the change of use of part, or the whole, of a Listed Building will be supported provided that its setting, character and features of special architectural or historic interest would be preserved and/or enhanced. Consideration will be given to the long-term preservation that might be secured through a more viable use.
- 7.9 The above legislation and Development Plan gives a very strong and clear framework which seeks to protect listed buildings and their settings. There is also a clear support for the conversion of Listed buildings where they would seek to maintain, sustain, and enhance the significance and special architectural and historic interest of Listed Buildings.
- 7.10 The rear extension block (mid-twentieth century) does not contribute to the significance of the heritage asset. The Councils Heritage Advisor has commented the submitted schedule of remedial works is a very sensible, conservation-led approach which would certainly preserve and enhance the special interest and significance of the heritage asset, and the ability to appreciate that significance and the works would undoubtedly result in heritage benefits in accordance with Policy EE4.

#### Conversion of the Listed Building

- 7.11 It is clear that a new and viable use needs to be found for the building, in order to prevent this process of deterioration and to reverse the damage that has been done. It is also recognised that the above legislation and policy give a strong presumption in favour of development which would sustain the long terms viability use of the Listed Building.

In recognising this, it is considered that a residential redevelopment would appear to be the most pragmatic option to achieve this. Such a use has the ability to provide a clear and long term steward across the site. Accordingly, the proposed new use is consistent with conservation of the asset. The partial conversion of the Listed Building to residential would therefore preserve and enhance the Listed Building, consistent with the requirements of the above legislation and is supported within the above policy context. The potential impact to the interior and wider detailed works to the Listed Building is considered in the Officers assessment for the accompanying Listed Building Consent.

#### Provision of suitable residential environment

- 7.12 All proposals are expected to provide high quality homes. Policy EE1 states that development proposals should ensure no adverse impact on the amenities of occupiers of the development proposed. In addition, policy SL19 of the Local Plan sets out the minimum floor space standards expected for new development to accord with. The Council adopted SPD on Design provides further guidance of some of the more *qualitative* expectations, particularly contained in design standard 24. This includes ensuring new development provides suitable levels of natural daylight and sunlight to new (and existing) properties. The SPD is clear that for flatted developments, proposals should be seeking to deliver dual aspect units and, in all cases, avoiding single aspect north facing units. Development is also expected to provide suitable ventilation.
- 7.13 The proposed floor space for the flats will meet the minimum standards set out in Policy SL19. Whilst the proposed flats would not be dual aspect none would be north facing, all would be provided with suitable ventilation and all apart from one would have a private amenity space. The site is also in close proximity to Gogmore Farm Park so future residents will have access to open green space. Therefore, the proposals are considered to provide a suitable living environment for future occupiers in accordance with Policy EE2.
- 7.14 A new bin store is to be provided in the eastern corner of the site. It is considered that there would be space within the proposed bin store for the required number of bins for 5 residential flats (1 x 1100L refuse, 1 x 140L food waste, 1 x 1100 recycling) although further detailed design of this is required.

#### Impact on neighbouring amenity

- 7.15 No. 122 Guildford Street is the attached neighbouring property to the north of the site. The commercial premises extend to the rear of the site at single storey and there is a first floor flat above (no.122a) and adjacent to the application building. The application building is located up to the boundary and extends to the rear at two storey height the same depth as the single storey element at no.122. Thus, there is already an impact on the neighbouring first floor rear window at no 122a. As the proposed extension would be set back from the existing rear wall and effectively be built above, although there would be additional massing adjacent to the boundary, it is not considered to result in any significant overshadowing and additional harm over and above that already exists. Indeed, the submitted Daylight Impact Assessment considers this loss of light will be equal to 0.1% Daylight factor. The new doors and balconies in the rear elevation of the proposed development would face away from this property and at first floor height the balcony would also be enclosed, however at second floor height the side panel of the proposed balcony could be conditioned to be solid or opaque in order to limit any potential overlooking into no.122a. Therefore, given the existing situation the proposals are not considered to result in any additional harmful overlooking, loss of privacy or overbearing impact to this property.
- 7.16 An objection letter has been received from the occupiers of no.124b Guildford Street, which is located perpendicular to the north of the application building, expressing concerns about loss

