



Planning Committee

Wednesday, 31 January 2024 at 6.30 pm

Council Chamber - Civic Centre

Members of the Committee

Councillors: M Willingale (Chair), P Snow (Vice-Chair), A Balkan, T Burton, V Cunningham, T Gates, E Gill, C Howorth, S Jenkins, E Kettle, A King, C Mann, M Nuti, 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 **Democratic Services, Democratic Services Section, Law and Governance Business Centre, Runnymede Civic Centre, Station Road, Addlestone (Tel: Direct Line: 01932 425623). (Email: Democratic.Services@runnymede.gov.uk).**
- 3) Agendas and Minutes are available on a subscription basis. For details, please contact 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.
- 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.
- 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:

ACEP	Assistant Chief Executive (Place)
ADM	Assistant Development Manager
BCM	Building Control Manager
CHPEBE or HoP	Corporate Head of Planning, Economy & Built Environment (also referred to as Head of Planning for brevity)
DLPM	Deputy Local Plans Manager
DM	Development Manager
PPSM	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 20 December 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.23/0118 - Longcross South, Longcross Road and Kitsmead Lane, Longcross, KT16 0EE 9 - 44
 - b) RU.23/1162 - Thorpe Lea Manor, Thorpe Lea Road, Egham, TW20 8HY 45 - 73
 - c) RU.22/1894 - 8A Crabtree Road, Thorpe Industrial Estate, Egham, TW20 8RN 74 - 100
 - d) RU.23/1186 - Park House, Wick Road Egham, Englefield Green, TW20 0HJ 101 - 123
6. **Making of Englefield Green Village Neighbourhood Plan** 124 - 223
7. **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

8. **Consideration of Enforcement item in Longcross, Lyne & Chertsey South Ward** 224 - 261

Runnymede Borough Council

Planning Committee

Wednesday, 20 December 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, A King, R King (In place of E Kettle), C Mann, I Mullens, M Nuti, S Whyte and J Wilson.

Members of the Committee absent: Councillors E Kettle.

In attendance: Councillors L Gillham.

41 **Notification of Changes to Committee Membership**

Cllr R King substituted for Cllr E Kettle.

42 **Minutes**

The minutes of the meeting held on 29 November 2023 were confirmed and signed as a correct record.

43 **Apologies for Absence**

There were no apologies for absence.

44 **Declarations of Interest**

There were no declarations of interest.

45 **RU.23/1213 - Wentworth Golf Club, Wentworth Estate, Virginia Water, GU25 4NN**

Proposal: The erection of a building for golf performance training and practice with practice game area, landscaping and associated development following demolition of existing building

During the debate the size of the proposed building was mentioned, and the need for a café space was queried. Officers advised that the facility was of an ancillary nature and appropriate for the size of the development and proportionate to the use. The kitchenette and number of tables was relatively modest. Such performance centres have begun to be established at other high-end golf clubs and are often used for group teaching and so there is an expectation that refreshments and facilities would be available to support this.

Responding to concerns about the protection of Tree reference T76, officers confirmed that the tree protection plan included protection this tree as set out in condition six.

Officers confirmed that the removal of the existing building that stored sand and soil was unlikely to impact the operation of the golf club due to the high likelihood of multiple other maintenance sites across Wentworth used for the purposes of green keeping and course maintenance.

The net increase in trees was welcomed, along with the reclaiming of the scrub area. It was confirmed that review of the submitted ecological survey had been undertaken by Surrey Wildlife Trust, who had raised no concerns around the potential presence of

endangered species. The implementation of the condition around biodiversity net gains would be carried out in accordance with the agreed strategy this was appropriate to satisfy Surrey Wildlife Trust and officers.

Resolved that –

The Head of Planning was authorised to grant planning permission subject to:

- a) Conditions 1-10**
- b) Addendum notes**

46 RU.23/0726 - Woburn Park Farm, Addlestone Moor, KT15 2QF

Proposal: The erection of 2 x replacement warehouses/operational buildings following the demolition of buildings 6 and 7.

During the debate officers confirmed that a condition could not be applied requiring the need for sustainable heating due to not meeting the requirements around floor space, however it was agreed to add this as an informative.

A query was raised around the location of the replacement buildings and their proximity to neighbouring trees. It was believed that the presence of existing fencing and the hard-standing surface would negate the need to ensure these trees were protected, but the Development Manager would confirm this before issuing the decision notice.

Picking up on the Lead Local Flood Authority's requested condition for additional sustainable drainage, the Head of Planning advised that the footprints of the existing and proposed buildings were very similar there was no requirement for the applicant to provide betterment on existing arrangements, and there was nothing to suggest the new buildings would lead to additional flood run-off and as such a condition would not pass the relevant tests of the PPG.

A member asked whether it was possible for checks on the size of the buildings as they were constructed as there had been an enforcement history to the site. The Head of Planning advised that there was no requirement for applicants to notify the Council when construction commences or obtain building regs from the Council and so the planning team may not be aware of breaches if they were to occur. If the residents or the Council believed at a future date there was good reason that development was not occurring in accordance with the approved plans then an enforcement case could be raised and investigated by enforcement officers.

Resolved that –

The Head of Planning was authorised to grant planning permission subject to:

- a) Conditions 1-4**
- b) Additional informative around providing sustainable and efficient heating**
- c) Addendum notes**

47 Amendments to the Council's adopted Statement of Community Involvement

The Head of Planning advised that minor changes were proposed to the Council's adopted Statement of Community Involvement that were driven by GDPR requirements. It was

proposed that a public consultation took place early in the new year.

The proposed amendments would take place to paragraph 4.15, and existing links would be updated, mean that the council would accept representations using a standardised electronic form in place of email. This would mean that email addresses, names and addresses would be separated from submissions from the outset significantly reducing the risk of GDPR issues.

To enable more lengthy representations the form would accept an attachment. Images and other such information would need to be included in this attachment. The Head of Planning confirmed that the Council's Digital Services were aware of the need to provide a generous file size allowance for the attachment. Clear warnings would be put in place to advise correspondents not to include personal data in the attachment, and whilst this would not completely eliminate the risk, or remove the need for manual checking it should significantly reduce risk and also make members of the public more mindful about personal data and take some responsibility for what is included in the attachment.

A Member was grateful that representations would still be accepted by letter for those who did not have internet or computer access.

Some local authorities had decided to not publish comments completely as there was no statutory duty to do so, however the committee were in agreement with officers' views that residents and members wanted to be aware of the local feeling around applications, therefore representations would continue to be published with personal data separated at an early stage.

The Head of Planning confirmed that a recent update in notification letters and on the website had provided additional background guidance around what residents can respond to and the planning reasons around it. The Council's website had also been updated to provide this information at the first point of contact and improve the comments landing page and put it in a more prominent position on the website. A member suggested using QR codes in the future, this may well occur in the future, though this was not a matter for this SCI review.

It was confirmed that the response of statutory consultees would remain labelled and on the website.

There was a debate about the potential redaction of residents' groups, with some residents keen to know that a group had submitted a representation but others having the potential to fear retribution meaning they would prefer to stay anonymous.

The Head of Planning confirmed there would be a mechanism to keep personal details separate whilst still having the option to specify who the representation had been made on behalf of. This could be achieved by the attachment or the body or body of the text clearly stating it was on behalf of the group, whilst not including the authors name in the attachment or body of the text (that would only be included in the non-published fields).

Members were supportive of this proposal and the need to comply with GDPR and as a result the proposal was unanimously supported.

Resolved that –

Committee agreed that the proposed amendments to the Statement of Community Involvement could be published for public consultation for a period of 4 weeks between 3 January and 31 January 2024.

(The meeting ended at 7.19 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, Corporate Head of Development Management and Building Control 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.

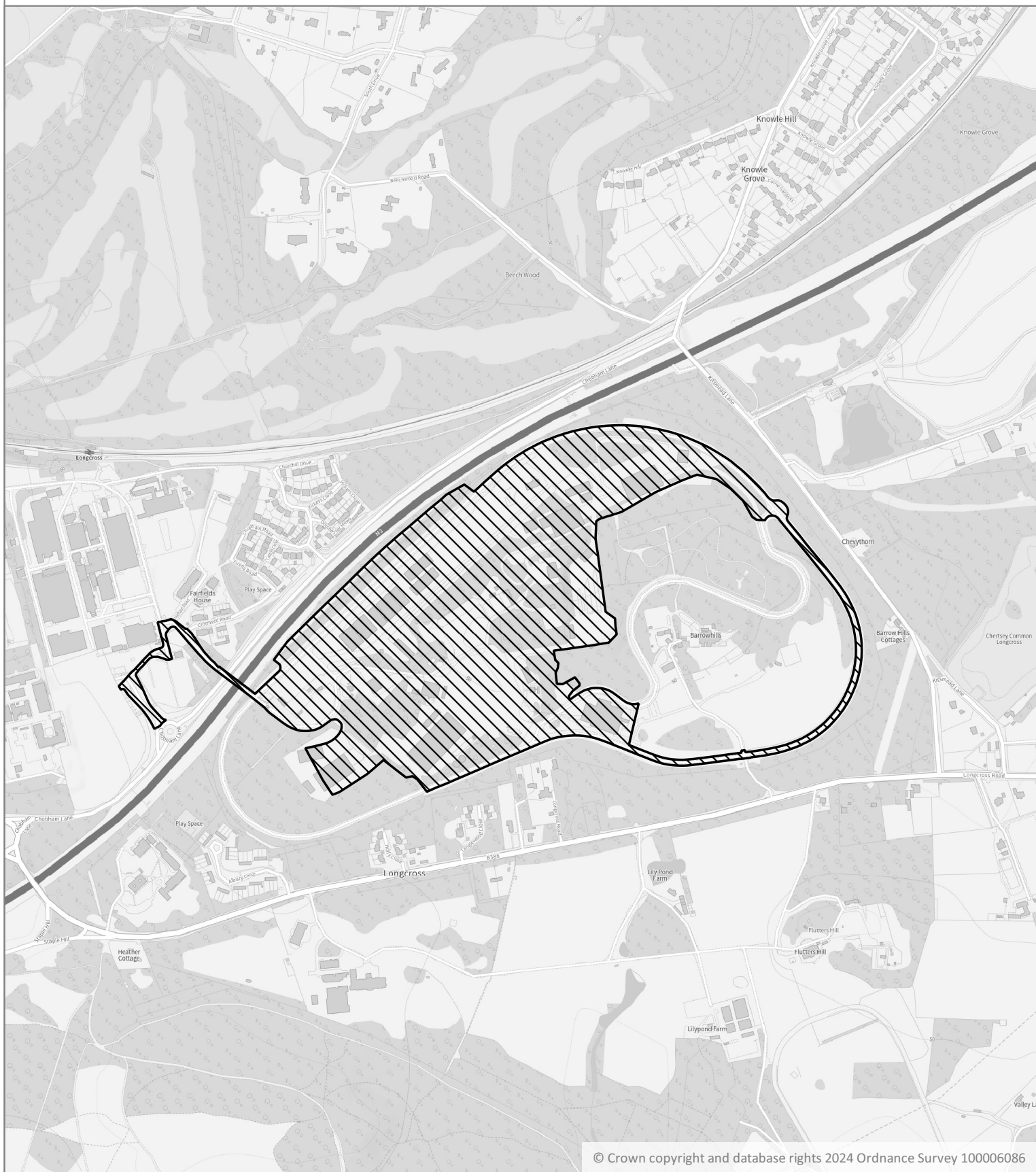


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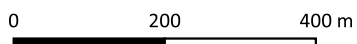
Date:15/01/2024

Longcross South



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Scale: 1:10,000



RU.23/0118



COMMITTEE AGENDA REFERENCE: 5A

APPLICATION REF:	RU.23/0118
LOCATION	Longcross South, Longcross Road and Kitsmead Lane, Longcross, KT16 0EE
PROPOSAL	Temporary planning permission for the use of the land for film studio purposes including the erection of studio stages and workshops, erection of cabins and marquees within dedicated zones, and the use of the land for associated filming purposes and as studio backlot (part retrospective)
TYPE	Full Planning Permission
EXPIRY DATE	16/08/2023
WARD	Longcross, Lyne and Chertsey South
CASE OFFICER	Melissa Gale
REASON FOR COMMITTEE DETERMINATION	Major application
<i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

It is recommended the Planning Committee authorises the HoP:	
1.	Grant temporary planning permission subject to conditions

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site forms a large proportion of the land forming the Longcross Garden Village site allocation south of the M3. The site is allocated under policy SD9 of the Local Plan for residential development including employment and associated community uses. The wider Longcross south site borders the M3 to the north, Kitsmead Lane to the east, Longcross Road to the south and to the west the former Longcross Barracks. Following the adoption of the 2030 Local Plan the site now lies within the urban area. The site was formerly used by the Defence & Research Agency (DERA) as a military tank testing facility together with land north of the M3. The southern site, comprises former tank testing facilities, including a concrete test track (forming a circuit around the site's periphery) and significant other areas of hardstanding, including a 'multi-gradient vehicle drop' and large central 'skid pan' area of hardstanding. The site also includes pockets of trees and woodland, in particular along the road boundaries, with eastern and southern tree belts being protected by TPO (No.6). More recently the whole of the southern site area is now covered by an area Tree

Preservation Order (TPO no.461).