of light to a living room and bedroom as a result of the creation of the additional floor. Whilst there may be a degree of impact on this property, in view of the existing situation, as the proposals would not be creating a full additional floor above due to the prior demolition works, (as the additional floor would effectively be constructed from below the existing parapet wall height), in combination with the orientation of the application property as well as the proposed additional floor not extending as deep rearwards as the existing building and as a separation distance of at least 13 metres would be maintained, the proposals are not considered to result in loss of light to this property.

- 7.17 Neighbouring residential properties to the south of the site (nos.114a and 114b Guildford Street) are sited in-between commercial premises (no.116) and are set away from the application building and have north facing windows. This means that very little direct natural light will be visible from these rooms. Most natural light that comes into these rooms will have been reflected by the surrounding environment. Therefore, increasing the surface area of reflective surfaces nearby (the existing brickwork and the second-floor extension is to be rendered to match the existing front elevation) could be seen as a benefit to the first floor flat at 114 Guildford Street due to a potential increase in natural light. Therefore, the proposal is not considered to unduly harm the residential amenity of these residential properties.
- 7.18 The existing building is approximately 11 metres away from two and three storey high properties to the west of the site and given the variation in heights and additional set back of the proposals there is not any direct window to window overlooking between these buildings. Therefore, the proposal is not considered to have an unduly harmful impact on the residential amenities of neighbouring properties in accordance with Policy EE1.

#### Highways

- 7.19 A Transport Statement has been submitted with the application. The site is currently accessed via an existing vehicle access point off White Hart Row to the east of the site which is to be retained. The proposal would result in the creation of 5 parking spaces within an existing walled courtyard. This residential parking provision would be in accordance with the Runnymede Parking Guidance SPD for town centre location. The Runnymede Parking SPD specifies that the recommended parking standard for retail is 1 space per 30m<sup>2</sup> (equates to 2 parking spaces), however Surrey CC parking guidance stipulates that a 75% reduction can be applied in town centre locations (equating to 0.5 parking spaces). A cycle store comprising a 3 x 2 level pull out bike rack is also to be provided within the rear courtyard.
- 7.20 The proposal has been assessed by the County Highway Authority who do not consider that the proposed development would raise any highway safety or capacity issues, subject to conditions relating to electric vehicle charging and cycle parking. Therefore, subject to these conditions the proposal would comply with Policy SD4.

#### Archaeology

- 7.21 The application site lies within an Area of High Archaeological Potential and a Heritage Assessment including an Archaeological Statement has been submitted with the application. Surrey CC Archaeology have been consulted and have commented that although the site is within an area identified as being of High Archaeological Potential, the proposals do not involve any new ground disturbance and so as buried archaeological remains will not be threatened there are no archaeological concerns in this case. Therefore, the proposal is considered to comply with Policy EE7.

#### Other matters

7.22 New development is expected to demonstrate how it has incorporated sustainable principles into the development including; construction techniques, renewable energy, green infrastructure and carbon reduction technologies. Although the applicant has not submitted an Energy Statement with this application, it is still considered that there could be a range of options. A planning condition is therefore necessary to secure these measures.

7.23 Part of the site comprises an enclosed hard surfaced area with no landscaping features. This scheme provides the opportunity to provide improved landscaping and biodiversity enhancements to the site. Further details of landscaping and biodiversity enhancements and in respect of water efficiency can be dealt with by conditions to ensure that the development complies with the NPPF and the policies in the Runnymede 2030 Local Plan.

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

8.1 The application proposes new residential development and therefore would be liable for a Community Infrastructure Levy contribution.

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

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

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

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

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

## **10. CONCLUSIONS**

10.1 The development has been assessed against the following Development Plan policies – EE1, EE2, EE3, EE4, EE5, EE7, EE13, SD1, SD3, SD4, SD7, SD8, IE3, IE6 and SL19 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 HoP be authorised to grant planning permission subject to the subject to the following planning conditions:***

1. Full application (standard time limit)

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

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

2. List of approved plans

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

6117-001, 6117-002, 6117-004 Rev D, 6117-005 Rev B, 6117-008 and 6117-009.