- 2.2 The current application relates to a total site area of approximately 56.8 hectares located within the wider Longcross south site. It includes access to the public highway utilising the existing vehicular road bridge over the M3 connecting the northern and southern site, and providing access over the M3 to the north and onto Chobham Lane via the existing roundabout junction. There are currently two points of access into the southern Longcross site, including the existing vehicular access off Longcross Road to the south. The site area includes the majority of the existing test track roadway which extends around the perimeter of the site, the central ‘skid pan’ hardstanding area, the ‘multi-gradient vehicle drop’ and land to the north, west and south of the scheduled ancient monument and includes areas of open land and hardstanding as well as areas of trees and scrub. There are several existing buildings associated with the former use of the site within the application site area.
- 2.3 The site lies within the 5 – 7 km of the Thames Basin Heaths Special Protection Area (TBHSPA), with the far western boundary abutting the 400m SPA buffer zone with Chobham Common which is located to the west and south and which is a designated Site of Special Scientific Interest, Special Protection Area and Special Site of Conservation. The site lies within the urban area and forms part of the designated Longcross Garden Village (policy SD9), which identifies the site for a new settlement comprising residential and employment uses. Both the sites north and south of the M3 have over recent years been used for film purposes with the use of the southern site having intensified following the lease of the northern film studio site to Netflix and the lease of the southern site to Serious Stages.

3. APPLICATION DETAILS

- 3.1 Full planning permission is sought for the temporary use of the land for film studio purposes including the erection of studio stages and workshops, erection of cabins and marquees within dedicated zones, and the use of the land for associated filming purposes and as studio backlot (part retrospective). The application site is currently being used for filming purposes and is referred to as Longcross Studios, with the majority of the structures (Meganova, stage and workshop buildings) having already been erected on site and in use for film related purposes. The current application is seeking to regularise the current use of the land and the erection of the buildings and structures together with proposals for additional buildings on site. Since the submission of the planning application work has commenced on Meganova E and F and Stage 9 in the northeast corner of the site. The structures/buildings which have not been constructed to date are Meganova G and H which are proposed towards the northern boundary on existing hardstanding, directly to the south of the M3. The table below details the existing and proposed buildings/structures to which this application relates. Permission is being sought for a temporary 5 year period.
- 3.2 The current application covers a large proportion of the Longcross Garden Village site allocation south of the M3, excluding the south eastern area of the site allocation. The application excludes the listed Barrowhills House, the Bowl Barrow Scheduled Ancient monument and surrounding land to the south and east, but does include the existing perimeter roadway (test track) which provides access around the site.

The buildings range in size. The application includes the following:

Structure	Status	Maximum Height	Floor Area (Internal) m2	Construction
Meganova A	Retrospective	18.2m	2268	Low level concrete panels and composite wall panels

Meganova B	Retrospective	18.2m	2730	Low level concrete panels and composite wall panels
Meganova E (phase 1)	Construction commenced	36.3m	1431	PVC fabric sheets
Meganova E (phase 2)	Proposed	19m	1431	Low level concrete panels and composite wall panels
Meganova F	Now complete	24.4m	2268	Low level concrete panels and composite wall panels
Meganova G	Proposed	18.2m	2268	Low level concrete panels and composite wall panels
Meganova H	Proposed	18.2m	2268	Low level concrete panels and composite wall panels
Stage 1	Retrospective	21.6m	4095	PVC fabric sheets
Stage 2	Retrospective	16.9m	2898	PVC fabric sheets
Stage 3	Retrospective	14.5m	1175	PVC fabric sheets
Stage 4	Retrospective	14.8m	2686	PVC fabric sheets
Stage 5	Retrospective	15m	938	Low level concrete panels and PVC fabric sheets above
Stage 9	Retrospective	15.6m	1258	PVC fabric sheets
Workshop 1	Retrospective	7.6m	883	Composite wall panels with PVC fabric pillow roof
Workshop 2	Retrospective	7.6m	883	Composite wall panels with PVC fabric pillow roof
Workshop 3	Retrospective	6.7m	439	Composite wall panels with PVC fabric pillow roof
Workshop 4	Retrospective	6.7m	439	Composite wall panels with PVC fabric pillow roof
Workshop 5	Retrospective	15.3m	1246	PVC fabric sheets
Workshop 6	Retrospective	12.8m	569	PVC fabric sheets
Workshop 7	Retrospective	13.6m	425	PVC fabric sheets

- 3.3 Meganova's E and F are located to the far north-east corner of the site are currently under construction and comprise the largest of the buildings. Meganova F has a height of 24.4m, while Meganova E is proposed at 36.3m in height for a temporary period of one year to accommodate specific filming requirements before reducing in height to 19m for the remaining temporary time period sought. Work has continued on Meganova E during the course of this application and the internal structure is nearing completion. It will then be sheeted with silver/grey PVC sheeting.
- 3.4 The application defines 3 areas of the site which are utilised as 'Backlot' areas where temporary outdoor sets can be constructed for filming purposes. In addition, a number of areas are identified as 'temporary marquee and cabin zones'. These are intended to

provide specific zoned areas to be used flexibly for the erection of temporary marques and cabins for filming support and set design. These are proposed to be up to 12m in height and are likely to include PVC roof marquees with panelled or PVC walls. This would enable temporary structures to be erected and dismantled within these defined zones over the temporary 5 year period sought to reflect the requirements of particular film production companies utilising the relevant part of the site at the time. These are likely to be used for a variety of supporting uses including storage, costume, make up, carpenters' workshops, painters workshop, action vehicles and special effects. These relate to areas of predominantly existing hardstanding with no additional hardstanding proposed.

- 3.5 Planning permission was recently granted under reference RU.22/1508 for two recently constructed sound stage structures/buildings known as Meganova C and D, for a temporary 5 year period (expiring 1st January 2028). These consented buildings are located fairly centrally within the site and have a maximum height of 18m. Most of the structures are located on existing hardstanding and some in part on bare earth. Whilst there are extensive areas of hardstanding associated with the former military use of the site, it is also recognised that there has been additional hardstanding put in and small areas of woodland, trees and undergrowth removed over more recent years. Some of this activity has taken place prior to the current occupiers of the site, but recognising some of this has taken place more recently to facilitate the existing film studio use. At the time the trees were not protected and therefore no constraints existed for their removal. An Area Tree Preservation Order is now in place across the site which prevents further tree loss or harm to protected trees without the prior consent of the Local Planning Authority.
- 3.6 The submitted Planning Statement advises that the creative industries have been experiencing rapid growth and with limited capacity at existing large established studios, production companies have been seeking alternative facilities. Longcross South has become established as a centre for film and high-end television productions. The applicants are seeking to regularise existing structures and expand their ability to house global productions to meet demand and keep investment coming to Runnymede and the wider UK. The supporting statement confirms the applicants have an agreement in place with the landowners to utilise the site for a temporary period.
- 3.7 Access to the site is currently via an existing entrance south of Barrowhills House off Longcross Road, which leads to the existing internal perimeter road formerly used and referred to as the 'test track'. A secondary point of access exists to the north of the site over the M3 into the northern Longcross site via existing internal Accommodation Bridge. However, access over this bridge has been restricted over recent months due to work being undertaken on the northern site.

4. RELEVANT PLANNING HISTORY

4.1 The following history is considered relevant to this application:

Reference	Details
RU.22/0393	Outline planning application with all matters reserved (except for means of site access with Longcross Road and Kitsmead Lane), for a mixed use Garden Village development comprising: residential development (Use Classes C3), care home/extra care accommodation (Use Class C2), land reserved for up to 10 travelling showpeople plots (sui generis), retail, food and drink (Use Classes E and F.2), public house (sui generis), community facilities (Use Classes E, F1 and

	<p>F2), employment use (Use Class E), a primary school including early years provision (Use Class F1), public open space including allotments, sports pitches and ancillary facilities (Use Class F2), Suitable Alternative Natural Greenspace (SANG) (Use Class F2), landscaping and associated infrastructure and works including enabling demolition and ground works (Environmental Statement submitted)</p> <p>Under consideration</p>
RU.22/1508	<p>Two Film Studio Sound Stages (for a temporary period of 5 years) (retrospective) Known as Meganova C and D and located to the north of the central 'skid pan' area.</p> <p>Consent granted 24 March 2023 for a temporary period expiring on 1st January 2028.</p>
RU.21/1806	<p>Proposed siting of temporary structures and the use of land for filming including: 2 no. temporary structures on existing car park and 1 no. temporary structure on former tennis court, erection of 1 no. marquee and retention of existing marquee and siting of 9no. attached portacabin units together with temporary surfacing for car parking and associated temporary internal access.</p> <p>Granted consent 21/01/2022 (relates to land to the south of Barrow Hills House)</p>
RU.23/0795	<p>Variation of Condition 2 (Temporary Permission) of planning approval RU.21/1806 (Proposed siting of temporary structures and the use of land for filming including: 2 no. temporary structures on existing car park and 1 no. temporary structure on former tennis court, erection of 1 no. marquee and retention of existing marquee and siting of 9no. attached portacabin units together with temporary surfacing for car parking and associated temporary internal access) to extend the temporary permission by up to 3 years.</p> <p>Granted consent 15/11/2023 (As above - relates to land to the south of Barrow Hills House)</p>
RU.04/1297	<p>Certificate of Existing Lawfulness for a mixed lawful use involving military related and non-military commercial uses which were carried out by or on behalf of the Crown for the following:</p> <ol style="list-style-type: none"> (1) the testing & evaluation of tracked and wheeled military vehicles; (2) driver training courses using military vehicles; (3) subject to (i) and (ii) below and between the hours of 8am to midnight and for a maximum of 4 occasions between the hours of midnight to 8am. Monday to Friday for film and media work including the filming of television shows (4) Subject to (i) below and between the hours of 8am to 6pm Monday to Friday for: <ol style="list-style-type: none"> (a) civilian commercial automotive vehicle testing and other specialist tasks relating to the testing of new & used motor vehicles, heavy goods vehicles, emergency service vehicles and motorcycles; (b) automotive club events including static exhibitions and shows of all makes and models of vehicles; (c) corporate driving events including recreation, entertainment and corporate hospitality events, and (d) driver training courses using civilian vehicles (5) Subject to (i) below and between the hours of 08.00 to 18.00 for a maximum of

	<p>ten motor rally events per annum to be held no more frequently than one event every four weeks and each event to last no longer than two days including setting up and testing the facilities.</p> <p>(i) the qualifying noise level for vehicles not to exceed 100dB(A) measured at 0.5m from the source of the noise, and</p> <p>(b) Any use of motor vehicles between the hours of 18.00 and 08.00 not to amount to a common law or statutory nuisance and any noise, vibration, light, smoke or fumes caused by any of the above events and the use of any motor vehicle to be limited to such emissions as are reasonably associated with the traffic of a normal urban carriageway between such hours.</p> <p>Grant Certificate 27/05/2005 This covers a large proportion of land but not all of the southern site and identified buildings</p>
RU.02/1414	<p>Certificate of Existing Lawfulness for:</p> <ul style="list-style-type: none"> • The use of the northern site/land and specified buildings for B1 (Business) use • The use as a test track for the testing of military vehicles (southern site with exception of area around Burrow Hill House) and specified buildings • The use as a golf course within Class D2 (assembly & leisure) and 3 specified buildings (land south of Barrows Hill House) • Use as a hotel within Class C1 (Hotels) and 3 specified buildings (Burrows Hill House and immediate surroundings) <p>Use of the site for B1 (Business) use with minor ancillary uses including B8 (storage/ distribution), A3 (Food & Drink), D1 (non institutional uses), D2 (assembly & leisure) and sui generis hostel use (Longcross Barracks deleted from application) (Additional supporting information received 1st August 2003)</p> <p>Granted 26/09/2003</p>