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

3. 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.

4. Surface Water Drainage

Prior to the commencement of development details of surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. 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 local planning authority. Where a sustainable drainage scheme is to be provided the submitted details shall:

- i) 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;
- ii) include a timetable for its implementation; and
- iii) 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 ensure that surface water does not discharge into the surface water sewer and to provide a sustainable development.

5. 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.

6. Flood risk management and evacuation plan

Prior to the commencement of the above ground construction of the development hereby permitted, a Flood Risk Management Plan (FRMP) shall be submitted to and approved in writing by the Local Planning Authority. The FRMP shall provide a householder pack which shall include details of how this pack will be made available to the first and subsequent occupiers and include details of a safe escape route and the place that people can be evacuated to.

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

7. Cycle storage

The development hereby approved shall not be first occupied unless and until the proposed dwellings have been provided with parking for a minimum of 5 bicycles in a robust, secure enclosure in accordance with the approved plan and thereafter retained and maintained to the satisfaction of the Local Planning Authority. Within the proposed cycle storage, facilities for the charging of e-bikes are to be provided, consisting of a standard three-point plug socket.

Reason: To encourage active and sustainable travel and to comply with Policy SD3 of the Runnymede 2030 Local Plan and guidance within the NPPF.

8. Electric vehicle charging points

The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge Electric Vehicle Charging Point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority 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.

9. Renewable energy

Prior to the first occupation of the development hereby approved in detail, details of the chosen renewable energy/low carbon technology to be used, along with calculations demonstrating that a minimum of 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.

In the event of PV's panels being part of the chosen renewable energy measure, details shall be submitted to and approved in writing by the LPA prior to installation.

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.

10. Water Efficiency

Prior to the first occupation of the development hereby permitted it shall be demonstrated that the optional requirement for water consumption (110 litres use per person per day) in Regulation 36(2)(b) of the Building Regulations has been complied with for that dwelling. 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.



11. Waste storage

Prior to the first occupation of the development hereby approved details of the refuse and recycling facilities, further details of the lighting and access to the enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be provided before any part of the development is first occupied and shall be permanently maintained thereafter.

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

12. Balcony Screen

Before the development hereby permitted is occupied, details of the proposed screen along the northern edge of the balcony at second floor level 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 prior to the first use of the balcony and the screening shall be retained in perpetuity unless otherwise agreed in writing by the LPA.

Reason: To prevent overlooking and loss of privacy to the occupiers of the neighbouring property and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

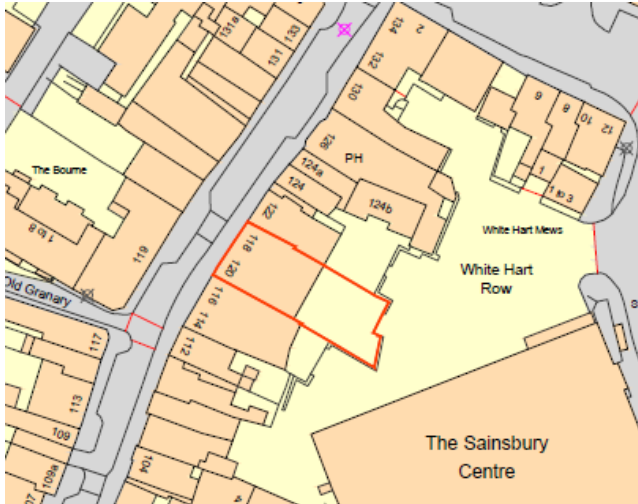
**Informatives:**

- 1 Summary of Reasons to Grant Consent  
The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.
- 2 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 Permitted Development Rights - Flats  
The applicant and potential occupiers are advised that the flats hereby approved do not have any permitted development rights.
- 4 Runnymede BC welcomes proposals for flood resilience and resistance measures, however, in this case the applicant may wish to determine the residual flood depths to the site following the proposed SuDS strategy, before scoping measures such as flood barriers. We welcome the proposals for flood resilience measures such as raised electrical sockets, sealable airbricks and water-resistant render.
- 5 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. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022.
- 6 The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway

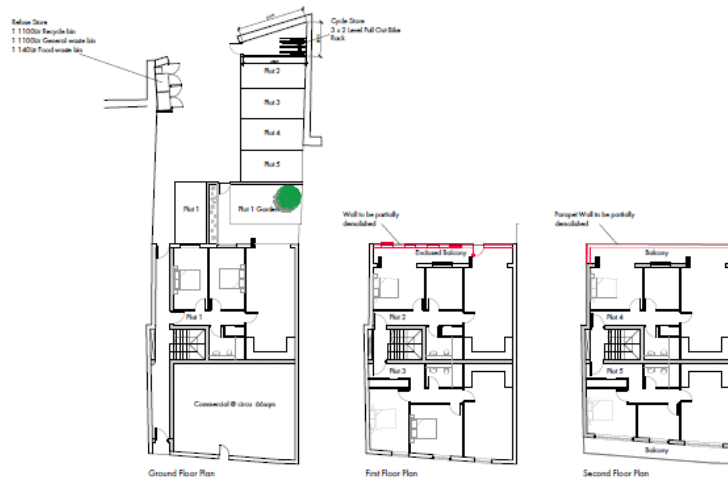
users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, ([www.ccscheme.org.uk](http://www.ccscheme.org.uk)) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.

- 7 The applicant is advised that all necessary Statutory Forms should be submitted and acknowledged by the Local Planning Authority prior to works commencing on site to avoid Surcharges.

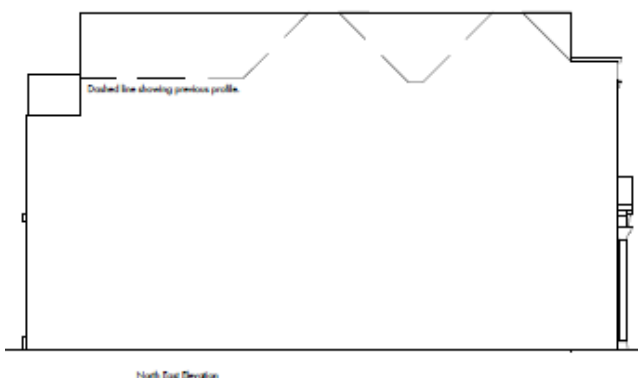
Location Plan



Proposed Floor Plans



Proposed Elevations





FOR LOCATION PURPOSES ONLY

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

Date: 14/09/2023

118 Guildford Street



Scale: 1:400

0 8 16 m

RU.23/0253



## COMMITTEE AGENDA REFERENCE: 5E

<b>APPLICATION REF:</b>	<b>RU.23/0253</b>
<b>LOCATION</b>	118 Guildford Street, Chertsey, Surrey, KT16 9AH
<b>PROPOSAL</b>	Erection of an additional floor and internal renovations to provide 5no.x2 bedroom flats and rear balconies and retaining a commercial space of 66 sqm on the ground floor, following the demolition of the first floor and parapet portion of rear wall
<b>TYPE</b>	Listed Building Consent
<b>EXPIRY DATE</b>	04/10/2023
<b>WARD</b>	Chertsey St Anns
<b>CASE OFFICER</b>	Katherine Appleby
<b>REASON FOR COMMITTEE DETERMINATION</b>	Net increase of 5 residential units
<i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i>	

### 1. SUMMARY OF RECOMMENDATION

NB. THIS ITEM SHOULD BE READ IN CONJUNCTION WITH THE REPORT ON RU.23/0251 WHICH IS ON THIS AGENDA

SUMMARY OF RECOMMENDATION: Grant with conditions

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

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

- 2.1 This application relates to the former Halifax Bank located on Guildford Street, Chertsey. The two storey high building is Grade II Listed and is also sited within the Urban Area, Area of High Archaeological Potential, Chertsey Conservation area, Primary Shopping Area and within the Dry Island of Chertsey. There is an enclosed rear car parking area in White Hart Row which is accessed off Heriot Road.