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

- 5.1 National Planning Policy Framework and Guidance.
- 5.2 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations, main policies relevant to the current application include: Policies SD3, SD4, SD7, SD8, EE1, EE2, EE3, EE4, EE7, EE9, EE10, EE11, EE12, EE13.
- 5.3 Supplementary Planning Documents (SPDs) which might be a material consideration in determination:
- Runnymede Design SPD (2021)
 - Thames Basin Heath SPA SPD (2021)
 - Green and Blue Infrastructure SPD (2021)
 - Runnymede Parking Guidance SPD (2022)

6. CONSULTATIONS CARRIED OUT

Consultees responses

Consultee	Comments
SCC Drainage - LLFA	<p>Objection</p> <p>We object to the proposed development. The proposed surface water drainage scheme does not meet the requirements set out in the NPPF, its accompanying PPG and the Non- Statutory Technical Standards for sustainable drainage systems. Insufficient information has been provided. If approved conditions are recommended.</p> <p>Officer note: see section 7.28 below. The applicants have been in discussions with the LLFA to develop a drainage strategy for the site which has now been largely implemented. The final updated drainage strategy is awaited from the applicant to enable the LLFA to be able to provide an updated response and can be addressed by condition.</p>
Historic England	<p>Not offering advice in this case. Recommends views of specialist conservation and archaeological advisors are sought.</p>
RBC Heritage and Conservation	<p>No objections</p> <p>The proposals are not considered to have an adverse impact on the setting of significance of Barrow Hill and Barrow Hill Garden Terrace or on the setting of significance of Longcross Church.</p>
Surrey Wildlife Trust	<p>Further information is sought. To include a detailed quantitative and qualitative assessment of the presence of woodland and lowland dry acid grassland as a baseline habitat, impacts to these habitats, and then a strategy of compensation which would allow the LPA to assess the application in line with their Biodiversity Duty. Further clarification is also required regarding species surveys and whether any bird mitigation is required.</p>
RBC Contaminated Land	<p>No objection.</p> <p>The report submitted with the application recommends further investigative works be carried out prior to a change in use to a more sensitive user such as residential. However, for the current commercial use, no further investigative work is required.</p>
RBC Environmental Health	<p>Recommends appropriate planning conditions to secure an Operational Management Plan (or similar) to detail how external areas will be managed to limit potential for impact from noise and light on nearby residential properties. In addition, recommend the plant noise levels in table 1 of the noise report conditioned.</p>
SCC Archaeology	<p>No objections</p> <p>It does not appear that the structures required extensive and deep foundations and so as the level of ground disturbance is unlikely to have disturbed archaeological remains should they be present</p>

	then I have no archaeological concerns in this case.
SCC Highways	<p>Recommends Refusal on the following grounds:</p> <p>Without the Accommodation bridge linking the site with the northern site and the train station, the site is in an unsustainable location, and is a considerable distance from surrounding amenities. The proposed use would further encourage substantial use of private motor vehicles as a mode of transport, and discourage walking, cycling and use of public transport, and is therefore contrary to the sustainable objectives of the National Planning Policy Framework (2023), the Runnymede Local Plan and the Surrey County Council Local Transport Plan (LTP4).</p> <p>Officer note: see section 7.20-7.24 below.</p>
SCC Trumps Farm	<p>Given proximity to Trump's Farm closed landfill site, the impact of potential landfill gas migration should be fully considered as part of the planning application.</p> <p>No strategy provided to investigate or manage potential land contamination</p> <p>SCC would like to retain access to the 2 groundwater monitoring boreholes</p>
SCC Minerals and Waste	No objection subject to adequate facilities for waste storage and recycling, and any construction, demolition and excavation waste generated is limited to the minimum necessary and opportunities for re-use and recycling are maximised.
National Highways	<p>Recommends a Condition to secure a Construction Traffic Management Plan to ensure proposals do not impact on the safe and efficient operation of the SRN (M3 and M25 motorway)</p> <p>(comments on updated Travel Plan Statement and associated Transport Technical Note awaited)</p>
Natural England	<p>No objection, advising:</p> <p>Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on the Chobham Common Site of Special Scientific Interest (SSSI) and has no objection.</p> <p>Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on the Thames Basin Heaths Special Area of Conservation and has no objection to the proposed development.</p> <p>Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection. Reference to standing advice regarding protected species</p>
Cadent Gas	No comments received

UK Power Networks	No comments received
SSE Power Distribution	No comments received
Thames Water Utilities	No objection on bases that the foul water is to discharge into a septic tank and surface water will not discharge into public network. Advises LLFA approval is needed.
Affinity Water	No objection
Surrey Heath BC	No objection
Woking BC	No comments received
Royal Borough Windsor and Maidenhead	Acknowledgement received
Virginia Water Neighbourhood Forum	No comments received
Chobham Parish Council	<p>Objection for the following reasons:</p> <ul style="list-style-type: none"> • Scale could have a significant effect on Chobham Common SPA due to noise, light and increased activity • Intensification of use of surrounding road and lanes, unsuitable for HGV's • Stable Hill and Windsor Road junction particular concern due to limited sightlines • Impact of potential for evening and night shoots and HGV movements at night • If approved, regard to be had to HGV weight limit in Cobham High Street and B386 Chertsey Road when considering HGV routes.

Representations and comments from interested parties

6.2 A total of 178 Neighbouring properties were consulted in addition to being advertised on the Council's website, within the local press and in addition to site notices.

A total of 3 letters of objection have been received which includes 2 letters sent on behalf of the Wenworth Residents Association, raising the following:

- Object unless conditions secured to protect local residents amenity from light and noise, as past events have proven lighting and noise for outdoor filming affected neighbouring residential amenity
- Any lighting should be positioned (height/mass/brightness) to not disturb local residents
- Presence of bats across site and would expect EPS licence to be secured and appropriate mitigations put in place

- Should condition night shoots to max 20 events per 365 day period and to notify local residents in advance.
- Construction noise should be limited to 8am to 6pm Monday to Friday and 8am to 1pm Saturday to protect local residents. To include the build and deconstruction of each production/film event.
- Outdoor filming can result in noise disturbance from explosions, fireworks, music, director loudspeaker etc and loud, excessive, filming noise should be limited to 8am to 6pm Monday to Friday and 8am to 1pm Saturday to protect local residents and their pets. Notice should be provided of any significant loud filming events.

Wentworth Residents Association:

- Importance of an enforceable Construction Traffic Management Plan which should be compliant with the Virginia Water Traffic Mitigation strategy; to include routing of construction vehicles
- A condition to secure and monitor an Operational traffic management plan is required having regard to the significant additional vehicle movements generated by the additional floorspace, and variations in movements due to nature of film making leading to 'spikes' in movements and more vehicles on the roads. In addition, impact of larger vehicles on amenity of residents including noise.
- Construction Environmental Management Plan should be conditioned
- Significant increase in floorspace proposed although not clear from application what elements are retrospective/ new and need to be properly considered and mitigated

In addition, 24 letters of support have been received, these appear to be largely from people who work or have worked at the site or are associated with the film industry.

- Growing industry with demand for space, will bring more productions, and benefit UK film industry.
- Current shortfall for specialized studio spaces and backlot areas close to London has led to productions moving abroad or elsewhere. Keeping productions in the UK is essential for continued economic growth of British film industry.
- Location is excellent and highly accessible base of staff and sub-contractors
- Will create job opportunities and revenue beneficial to the local area, stimulates local businesses in loggings, transportation and hospitality sectors
- Will help the local economy and create more skilled jobs in the area
- 5 year permission will enable business to plan effectively, provide certainty and would encourage workforce to relocate to area
- Impressed with progressive and inclusive approach of Serious international to their business. Excellent, reliable company.
- Development is sensitively done and in keeping with the surrounding area
- Longcross Studios is unique and stands out from other studios, rare to have such a facility in the UK
- The studios have demonstrated their Eco responsibilities with their green policies

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 use and Implications for Policy SD9 Longcross Garden Village site Allocation
- Design and appearance
- Amenity
- Access and Highways
- Heritage
- Energy and Sustainability
- Drainage
- Contamination
- Trees
- Ecology
- Habitats Regulations/ impact on TBHSPA

7.2 Principle/use

The application site lies within the urban area and forms part of the wider designation of Longcross Garden Village within the Local Plan which seeks to deliver a mixed-use development including the delivery of circa 1,700 additional dwellings. A separate outline planning application has been submitted for the redevelopment of the southern site to deliver a garden village under reference RU.22/0393, and is currently under consideration. The current largely retrospective application for the film studio use of the site and associated buildings and structures, is seeking to provide an economic use of the use prior to the redevelopment of the Longcross Garden Village.

7.3 Whilst the film use provides economic benefit and supports the local film industry, it is also necessary to ensure any permission does not undermine the delivery of the site for housing and associated uses to form the Longcross Garden Village. The associated outline planning application for the Garden Village was submitted in March 2022 and is currently under consideration to deliver up to 1700 new dwellings. It is recognised that the delivery of the Garden Village will be undertaken on a phased basis and could take around 10 years to fully complete. It is anticipated the earliest works are likely to commence would be circa 2025, given the need to secure planning permission, the complexities of the associated section 106 legal agreement and need to secure reserved matters and relevant conditions. The phasing of the delivery of the Garden Village is yet to be agreed and will be subject to securing planning permission. As such any planning approval for the temporary film use of the site and associated structures would need to ensure that this did not prejudice the appropriate phasing of the delivery of the Garden Village.

7.4 Whilst the stage buildings and film use occupy a large proportion of the site they do not cover the whole southern Garden Village site area. A temporary permission is sought for up to 5 years. It is noted that the application was submitted in January 2023 and is in the most part retrospective. However subject to how the site is phased for delivery it is possible that some areas forming part of the current application may be required whether for direct construction or to support the construction works associated with the Garden Village. It is therefore considered appropriate to include a condition requiring details of the phased removal of structures and ceasing of the current film related use in order to reflect and ensure that the phased delivery of the Garden Village is not undermined (subject to approval).

Whilst a 5 year temporary permission is being sought, as this is a retrospective application it is considered appropriate to condition the temporary permission to be reflective of when the application was submitted, therefore expiring on 31st January 2028. This would ensure that together with conditions as referenced above, that the delivery of the Longcross Garden Village, Local Plan allocated site was not prejudiced. However, notwithstanding any planning consent for the site, Crest Nicholson as land owners of the site have the ability through their lease agreement with the applicant to take back relevant parts of the site as and when required. Therefore, the granting of a temporary permission for the film studio use would not prohibit the redevelopment of the Longcross Garden Village.

7.5 Economic benefits

It is also a consideration that the NPPF supports economic growth and local business needs, and this is also reflected within Local Plan policies. Paragraph 81 of the NPPF states that 'significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'. The NPPG also recognises the benefits of the clustering of certain activities including creative activities to support 'collaboration, innovation, productivity, and sustainability, as well as driving the economic prospects of the areas in which they locate' (para.032). Longcross is well placed within the existing cluster of studios in the South East of the UK, and has become an important site supporting a number of blockbuster movies and productions. The use of the southern site also compliments the existing presence of Netflix film studios located to the north of the M3.

7.6 A number of letters of support have been received and are summarised at 6.2 above and which are primarily from those working within the film industry including those who have worked or are working at Longcross. Letters received reinforce the importance of the site in supporting the British film industry as well as the benefits from the creation of a range of jobs and supporting local business such as hospitality industry. This is further reflected within the supporting 'Anticipated Economic Impact' statement submitted in support of the application. The statement highlights the value and economic impact resulting from the growth in the Film and Television facilities sector. It states '*the current shortage of skilled crew needed Will see huge opportunities for school and college leavers in the screen-based industries at all levels of production and supply*'. '*In Runnymede specifically, this will support the initiatives being undertaken at Royal Holloway University*' The statement advises '*It is anticipated that Longcross Studios will support in excess of 2000 FTE jobs directly related to production activities with a similar additional number of FTE jobs supported in non-film and television related industries (split between local employment and UK PLC)*' and '*These jobs span the employment sector: for example, not only production, crew and actors, but also carpenters, electricians, painters, catering staff, security to name but a few*'. In addition, benefits to business and supply chain supporting the film use within the wider local area including hotels, restaurants, shops, construction supplies, plant hire etc. The site lies within the urban area and the stages and associated film use provide an effective and efficient use of the site prior to its redevelopment for housing as well as supporting economic growth which is afforded significant weight in the consideration of this application.

7.7 Design and Appearance

The NPPF places a strong emphasis on good design. The site is located within a former military site and whilst it contains only limited number of former military buildings the site includes extensive areas of hardstanding associated with its former use set within pockets of woodland and surrounded by a belt of trees along the site boundaries. The temporary structures have been sited to maximise the use of existing areas of hardstanding and areas

of bare earth. Whilst there has previously been some change to surface treatment in parts of the site, this is not considered to have significantly changed the appearance of the site as a whole which retains the important trees and woodland areas both within and surrounding the site. Whilst the redevelopment of the site for the Garden Village has yet to be formally determined, the works undertaken to date to facilitate the current use and development is consistent with the current proposals for the Garden Village.

7.8 Whilst the buildings are large, they are of a functional industrial appearance reflecting the nature of the use. They are of a simple design and neutral colour finish (grey, white and silver) providing a muted appearance which minimises the visual prominence and visual impact from wider viewpoints. Furthermore, the form of the buildings is characteristic of the site's former military history and the studio use, existing buildings and stage buildings on the neighbouring northern site. The appearance of the buildings is considered acceptable having regard to the temporary permission sought and when viewed within the context of the large site area within which they are located and existing trees.

7.9 Landscape and Visual

The Longcross south site is a large and relatively self-contained site which is well screened with woodland tree belt along the site boundaries. The application is in the most part retrospective with the majority of the buildings and structures already present on site. Despite the large size of these buildings, given the size of the site, the surrounding topography and extensive trees coverage that surrounds the site, there are limited views of existing structures from the wider area. This is primarily limited to the north, from the M3 and the adjacent roads, which is already influenced visually by the M3 and existing development. The scale of the buildings is viewed within the wider context of the site, and where they are visible they are in part screened by existing trees such that they are not considered to unduly harm the character and appearance of the area.

7.10 A landscape and Visual Appraisal (LVIA) has been submitted in support of the application. This considers existing viewpoints including near, middle and long distance views, including from the neighbouring SPA. Surrounding vegetation largely obscures views towards the main parts of the site. Whilst there are occasional glimpsed views through and above the tree cover of structures, this relates primarily to those adjacent to the M3, and this limited visibility is considered to have a limited effect on the overall landscape character.

7.11 The main impact would be from Meganova E proposed in the north-east corner of the site and currently under construction with main internal structure/frame currently in situ. The first phase would be significantly higher than other buildings on the site. This building has been designed in two phases, proposing a height of 36m for a maximum one year period before reducing to maximum 19m. The topography of the site varies with higher land levels more centrally within the site. This tallest building would be sited on a lower part of the site which helps in limiting the visual prominence of the building. Furthermore the siting of this building would be at the furthest point from the SPA, and separated by higher land levels, buildings and trees which provide a degree of screening, such that any views of this structure would be more distant. It is recognised that the significant height of this building would have wider visual presence. It is however noted within the LVIA, that there are also distant views of other taller built form from other locations on the Common and so would not be out of character. Notwithstanding this, whilst it is acknowledged that there would be a visual impact resulting from the scale of this building, it is considered that this would result in limited harm and would be for a short temporary period as consent is sought for a limited period of 1 year before reducing in height to 19m which is comparable to the existing adjacent Meganova stage building. The main frame of this building is now in place on site reflecting its maximum height, and which helps to demonstrate its limited visual harm that results.

7.12 It is recognised that there will be changes to the structures on site over the temporary period sought, within the temporary marque and cabin zones in response to the requirements of the different companies utilising the site. The application proposes a maximum height of 12m within these zones but suggests that the majority of structures would be lower than this. Whilst this would be lower than adjacent stage and meganova buildings, it is recognised that this will add to the quantum and visual impact of buildings on site. It is considered that the maximum height within these temporary structure zones should be restricted to 8m maximum height which would ensure that these development is more proportionate and ensure the scale of development across the site would not result in visual harm. The application site is of a sufficient size to enable these buildings to be comfortably accommodated and is reflective of how the site has been operating to date. Permission is sought for a temporary period and in combination with the limited visual impact of the buildings and use the design, appearance and wider visual impact of the buildings and use is considered to be acceptable.

7.13 Amenity – noise and disturbance

Whilst the application site is generally well contained, there are a number of residential properties to the south of the site which lie relatively close to the site boundary. These are the properties that have the potential to be directly impacted by the studio use of the land and are considered further below. To the north of the site, the existing residential properties at Longcross north are separated by the M3 motorway. Having regard to existing elevated background noise from the motorway and the adjacent acoustic fence, it is not considered that the development and use of land results in noise disturbance or harm to the amenities of these properties. It is also acknowledged that there are several existing properties located to the east off Kitsmead Lane. The development in this location is limited to the existing internal access road with good tree coverage and distance separating the uses and buildings with neighbouring properties off Kitsmead Lan, such that there is considered to be no material harm to residential amenity.

7.14 The closest residential properties are located to the south of the site off Longcross Road, and just over 100m from the closest stage building. However, it is recognised that the use is not solely contained to within the stage buildings, with a distance of approximately 20m separating the rear gardens of the closest properties and the site boundary, approximately 40m to the nearest temporary marquee and cabin zone and approximately 100m to the central backlot area. The application is accompanied by a Noise Report which considers the operational impact of the film stages as well as the building services plant. The use of the stage buildings for filming purposes requires relatively low internal noise levels. Having regard to existing M3 motorway noise impacts, many of the stages are and have been built with good sound insulation. This not only limits noise into the building but also minimises break out of noise from the building. The construction of the buildings vary, some are of a high-performance solid construction, some a combination of solid panels and lightweight PVC and others a PVC fabric construction. This is considered within the noise report which concludes that noise levels from the stage buildings would be well below baseline ambient noise level and low enough that the impacts from the closest stage buildings would be insignificant resulting in acceptable noise levels that would not harm residential amenity.

7.15 The potential for noise, is not limited solely to the use of the buildings but the wider use of the site for film related purposes and including the temporary marque and cabin zone and areas used for backlot for open filming purposes. The application is largely retrospective, and whilst it is acknowledged that the nature of the film use results in varied levels of activity on site, this will be dependant on the number of production companies on site at any one time and where they are within the filming process for example whether preparing and

constructing sets, or filming. It is acknowledged within the noise report that the main noise source will be from construction and striking of film sets which whilst temporary will take place relatively regularly. Whilst the process of filming itself is likely to be relatively quiet with the exception of particular scenes which may generate loud noise, such as a special effect generating a 'bang' for example, this is expected to relate to isolated events. There is also likely to be more activity associated with a higher number of people on site.

- 7.16 As this is largely a retrospective application, it is also a consideration that only one letter of representation has been received from neighbouring properties relating to noise and light disturbance, with recommendations to ensure appropriate conditions are in place to avoid any future impacts. The Councils Environmental Protection officers have considered the application and submitted noise report and have raised no objections. They recommend a condition to secure the plant noise levels in accordance with table 1 of the noise report. They have further confirmed that they have received sporadic complaints about noise and light nuisance from external filming activities and recommend a condition requiring an operational management plan or similar which details how external areas will be managed to limit the potential for impact from noise and light on nearby properties. It is considered that any potential harmful impacts can be addressed through appropriate management and control of activities on site.
- 7.17 Access to the site utilises existing entrance points both over the existing internal M3 Accommodation bridge to the north or existing access onto Loncross Road to the south. Both of which are located away from existing residential properties. Given the size of the site, once on site activity is distributed throughout the site including vehicular movements such that the intensification of the site for film related use is absorbed across a wide site area. This help minimise the impact of the proposed use on the wider area and local residents. Most of the buildings are already present on site, and those under construction or not yet built are located along the northern boundaries of the site and away from residential properties such that the associated construction works would not result in harm to residential amenity. A temporary marque and cabin zone is located close to the southern site boundary. It is recognised that this could lead to changing structures in this location. Given that a good separation distance of over 70m from the nearest residential property would be provided, this would ensure that the structures did not result in harm to neighbouring amenity. With conditions in place to secure appropriate management of the site to ensure noise impact can be managed and controlled together with restrictions on location and hours or activity/filming, it is considered that the continued use of the site as a film studio and associated buildings, structures and zones, can be undertaken without harmful impacts to neighbouring residents and is considered acceptable in line with national and local policy, including policy EE2.
- 7.18 **Lighting**
The application does not include any details of existing or propose external lighting whether freestanding or fixed to the buildings. The plans do illustrate exterior lighting on the stages and workshops which consist of minimum power emergency exit lighting and a downwards facing flood light above roller doors on structures fixed to the building. The buildings and structures are of sufficient distance from neighbouring properties to ensure this would not lead to harm to residential amenity. The application also indicates low level lighting is proposed alongside main movement routes within the site to facilitate movement during the darker months of the year however no details have been submitted with the application. No additional permanent free standing lights have been installed on site although it is acknowledged that production companies do set up temporary lighting when required. It is also noted that lighting may be required during some filming periods within the backlot areas, resulting in temporary lighting structures for set filming purposes. Whilst there are trees along the boundary to the south of the site, which affords a degree of screening to the properties to the south, it is considered appropriate to secure details of how temporary

floodlighting would be managed to ensure that any lighting used does not lead to harmful neighbouring impacts. A previous issue has been experienced as a result of night shooting close to the neighbouring southern boundary. The applicant has advised that they have since implemented a studio policy to ensure neighbours are notified of any night shooting and for any lighting rigs not to point towards the southern boundary. It is considered that with appropriate siting of any lighting and use of screening, together with conditions to limit nighttime filming/shoots, and control of use of sensitive areas of the site, that this would ensure neighbouring amenity can be safeguarded.

- 7.19 As no specific lighting details or specifications have been provided with the application, and having regard to existing tree cover and presence of bats within the wider Longcross South site, a condition is also recommended to secure the details of the external lighting, in order to ensure the siting and intensity of illumination is appropriate, and where appropriate timing of illumination. Ecological impacts are considered further below.

7.20 Highways

Vehicular Access to the site is currently via an existing entrance south of Barrowhills House off Longcross Road, which leads to the existing internal perimeter road formerly use and referred to as the 'test track'. A secondary point of access exists to the north of the site over the M3 into the northern Longcross site via an existing internal bridge (M3 Accommodation Bridge). However, access over this bridge has been restricted over recent months as a result of works that have been undertaken on the northern site. The application includes the use of the bridge which is expected to provide a second point of access to the site and connects to Chobham Lane via the existing roundabout junction serving the northern site. This will ensure that access to the site is distributed across both access points and wider highway network, whilst providing a direct route to the Longcross railway station. Given the nature of the film related use, traffic movements and activity on site vary dependant on filming schedules and what production companies are on site at any one time. A Transport Assessment has been submitted to support the application which considers the potential trip generation resulting from the proposed development. It concludes that the development which is subject of this planning application would lead to an increase in vehicular movement of between 118-142 trips during the peak hours. Taking into account the variability in the level of activity associated with filming schedules, the effects of these vehicular trips on the highway network will not be felt at all times. Movements associated with the Film Studios also do not conform to normal employment profiles and will take place across the day, with a number of arrivals and departures falling outside of the typical 'peak' conditions on the road network. The Transport Assessment has identified very limited implications for the capacity of the road network associated with the operation of the Longcross Film Studios, even when accounting for the additional floorspace that the proposed development would create. The County Highways Authority have raised no objection on highway safety or capacity grounds. It is further noted that the site is currently operating as a film studio and the application is in the most part retrospective. Furthermore, the availability of two access points serving the site enables traffic movements to be distributed across the highway network.

- 7.21 The County Highway Authority also recognise the need to ensure access is available from Longcross Road should vehicular access across the internal M3 Accommodation bridge be restricted at any time. Longcross railway station lies to the north of the site, and access over the internal M3 road bridge provides an accessible route to the station which provides sustainable travel options to access the site. The County Highway Authority have recommended the application is refused, their sole reasons relates to concerns regarding the availability of the use of the internal M3 Accommodation bridge, without which they consider would place a reliance on private motor vehicles to access the site from Longcross

Road. Whilst it is acknowledged that access across this bridge link is currently prevented by locked gates and as such access to the site is currently only achievable via the southern Longcross Road (Barrowhills) site entrance, it is understood that the applicant is seeking to secure the reopening of the bridge providing access to the north. In addition, the use of this bridge is proposed within the submitted draft Travel Plan.