### 3. APPLICATION DETAILS

- 3.1 Listed building Consent is required for the works necessary to facilitate its conversion into 5 flats. This includes a number of remedial works, internal works and works to the roof. Such works are detailed in the submitted Heritage Statement, Building Condition Report, Demolition Plans and Elevations and Remedial Works Schedule and the full planning application report RU.23/0251 also on this agenda.

### 4. RELEVANT PLANNING HISTORY

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

Reference	Details
RU.79/0791	Change of use of shop to Building Society Office on the ground floor with Class II offices on the first floor with two-storey rear extension. Grant Consent -19/12/1979
RU.79/0859	Listed Building Consent for the change of use of shop to Building Society Office on ground floor with Class II offices on first floor with 2-storey rear extension. Grant Consent - 29/11/1979
RU.21/1421	Removal of external signage and an external ATM – Approved -18/10/21
RU.21/1422	Listed Building Consent for the removal of external signage and an external ATM – Approved – 18/10/21
RU.23/0251	Erection of an additional floor and internal renovations to provide 5no.x2 bedroom flats and rear balconies and retaining a commercial space of 66 sqm on the ground floor, following the demolition of the first floor and parapet portion of rear wall – Full Planning Permission – To be determined on this agenda

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

- 5.1 Planning (Listed Buildings and Conservation Area) Act 1990
- 5.2 National Planning Policy Framework and Guidance. 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)

## 6. CONSULTATIONS CARRIED OUT

### Consultee response

Consultee	Comments
RBC Conservation Officer	No objection.

### Representations and comments from interested parties

- 6.2 15 Neighbouring properties were consulted in addition to being advertised on the Council's website and a site notice put up and one letter of representation has been received, the details of which and response to is made in RU.23/0251 on this agenda.

## 7. PLANNING CONSIDERATIONS

- 7.1 This is an application for Listed Building Consent for the works to the listed building. Accordingly, the only consideration for this application is the impact on the heritage asset.
- 7.2 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the statutory requirement to have special regard to the desirability of preserving listed buildings, their settings and any features of special interest.
- 7.3 Policy EE3: Strategic Heritage Policy of the Local Plan states that development that affects Runnymede's heritage assets should be designed to protect, conserve and enhance the significance and value of these assets and their settings. The policy further sets out that the sympathetic and creative reuse and adaptation of heritage assets which provide a sustainable future for a heritage asset will be encouraged, where the proposed new use is consistent with conservation of the asset. The delivery of enabling development within the setting of heritage assets which make a positive contribution to, or better reveal the significance of the heritage assets will be encouraged.
- 7.4 In addition, the policy is clear that the Council will seek to facilitate the bringing back into appropriate use of any vacant heritage assets (listed buildings and buildings in conservation areas), in order to minimise future risks to the significance of the building.
- 7.5 As well as seeking to preserve and enhance Listed Buildings, Policy EE4: Listed Buildings of the Local Plan sets out that the change of use of part, or the whole, of a Listed Building will be supported provided that its setting, character and features of special architectural or historic interest would be preserved and/or enhanced. Consideration will be given to the long-term preservation that might be secured through a more viable use.
- 7.6 The NPPF (2021) sets out that in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 7.7 The NPPF further states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 7.8 A Heritage Statement, Building Condition Report, Demolition Plans and Elevations and Remedial Works Schedule have been submitted in support of this application. The proposed development would predominantly involve internal and external alterations to already modern parts of the building as well as works to the roof. As set out in the supporting planning application, (RU.23/0251) the existing building has been vacant for some time and a viable use needs to be found for the building, to prevent this process of deterioration and to reverse the damage that has been done. The committee report for this planning application accepts that a residential redevelopment would be appropriate. The Councils Heritage Adviser has reviewed the scheme and has commented that the Heritage Statement demonstrates that the rear elevation is not of the same special interest as the principal façade and considers that the submitted schedule of remedial works is a very sensible, conservation-led approach which would preserve and enhance the special interest and significance of the heritage asset, and the ability to appreciate that significance and the works would undoubtedly result in heritage benefits in accordance with Policy EE4. Accordingly, the proposed new use is<sup>1</sup>15

consistent with conservation of the asset.