- 7.22 County Highway have advised that in order to address their concerns they need to be satisfied why the bridge is currently closed and to be confident that modifications proposed to the bridge can be undertaken. Whilst the supporting information includes a plan of proposed modifications to the bridge to create a segregated carriageway and cycle and pedestrian path across the bridge, this is proposed as part of the separate Garden Village application and is not considered necessary for the current temporary film studio use of the land in which site access is controlled by security with no general public access. The bridge has previously been in use by vehicular traffic to serve the southern site, and was previously controlled by security and limited to a single lane / one direction flow of traffic which was controlled by lights. County highways have indicated that a shared use of the carriageway across the bridge for cyclists would be acceptable for this application but have some concerns as to whether pedestrian and cyclist use of the bridge would be permissible by National Highways who are responsible for the bridge. National Highways have made no comment on the use of the bridge as part of their formal response on this application. They have recently been reconsulted following the receipt of the updated Travel Plan and no comments have been received to date.
- 7.23 Given the retrospective nature of the application, that existing vehicular access points are (in the case of the southern access) or have been (in the case of the M3 Accommodation bridge) utilised and County Highways Authority have raised no objections on highway safety grounds. The only concern raised by County Highways relates to the ability to secure direct access across the M3 to the north and the railway station via the internal Accommodation bridge. To allow for a situation in which the bridge was not available for use, including any restrictions on use by pedestrians and cyclists, the proposed Travel Plan includes proposals for the provision of a stand-alone dedicated shuttle bus to provide alternative means of access between the site and Longcross railway station. In addition to this, Longcross benefits from a digital on demand bus service which connects to key hubs and can utilise pick up points both north of the bridge as well as by the southern road access. Officers are confident that with conditions in place reflecting those recommended by County Highways Authority to secure measures for safe access of pedestrians and cyclists to Longcross North and with provision of cycle facilities on site as well as securing a Travel Plan, that this would ensure that the safe use of the bridge can be provided and alternative measures secured should it not be available for any reason, and would address the sustainability objections raised by County Highways.
- 7.24 The southern site is a large, contained site with extensive areas of hardstanding including around the stage buildings the subject of this application. This enables car parking to be appropriately managed on site. In addition, National Highways have been consulted having regard to the sites location adjacent to the M3 motorway. Their interest lies with proposals that have the potential to impact on the safe and efficient operation of the strategic road network (SRN), in this case the M3 and M25 motorways. No objections are raised by National Highways to the planning application, however they have recommended a condition to secure a Construction Transport Management Plan (CTMP). As most of the temporary structures/buildings are already present on site (with the exception of Megnova G and H), having regard to the nature of the construction utilising prefabricated components, it is not considered that the works would generate any significant construction traffic movements and would therefore have a limited impact on the wider road network. However, as this is a temporary permission, a condition to secure a CTMP for the removal of the buildings/structures to which this application relates is considered to be appropriate to

ensure the limit the impact on the wider road network. The application is therefore considered compliant with Policies SD3 and SD4 of the Local Plan.

7.25 Heritage – Listed Building

Special regard must be given to the protection and enhancement of existing heritage assets. Development that affects Runnymede's heritage assets should be designed to protect, conserve and enhance the significance and value of these assets in accordance with Policy EE3 (Strategic Heritage Policy) of the Local Plan. In addition, Policy EE4 (Listed Buildings) states that the Council will support appropriate development which seeks to maintain, sustain and enhance the significance and special architectural and historic interest of Listed Buildings in the Borough.

- 7.26 The development has been assessed by the Councils Heritage advisors who have raised no objections to the proposals, which they note would adhere to the core conservation principle of reversibility, on heritage grounds. A Grade II listed Barrow Hills House and terrace is located within the wider Longcross South site but the current application does not include the Barrowhill and its immediate area. Furthermore, Barrowhill is currently in use as a film set which is unrelated to this current application. The immediate setting of the heritage assets is limited to that within the extensive tree belts and hedgerows surrounding the house, garden terrace, and immediate garden. This screening allows only glimpsed views to and from the heritage assets from within the wider setting. The various changes in use of the Site have, over time, eroded most of the original intended setting of the heritage assets. As such, the wider setting is not considered to make a positive contribution to the significance of the heritage assets or the ability to appreciate that setting. Consequently, the proposals are not considered to have an adverse impact on the setting of significance of Barrow Hill and Barrow Hill Garden Terrace. To the south off Longcross Road is the Grade II Listed Longcross Church, Lychgate with attached Churchyard Wall, however the development site does not form part of its setting which is confined to its immediate setting and therefore is not considered to be impacted.

7.26 Heritage – Archaeology/Scheduled Ancient Monument

The application proposes temporary structures and buildings close to but not within the defined Scheduled Ancient Monument (SAM) and includes works within the designated Area of High Archaeological Potential. Surrey County Archaeology have reviewed the application and have raised no objections to the application. They have advised that it does not appear that the structures required extensive and deep foundations and so as the level of ground disturbance is unlikely to have disturbed archaeological remains should they be present then they have no archaeological concerns in this case. It is noted that the area at the top of the test ramp, to the north of the SAM and to the west of the SAM is proposed as temporary marquee and cabin zones. This will utilise areas of existing hard surfacing and no changes to existing ground are proposed under this application. It is considered necessary to impose a condition in order to ensure this remains the case having regard to the transient nature of the use and associated structures and ensuring that associated works do not result in ground disturbance. The application does not result in harm to heritage assets and as such is considered compliant with Policy EE3 and EE4 of the Local Plan and NPPF.

7.27 Energy and Sustainability

The buildings are proposed for a temporary period and comprise a varied fabric, solid and marquee form which include prefabricated components which can be deconstructed and are fully reuseable and/or recyclable. This means they can be dismantled and re-used on other sites once the facilities need to be removed from site which reduces waste as supported by

Policy SD7. The stages and associated facilities were at the time the application was first submitted, powered by a series of generators given the lack of alternative energy provision available. These include use of hybrid generators with a large battery pack, meaning that the generator will only be running 50% of the time when in use. The applicant has been seeking to reduce the reliance on generators and over the last few months have installed and commissioned an electricity supply to the site and are in the process of moving the workshops and stages onto mains power. In addition, they have also installed a 200kw solar system and have additional solar provision due to be installed early 2024. These are fully demountable so they can be re-used at the end of the temporary permission. Given the temporary nature of the permission sought which limits the alternative options available, the applicant has demonstrated a commitment to minimise carbon emissions. The applicant has advised that they are investigating the potential for more solar installations, battery energy systems and green hydrogen systems which reflects the requirements of Policy SD7.

7.28 Drainage

The site lies within flood zone 1 and is at low risk of flooding. The application is for a 'less vulnerable' (commercial) use which is considered appropriate within this zone. The application is also supported by a Drainage strategy. Surrey as Lead Local Flood Authority (LLFA) have reviewed the application and whilst they have expressed concerns regarding the initial drainage strategy information that has been provided. However, the applicants have since been in discussions with the LLFA to develop a revised drainage strategy for the site which reflects the requirements of the LLFA, and this has in part been implemented to date. The final strategy document is being prepared following LLFA advice which should address previous issues raised. However, in advance of this a condition is recommended to ensure an appropriate drainage strategy is agreed and implemented which is compliant with the requirements of the NPPF, PPG and the Non-Statutory Technical Standards for sustainable drainage systems. Waste water is currently collected and stored on site and disposed of via a waste removal company and as such Thames Water have raised no objections to the application.

7.29 Contamination

A ground conditions report in respect of contaminated land has been submitted to support the application. This follows previous ground investigation work and has not indicated the presence of widespread ground contamination of concern. The report concludes that the contaminants found are not considered to warrant remedial action for the current commercial film studio use. The Councils Contaminated Land officer has reviewed the information submitted and is satisfied that the report submitted with the application recommends further investigative works be carried out prior to a change in use to a more sensitive user such as residential. However, for the current commercial use, no further investigative work is required. The application is therefore considered to be compliant with policy EE2.

7.30 Trees

Most of the structures are located on existing areas of hardstanding and some in part on bare earth. Whilst there are extensive areas of hardstanding associated with the former military use of the site, it is also recognised that there has been additional hardstanding put in and small areas of woodland, trees and undergrowth removed over more recent years. Some of this activity has taken place prior to the current applicant's occupation of the site, but recognising some of this activity has also taken place more recently to facilitate the current film studio use. At the time the trees were not protected and therefore no constraints existed for their removal. An Area Tree Preservation Order is now in place across the site which prevents further tree loss or harm to protected trees without the prior consent of the Local Planning Authority. It is further noted that trees which have previously

been felled, were identified within the Longcross South planning application (RU.22/0393) for removal as part of the wider redevelopment of the site for Longcross Garden Village, although noting that this application has yet to be formerly determined. No additional trees are required to be felled under the current application. The site maintains a robust belt of trees around the perimeter of the site as well as areas of woodland within the site which contribute to the unique character of the site.

7.31 An Arboricultural Impact Assessment and Method Statement has been submitted to support the application. This identifies tree protection measures and methodology to ensure existing trees are suitably protected including installation of tree protective fencing/barriers in key identified locations together with a programme of remedial works to certain identified areas. Whilst existing trees are protected by a Tree Preservation Order, given the importance of trees within the site and the transient nature of the film production use and temporary structure zones and backlots, Conditions to secure suitable tree protection measures is considered appropriate.

7.32 During the course of the application the applicant has undertaken measures to assist with tree protection on site including installing protective fencing around key areas of trees within the site. The location of the additional Meganova stage buildings yet to be constructed on site are located on an existing open area of land and hardstanding which extends along the northern edge of the site. As they are sited some distance from existing trees these can be constructed without harm to trees. It is acknowledged that the temporary zone and backlot areas are sited adjacent to areas of existing trees. Whilst trees are afforded protection through a Tree preservation Order, a Condition is considered necessary in order to secure a scheme for the protection of these trees in order to ensure the film operations and associated activity, including the construction and dismantling of structures within the temporary marque and cabin zones, and use of the backlot areas do not result in harm to these existing trees.

7.33 Ecology

The nature of the former military use has resulted in extensive areas of hardstanding and it is these areas that have been maximised to form the siting of the structures and temporary zones forming this current application. An ecological Assessment has been submitted to support the application. The Ecological Assessment details that two Habitats of Principal Importance are located within the 'Site'. These are broadleaved woodland and lowland dry acid grassland. It further acknowledges that works associated with the retrospective application has resulted in the loss of "*small areas of woodland and acid grassland*" and that that the impact to lowland acid dry grassland is "likely to be a residual adverse impact of County level".

7.34 This is largely a retrospective application and the 2 additional Mega Novas yet to be constructed are located on areas of existing bare ground associated with form military use of the site. The temporary zones and Backlot areas also utilise areas of existing hardstanding and whilst there has been some increase of the areas of hardstanding over the recent couple of years, no additional works are required or proposed. Surrey Wildlife Trust has reviewed the application and has sought additional information including more detailed quantitatively assessments which would help inform compensation requirements. This includes further monitoring in respect of badgers and reptiles as the Ecological Assessment recognises that the "potential level of impacts upon both badgers and reptiles are unknown".

7.35 An Ecological response letter has recently been produced to respond to the comments raised by Surrey Wildlife Trust. This provides clarity regarding the baseline ecological

position. It further advises that having regard to the temporary nature of the application, a suitable reinstatement strategy is proposed to be secured by condition, in order to secure the restoration of the various habitats present to their status and extent as set out in the 2019 EPR survey work. The response also provides information on recent survey work undertaken to support the separate Garden Village application. This shows that none of the badger setts previously recorded on site are now active. Two of the Meganova for which retrospective permission is sought have been constructed in close proximity to existing setts that are now abandoned. However, it is not known if the setts were abandoned prior to works to construct the buildings being undertaken or not. The report indicates that no further impacts to badgers from the Application are considered likely. The response also indicates that some areas previously identified as reptile habitat have been disturbed or cleared. It is unclear whether this has led to the reduction in reptile population recorded on site. No further impacts from the application are considered likely and a reinstatement strategy will ensure any loss of habitat is temporary. In respect of birds, updated surveys in 2023 undertaken to support the separate Garden Village application have found a similar species present as previously recorded. Having regard to the temporary nature of the works enabling habitats to be restored post permission the application is not considered that long term, permanent effects to the breeding bird population are anticipated. It is recognised that there would be a temporary loss of habitat from the areas of woodland/scrub that have been cleared to enable the construction of the buildings. The application also proposes enhancements within retained woodland through the erection of new bird boxes of various types.

- 7.36 As this is largely a retrospective application with the use and works continuing on site it is considered that any harms that have resulted from the development and use of the land can be addressed through condition to seek additional information and associated mitigation measures. This planning permission provides a mechanism to secure mitigation and compensation, including control over lighting and hours of operation/night shoots and securing works to compensate for any harms or impacts that have occurred to date. With such conditions in place this will ensure that the use of the site can continue without any further detrimental harm to protected species whilst securing appropriate mitigation for any harms that may have occurred. In addition, following the removal of the temporary buildings, structures and associated works, a condition to secure the appropriate restoration of the site together with ecological enhancements will enable biodiversity net gain to be achieved.
- 7.37 The location of the stages falls within an area of the site which is shown indicatively for development under the Longcross Garden Village outline planning application RU.22/0393. Whilst the Garden Village application has not been formerly determined to date, it is recognised that this wider site redevelopment will result in trees and habitat loss to facilitate the quantum of new homes and supporting facilities, and which will also secure appropriate new tree planting and ecological mitigation enhancements as part of the Garden Village development including securing Biodiversity Net Gain. Therefore, should planning permission be granted for the wider Longcross Garden Village a Restoration and Ecological Enhancement Plan would not be feasible for this application as it may impact on the development of the Garden Village. However, a condition is recommended, to ensure appropriate mitigation and enhancements can be secured in the event planning permission is not secured for the wider redevelopment of the Longcross Garden Village. This would ensure that any impact to existing habitats, ecology and species are appropriately mitigated.
- 7.38 Habitats Regulations and Thames Basin Heaths SPA

The Proposed Development is located within the Zone of Influence of the Thames Basin Heaths Special Protection Area (SPA) and Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC), it is necessary to consider the likelihood of significant effects

upon the integrity of the conservation objectives of the designated sites, as a consequence of the development, and whether or not an Appropriate Assessment should be undertaken prior to any grant of permission. The application has been submitted with various supporting documents which demonstrates the limited impacts resulting from the film use and associated structures and buildings the subject of this application. Having regard to the nature of the use it is considered that this application would not give rise to significant environmental effects. The site lies within 5km (approximately 700m) of Chobham Common which forms part of the Thames Basin Heaths SPA. Natural England have provide a response to the application and have advised that they consider that the proposed development will not have significant adverse impacts on the Chobham Common Site of Special Scientific Interest (SSSI). In addition, they also confirm that based on the plans submitted, they consider that the proposed development will not have likely significant effects on the Thames Basin Heaths Special Area of Conservation and will not damage or destroy the interest features for which the site has been notified, and has raised no objection to the application and therefore a likely significant effect can be ruled out.

- 7.39 Having regard to Environment Impact Assessment, whilst the application exceeds the indicative threshold of as listed under Sch,2, Column 1, 10(b) of the Town and Country Planning (EIA) Regulations, the application proposals would not give rise to impacts warranting EIA, having regard to the further assessment criterion set out under Schedule 3 of the Regulations, in particular considering the characteristics of the development, type and scale of impact in this location. Furthermore, having regard to the advice of Natural England and nature of the proposed development, whilst there may be some impact on the surrounding area and nearby designated sensitive areas as a result of the development, it would not be of a scale or nature likely to result in significant environmental effects. Whilst the Garden Village application for the residential redevelopment of the site has been considered as EIA development, the current film studio application is considered of differing character. The primarily impacts being visual but would be time limited and are not considered to result in significant environmental effects requiring an EIA. Irrespective of this, the planning considerations are considered in full above.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.1 The proposal is not CIL liable.

9. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS

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

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

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

and persons who do not share it.

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

10. CONCLUSIONS

- 10.1 The application is in the most part retrospective, and the granting of planning permission enables conditions to be imposed to ensure that the continued use and development of the site can continue whilst securing appropriate mitigation measures and ensuring neighbouring amenity is safeguarded. The application site is relatively self-contained, although there are several residential properties which bordered the site and with appropriate conditions in place would enable the continued use of the site without harm to residential amenity and ecology. The application supports the economy and local jobs as well as supporting the UK film industry and specifically helping grow the film industry in the SE and Surrey area. This application provides an effective and efficient use of this former military site, prior to the sites redevelopment for residential/ Longcross Garden Village.
- 10.2 The development has been assessed against the following Development Plan policies - SD3, SD4, SD7, SD8, EE1, EE2, EE3, EE4, EE7, EE9, EE10, EE11, EE12, 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 CHDMBC be authorised to grant planning permission subject to the following planning conditions:

- 1 Temporary permission - reinstatement (buildings and land use)

The development (including buildings/ structures, hardstanding and ancillary structures/ items and equipment) and the use of the site for film studio purposes hereby permitted shall be discontinued and associated buildings and development removed on or before 31st January 2028. For the avoidance of doubt this includes the removal of the meganova, stage buildings and workshops and any associated equipment, structures, facilities etc that have been brought onto the site to support the film studio use including within the 'temporary marquee and cabin zones'.

Reason: To ensure protection of the amenities of the area, ecology, visual impact and to ensure the buildings and use do not prejudice the wider redevelopment of the site for the delivery of Longcross Garden Village in compliance with Policy SD9, and EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

2 Removal Method Statement

A method Statement shall be submitted to and approved in writing by the Local Planning Authority detailing the method for the removal of the buildings and structures hereby approved and any associated works required for the clearance of works and operations, discontinuance of the use of the film studio (with the exception of structures within the defined temporary zones which is covered separately by Conditions), prior to the removal of any of the buildings or structures hereby approved. This shall include details of a timetable or phasing plan for removal, including method of deconstruction/demolition and removal, and measures to safeguard and mitigate residential amenity, ecology and highway impacts associated with the removal of the buildings and structures and site clearance. Works shall be undertaken in accordance with the details as approved.

Reason: To protect the amenities of occupiers of nearby properties and to protect wildlife and avoid adverse impacts on the highway including the strategic road network and to comply with Policies EE2, EE9, SD4 and SD5 of the Runnymede 2030 Local Plan and guidance within the NPPF.

3 Restoration and Ecological Enhancement Plan

A Restoration and Ecological Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority at least 12 months prior to the expiry date of this permission (by 31st January 2027), which shall provide a scheme of works for the restoration of the site including proposals to provide ecological and biodiversity restoration and enhancement measures, including details for management and maintenance for a minimum period of 5 years, and details of the timescales and arrangements for its implementation. Development shall be carried out in accordance with the approved Plan unless and within the agreed timescales unless it has been demonstrated to the satisfaction of the Local Planning Authority that this would conflict with any subsequent planning approval for the redevelopment of the site.

Reason: The applicant has sought a temporary planning consent, and to mitigate and enhance the appearance, ecology and biodiversity of the area and to comply with Policies EE1, EE9, EE11 and SD9 of the Runnymede 2030 Local Plan and guidance within the NPPF.

4 List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the plans listed on the submitted Drawing Register dated 25/01/2023 and received 18/01/2023.

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

5 External materials (approved details)

The development shall be carried out in accordance with submitted and approved external materials as detailed on the approved plans and summarised on page 15 of the Design and Access Statement.

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

6 CTMP

Prior to the construction of Meganova G and H, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority and the agreed details should be fully implemented prior to start of construction works.

Reason: To mitigate any adverse impact from the development on the M3 and M25 Motorways and to ensure that the M3 and M25 continue to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

7 Temporary zones

All structures and marques associated with the temporary film studio use hereby approved, with the exception of the meghanovas, stage and workshop buildings specifically identified on the approved plans, shall be restricted to within the defined 'temporary marquee and cabin zones' as defined on drawing no. 22_LX_SOUTH_MP_P Rev 4. Within the temporary marquee and cabin zones' there shall be no ground works, changes to, or alterations of existing ground levels, and no structure, marque or associated equipment or material shall exceed 7m in height above existing ground levels.

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

8 Meganova E - phasing

On or before the 31st July 2024 Meganova E (as defined on drawing no. 22_LX_SOUTH_MP_P Rev. 4) shall be reduced in height to reflect Phase 2 approved plans (dwg no. XXXX-SS-MNE-ZZ-DR-X-0203 Rev.A1 (Phase 2 - Meganova E Proposed GA East & West Elevations) and XXXX-SS-MNE-ZZ-DR-X-0204 Rev.A1 (Phase 2 - Meganova E Proposed GA North & South Elevations) for the remainder of the temporary permission reflected in Condition 1 above.

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

9 Management and Operational Plan

Within 3 months of the date of this decision a Management and Operational Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details for the management and mitigation of the impacts of the use of the site including outdoor filming (including noise disturbance, artificial lighting including temporary lighting, parking and access requirements, traffic management, location of activities, management of night filming or associated activities occurring between the hours of 9pm and 7am) to demonstrate how impacts on residential amenity, ecology and highway safety will be minimised and mitigated. The site shall thereafter only be used for filming in accordance with the approved management and operational plan, unless otherwise agree with the Local Planning Authority in writing.

Reason: To protect the amenities of occupiers of nearby properties and to protect wildlife and avoid adverse impacts on the highway and to comply with Policies EE2, EE9, SD4 and SD5 of the Runnymede 2030 Local Plan and guidance within the NPPF.

10 Hours of use

The centrally located circular Backlot area identified on plan 22_LX_SOUTH_MP_P Rev. 4 shall only be used for filming and film related uses between the hours of 7.00am and 9.00pm. Monday to Saturday and may not be used on Sundays or Bank Holidays. Filming should cease at 8.00pm during the months October-March each year. There should be no night shooting outside these hours unless agreed in writing by the Local Planning Authority.

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

11 External use

External/outside filming or media production shall only take place within the defined 'Backlot' areas as identified on drawing number 22_LX_SOUTH_MP_P Rev. 4 (Longcross South - Site Plan)

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

12 Construction and dismantling works

The construction and dismantling of sets, temporary structures and marquees, and the associated vehicular activity within the 'backlot' areas and the 'temporary marquee and cabin zones' identified on drawing number 22_LX_SOUTH_MP_P Rev. 4 (Longcross South - Site Plan) shall only take place between the hours of 7.30am and 7.00pm Monday to Friday and 8.00am and 1.00pm Saturday and not at all on Sundays or Bank Holidays.

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

13 External lighting and floodlighting

A Lighting scheme shall be submitted to the Local Planning Authority within 3 months of this decision, to include details of existing and proposed external lighting including any lighting fixed to buildings/structures and details of any floodlighting including temporary lighting. Such details shall include hours of use, details of lighting levels and measures to ensure that no direct light is projected into the atmosphere above the lighting installation and measures to protect residential amenity and wildlife. No external lighting shall be installed within the site including any floodlighting, other than in accordance with the lighting scheme as approved. Development shall be carried out in accordance with the approved details and be retained as such thereafter.

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

14 Ground levels

There shall be no change to existing surface treatment or any changes to existing ground levels without the prior consent of the Local Planning Authority.

Reason: In order to obtain a satisfactory form of development in the interests of the visual amenities and to protect existing trees, wildlife and biodiversity of the area, and having regard to archaeology and land contamination and to comply with Policy EE1, EE2, EE7, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

15 Tree Protection

Within 3 months of the date of this decision a tree protection strategy and method statement for the protection of existing trees shall be submitted and approved in writing by the Local Planning Authority. The strategy shall include details of tree protective fencing and strategy to protect trees from the development and use approved, including works associated from the erection and dismantling of sets, marquees, cabins and associated structures and works, and works within the 'temporary marquee and cabin zones'. The tree protective measures

shall be installed in accordance with the approved tree protection plan and strategy within 2 months of receipt of written approval from the Local Planning Authority.

The works shall be carried out in accordance with the approved protection plan and method statement. The protective measures shall remain in place throughout the duration of this temporary permission and until all works are complete including the duration of the removal of the development (including building, structures and associated works) from the land 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.

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.

16 Drainage

Within 3 months of the date of this decision details of the design of a surface water drainage scheme shall be submitted to and approved in writing by the planning authority. The development shall be undertaken in accordance with the approved details. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate to be agreed with SCC as LLFA.
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

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

comply with Policies SD7, EE12 and EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

17 SuDS (verification)

Within 6 months of the date of this permission, a verification report carried out by a qualified drainage engineer shall be submitted to and approved in writing by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls) and confirm any defects have been rectified.