The proposed works would therefore preserve and enhance the Listed Building, consistent with the requirements of the above legislation and is supported within the above policy context and in compliance with Policies EE4 and EE5.

## **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 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.

## **9. CONCLUSIONS**

- 9.1 The development is considered to preserve and enhances the Listed Building and accordingly is recommended for approval. The development has been assessed against the following key Development Plan policies –policy EE4 of the Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including the Listed Building Act and any third-party representations. 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**

***The HoP be authorised to grant listed building consent subject to the subject to the following conditions:***

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

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 2 List of approved plans

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

6117-001, 6117-002, 6117-004 Rev D, 6117-005 Rev B, 6117-008 and 6117-009.

Reason: To protect the heritage assets and to ensure an acceptable scheme and to comply



with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF

3 Materials

Prior to their first use on site a schedule of all external finish materials including wall and roof materials, lintels, fascias, and rainwater goods, including finish colour, shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity of the Grade II Listed Building and to comply with Policies EE1, EE4 and EE5 of the Runnymede 2030 Local Plan and guidance within the NPPF.

4 Window Details

Prior to installation, a schedule of drawings that show details of proposed windows and doors in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, ironmongery, and finish colour shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

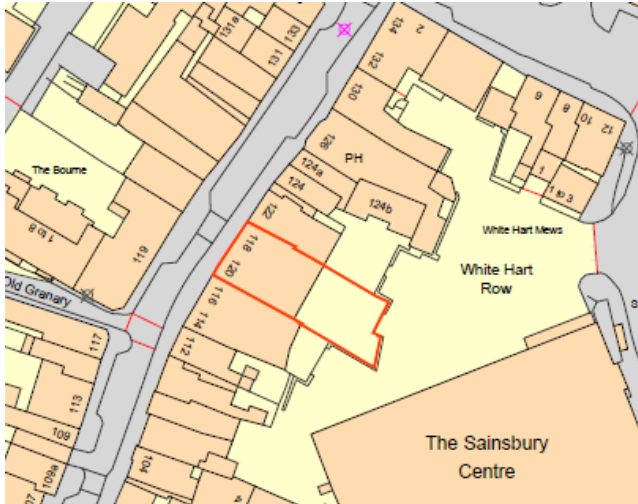
Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity of the Grade II Listed Building and to comply with Policies EE1, EE4 and EE5 of the Runnymede 2030 Local Plan and guidance within the NPPF.

**Informative:**

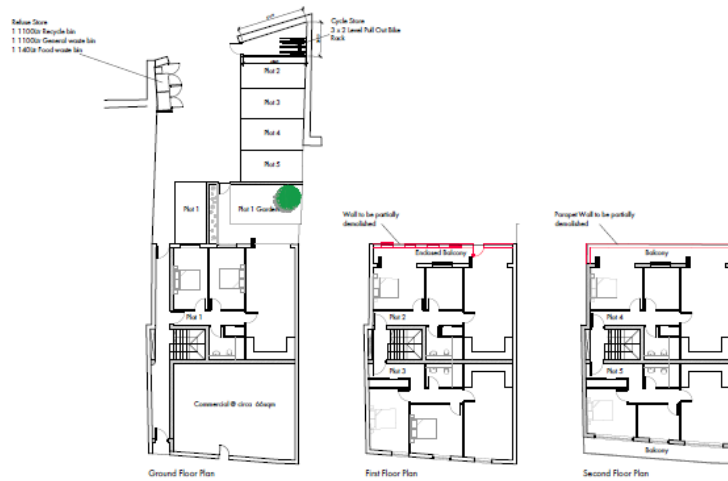
1 Summary of Reasons to Grant Consent

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.

Location Plan



Proposed Floor Plans



Proposed Elevations