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

18 Highways - Travel Plan

Notwithstanding the details submitted with the application, within 3 months of the date of this decision, an updated Travel Plan shall be submitted for the written approval of the Local Planning Authority (LPA) in accordance with the sustainable development aims and objectives of the NPPF, Surrey County Council's Travel Plans - Good Practice Guide. And then the approved Travel Plan shall be implemented for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the LPA.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2023, and in order to meet the objectives of the NPPF (2023). To encourage active and sustainable travel and to avoid harmful impacts on air quality and to comply with Policies SD3 and EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

19 Highways - sustainable access to North

Within 3 months of the date of this decision, a programme for the delivery and implementation of measures to secure safe access for pedestrians and cyclists to Longcross North and Longcross Railway station which should prioritise the use of Accommodation bridge where feasible, together with alternative options including a shuttle bus, together with details of timescale for delivery shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the measures shall be provided and maintained in accordance with the approved details.

Reason: In order that the development should not prejudice highway safety and in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2023, and in order to meet the objectives of the NPPF (2023). To encourage

active and sustainable travel, and to comply with Policies SD3 and EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

20 Highways - Cycle provision

Within 3 months of the date of this decision the following facilities shall be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:

- (a) The secure parking of bicycles within the development site,
- (b) Facilities within the development site for cyclist to change into and out of cyclist equipment /shower,
- (c) Facilities within the development site for cyclists to store cyclist equipment,

and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety and in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2023, and in order to meet the objectives of the NPPF (2023). To encourage active and sustainable travel, and to comply with Policies SD3 and EE2 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.

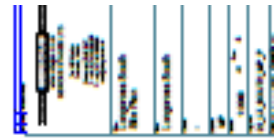
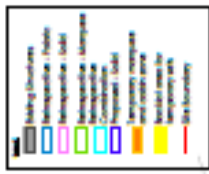
2 The applicant is advised that all the trees within the application site and wider Longcross South site are protected by an area Tree Preservation Order no.461. In addition, for clarification, this permission does not give approval for works to, or for the removal of any existing trees.

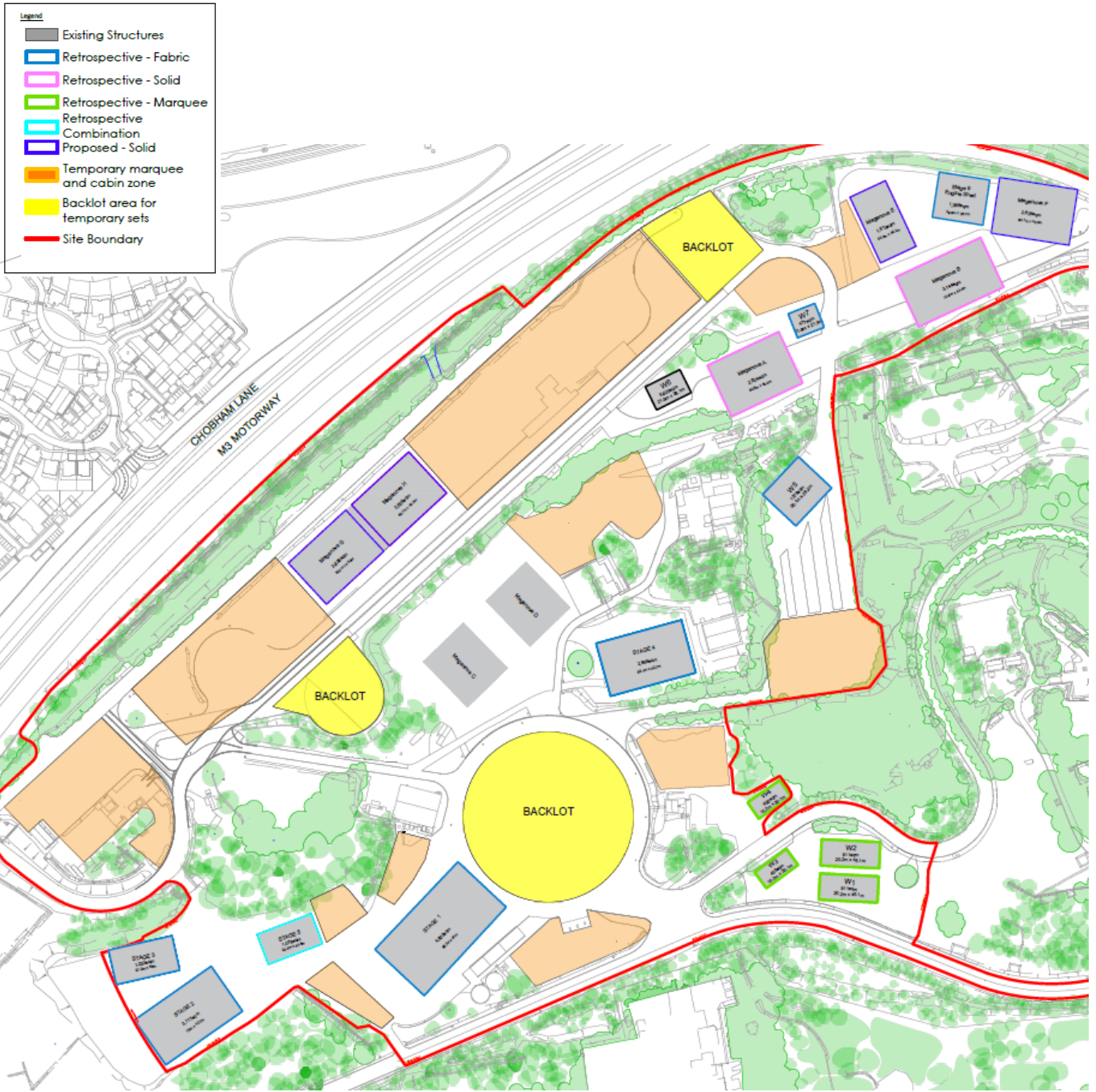
3 If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on Surrey County Council's website.

4 If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

5 Sub ground structures should be designed so they do not have an adverse effect on groundwater.

Site Plan





Site Plan (Extract)



Aerial photograph of site in use



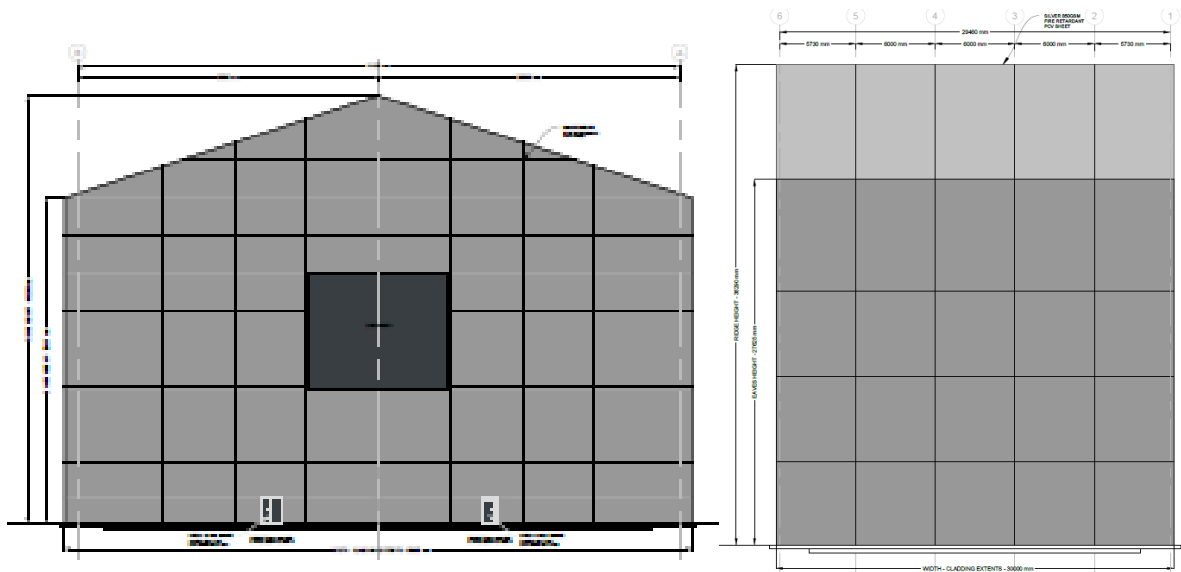
Photograph of 'skid pan' area within site, stages and workshops



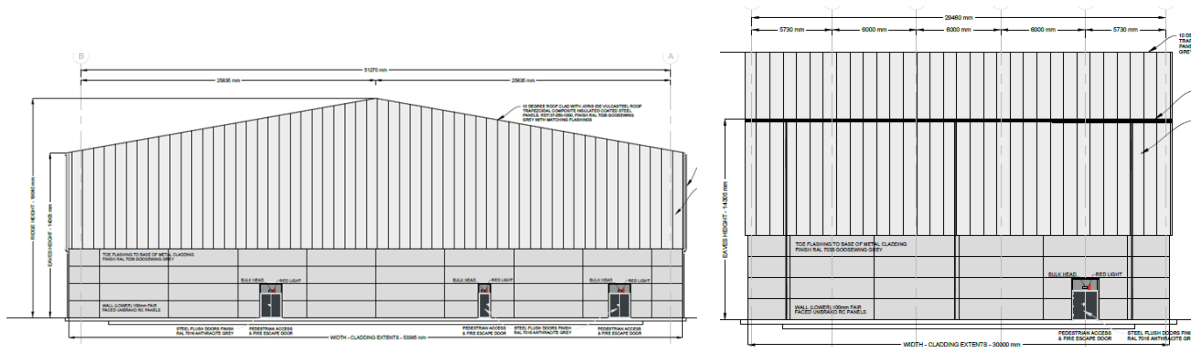
Meganova photo image



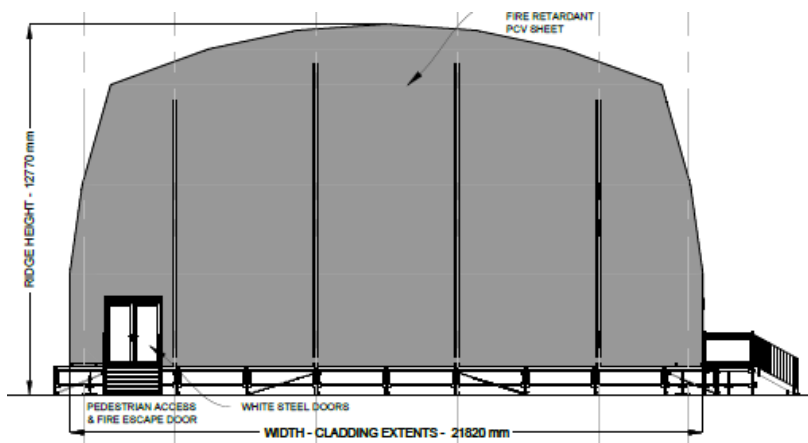
Stage 1 Elevation



Meganova E Proposed Elevations – Phase 1



Meganova E Proposed Elevations – Phase 2



Workshop 6 Elevation



FOR LOCATION PURPOSES ONLY

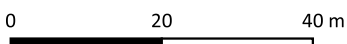
Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

Date:15/01/2024

Thorpe Lea Manor



Scale: 1:1,000



RU.23/1162



COMMITTEE AGENDA REFERENCE: 5B

APPLICATION REF:	RU.23/1162
LOCATION	Thorpe Lea Manor, Thorpe Lea Road, Egham, Surrey, TW20 8HY
PROPOSAL	Erection of 52 dwellings (Use Class C3) and associated landscaping and access following the demolition of existing buildings.
TYPE	Full Planning Permission
EXPIRY DATE	16/11/2023
WARD	Thorpe
CASE OFFICER	Jennifer Cade
REASON FOR COMMITTEE DETERMINATION	Major Planning Application
<i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

It is recommended the Planning Committee authorises the HoP:	
1.	To approve the application subject to the completion of a S106 agreement and planning conditions
2.	To refuse planning permission at the discretion of the HoP should the S106 not progress to their satisfaction as the development would not secure the necessary affordable housing or infrastructure or if any other material planning matters arise prior to the issuing of the decision that in the opinion of the HoP would warrant the refusal of planning permission.

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site is part of an allocated site for housing development in the Runnymede 2030 Local Plan, covered by Policy SL7. Policy SL7 of the Local Plan acknowledges that the site allocation may come forward in different parts and outlines that if this is the case then this parcel subject to this application should provide 50 units.
- 2.2 The site is located at the twin roundabouts forming the junction of Vicarage Road, Thorpe Lea Road and Wickham Lane. The site currently comprises a two/ three storey office building and a single storey conference building with associated car parking and grounds.
- 2.3 The site is located in a mixed area of residential, commercial and light industrial properties. The site is bounded by Glenville Farm industrial site (other part of SL7 allocation) to the east and Egham Cricket and Hockey Club to the north. The site lies within the Urban Area and within 5-71m of the Thames Basin Heath Special Protection Area. Access to the site is from the south from Thorpe Lea Road.

3. APPLICATION DETAILS

- 3.1 The applicant has applied for Full Planning Permission for the erection of 52 dwellings with associated landscaping and access following the demolition of the existing office buildings. The proposed new dwellings which would be split between 34 open market homes and 18 affordable homes (35%). The proposal would be split between the following mix.

Type	Amount
1 bed flat	13
2 bed flat	15
2 bed house	3
3 bed house	10
4 bed house	11
Total	52

- 3.2 The units would have a varied design and heights with the two apartment blocks between 3 and 3.5 storeys which are located close to the southern boundary of the site. The remaining dwellings would be between 2-3 storeys (heights ranging from approx. 8.3m – 15.4m). The proposed apartment blocks would be set off the boundary by a minimum of approximately 2 metres on the corner. 76 off-street car parking spaces would be provided at the site which includes 2 disabled parking spaces and 2 unallocated visitor spaces. An EV charging facility will be provided for each dwelling. The proposal includes a central area of open space (total open space of 1,616sqm including 350sqm for play space). The site would be accessed via the existing vehicle access point off Thorpe Lea Road to the south which is to be altered. Three pedestrian and cycle access points are to be provided around the site.

The applicant has submitted a range of documents in support of this application which includes a Design and Access Statement, Transport Assessments, Arboricultural Impact Assessment, Ecology Assessments, Biodiversity Net Gain Assessment, Flood Risk Assessment and Drainage Strategy, Sustainability and Energy Statement, Daylight and Sunlight Report, Archaeology and Heritage Assessment, Noise Assessment, Air Quality Assessment and Ground Investigation Assessment.

4. RELEVANT PLANNING HISTORY

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

Reference	Details
RU.17/0452	Erection of a two storey rear infill extension to provide additional office floorspace and associated works. Grant Consent- subject to conditions June 2017
RU.15/1516	Proposed additional 49 car parking spaces on the site (an overall increase from 103 to 152 spaces. Grant Consent- subject to conditions November 2015
RU.13/0339	Construction of a detached single storey office meeting room building following the demolition of Wickham Lodge and construction of new part boundary brick

	wall and gates at vehicular access on Thorpe Lea Road frontage. Grant Consent- subject to conditions May 2013
RU.04/0276	Retention of two storey temporary office accommodation. Grant Consent- subject to conditions April 2004
RU.98/0993	Erection of a prefabricated building for office use for a period until 21/12/2002. Grant Consent- subject to conditions November 1998
RU.96/0886	Change of use of private amenity area to car parking. Grant Consent- subject to conditions December 1996

The adjacent site Glenville Farm which forms the other half of site allocation SL7 is considered to have relevant planning history:

Reference	Details
RU.23/0698	Full application for a residential development of no. 49 units and no. 2 traveller pitched with associated landscaping, new access and associated works to facilitate the development. <i>Undetermined at current time</i>

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

- 5.1 National Planning Policy Framework and Guidance.
- 5.2 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.
- 5.3 SPDs which might be a material consideration in determination:

Runnymede Design SPD- July 2021
Infrastructure Delivery and Prioritisation SPD- Nov 2020
Green and Blue Infrastructure SPD- December 2021
Thames Basin Heath SPD- April 2021
Affordable Housing SPD- April 2022
First Homes Interim Policy Statement- Jan 2022
Runnymede Parking Guidance SPD- November 2022

6. CONSULTATIONS CARRIED OUT

Consultees responses

Consultee	Comments
RBC Drainage Engineer	No objection subject to conditions
RBC Environmental	No objection subject to conditions

Health Manager	
RBC Contaminated Land Officer	No objection subject to conditions
RBC Arboricultural Officer	No objection subject to conditions
RBC Deputy Direct Services Manager	No comments received
RBC Affordable Housing Officer	No objection to the application
RBC Planning Policy	Mix of affordable housing is not in line with First Homes Interim Policy document. <i>Officer Note: affordable housing split has been amended since its original submission to be more in line with the First Homes Interim Policy.</i>
LLFA	No objection subject to conditions
SCC Archaeology	No objection subject to condition
SCC County Highways Authority	No objection subject to conditions
Surrey Wildlife Trust	No objections raised subject to conditions. The Biodiversity Net Gain Assessment that the proposal has the potential to provide a net gain in biodiversity units. However, the trading rules have not been satisfied.

Representations and comments from interested parties

- 6.2 28 Neighbouring properties were consulted in addition to being advertised on the Council's website and no letters of representation have been received.

7. PLANNING CONSIDERATIONS

- 7.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The application site is located within the 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 and Quantum of Development
- Design, Layout and Impact on Character and Appearance of the area
- Connectivity and Highways Considerations
- Housing Mix and Affordable Housing

- Flooding and Surface Water Drainage
- Impact on Trees
- Ecology and Biodiversity
- Archaeology
- Noise Management and Air Quality
- Renewable and Low Carbon Energy
- TBHSPA
- Land Contamination
- Public Open Space

Principle and Quantum of Development

- 7.2 The site is an allocated site in the Runnymede 2030 Local Plan under Policy SL7. Additional housing is a key policy in the NPPF and significant weight must be given to the contribution that the site would have to housing supply within the Borough and to fulfil the aims of the 2030 Local Plan.
- 7.3 This housing allocated on the on the northern side of Thorpe Lea is formed of 2 parcels of land at Thorpe Lea Manor and Glenville Farm. The Council's preference is for a single comprehensive scheme however separate schemes on each of the parcels of land independent from one another will not be resisted. Policy SL7 states that in the event that the site comes forward in two or more phases the parcel at Thorpe Lea Manor will be expected to provide a minimum of 50 additional C3 dwellings. The scheme proposes 52 dwellings so is considered to comply with the site allocation SL7 and makes efficient use of land.

Design, Layout and Impact on Character and Appearance of the Area

- 7.4 The NPPF requires the provision of high-quality places and that new development should add to the overall quality of the area, be visually attractive, sympathetic to local character, establish or maintain a strong sense of place, optimise the potential of the site, and sustain an appropriate amount and mix of development whilst provide places that are safe, inclusive and assessable. This is reinforced in Policy EE1 of the Local Plan.
- 7.5 The layout of the proposed housing has been carefully designed around existing trees with two apartment blocks along the southwestern boundary and houses arranged around a central green area. The scheme comprises a spacious layout with gardens and on street landscaping with properties set back from road frontages with main access via a principal spine road. The layout also allows for a potential future connection through to the Glenville Farm part of the site allocation. The proposed development is considered of high-quality design.
- 7.6 The surrounding built form close to the proposed development is predominantly two storey dwellings as well as some commercial buildings. The proposal includes units ranging in height from 2 to 3.5 storeys (houses 2-3 storey, block of flats 3-3.5 storey) with higher units located to the north and southern parts of the site with lower units to the east and west. The houses would have a mix of detached, semi-detached and terrace properties which would all have reasonable sized gardens and 90% of flats have their own private amenity area. 90% of units are dual or triple aspect and, in the cases where units are single aspect they are south or southwest facing to ensure good levels of daylight and sunlight. Communal bin and cycle stores are proposed for the blocks of flats and all houses will have space to keep bins and to store cycles.

- 7.7 The materiality of the proposed scheme has been taken from the surrounding area with a varied pallet of materials including reds, greys and black. The colours have a domestic feeling and are considered to be sympathetic to the local character and appearance of Thorpe and Egham and would comply with Policy EE1. Exact details of proposed materials will be subject to condition.
- 7.8 The proposal would retain reasonable separation distances to side boundaries with minimum distance of 2 metres on the south western corner (private apartment block) and approximately 1 metre to the eastern boundary (single storey element). The nearest existing residential property is Farm House, Vicarage Road which is located to the west of the site. The Private Apartment block is located closest to this neighbouring property with a minimum separation distance of 21 metres from the nearest corner and 23 metres from the nearest habitable window which is considered to be in accordance with the Runnymede Design Guide. The distance between the two blocks of flats within the site is approximately 22 metres which is in line with guidance. Therefore, the proposal is not considered to be an overbearing or un-neighbourly form of development to the detriment of the existing and future occupiers of the adjacent properties and within the site. This would comply with Policy EE1, the Design SPD and the NPPF.

Connectivity and Highways Considerations

- 7.9 The site would utilise the existing vehicle access point off Thorpe Lea Road which incorporate improvements. The site will also have three pedestrian and cycle access points along the western and southern boundaries. The proposal would provide 74 allocated parking spaces (including 2 disabled spaces) and 2 unallocated visitor spaces. On street parking will also be available within the site. Each dwelling will have an electric vehicle charging point and cycle parking will be provided for all flats and dwellings.
- 7.10 The site is located between Egham, Egham Hythe and Thorpe Lea within reasonable walking and cycling distance to key facilities in Egham town centre and Egham Hythe as well as other leisure, employment and education facilities close to the site. The site is also close to Egham train station (20 minute walk) and local bus stops (within 10 minute walk). The site is connected to existing cycling networks and footways which is proposed to be extended on Thorpe Lea Road along the frontage of the site and provides three additional pedestrian/ cycle access points into the site. Given the above, it is considered that the proposal is located in a reasonably sustainable location.
- 7.11 The Transport Assessment demonstrates that the redevelopment of the site for residential is likely to result in a net reduction in peak hour traffic generation and impact compared to the existing use including 14-21 less morning and evening peak hour trips. The County Highways Authority have raised no objections to the application on highways safety grounds. SCC Highways Authority recommends an appropriate agreement to secure contributions towards providing future residents with £50 worth of car club travel and provision of one year of free membership to car club. They have also recommended conditions relating to vehicle access, cycle parking, EV charging, parking, construction transport management plan, highways improvements and travel information pack. Subject to these conditions, the proposal would comply with Policy SD3, SD4 and SD5

Housing Mix and Affordable Housing

- 7.12 The NPPF makes it clear that Local Planning Authorities should significantly boost the supply of housing (including affordable) and to set polices to meet the identified need for affordable

housing. Policy SL20 of the Runnymede 2030 Local Plan seeks to meet the needs for affordable housing by providing a percentage of affordable units within a development site. This states that for development proposals of 10 or more units 35% of the dwellings should be affordable. The proposal is seeking provide 18 affordable units (35%) which is in accordance with Policy SL20.

- 7.13 The applicant proposes a mixture of dwelling types and Policy SL19 of the Runnymede 2030 Local Plan refers to development proposals of 10 or more net additional dwellings being required to contribute to meeting the housing market areas identified housing mix. The current Strategic Housing Market Availability Assessment (SHMAA) is from 2018 and a breakdown of the proposed mix in comparison to the mix identified in the SHMAA is detailed below:

Number of Bedrooms	Proposed open market	SHMAA open market	Proposed affordable	SHMAA Affordable inc. low cost ownership
1	12%	5-10%	50%	10-20%
2	27%	25-30%	50%	40-45%
3	29%	40-45%	-	25-40%
4	32%	20-25%	-	5-15%
Total	34		18	

- 7.14 The proposal is broadly in line with the 2018 SHMAA, would comply with minimum space standards and have their own private amenity area and have suitable daylight and sunlight levels. It is therefore considered that the proposal would comply with Policy SL19.

Flooding and Surface Water Drainage

- 7.15 The applicant has submitted a Flood Risk Assessment (FRA) in support of the application because of the size of the site. A large majority of the site is within Flood Zone 1 with a limited area along the western boundary classed as being within Flood Zone 2. All new housing will be located within Flood Zone 1 and will be accessed via the existing vehicle access point off Thorpe Lea Road to the south. The Flood Risk Assessment confirms that the site is not at risk of flooding from flooding from tidal or fluvial sources, overland flows, groundwater or other sources and therefore residential development is suitable at this location.
- 7.16 The FRA includes a Drainage Strategy which includes information on how surface water would be managed at the site. The proposed development would incorporate a sustainable drainage system which will discharge surface water by infiltration to ground and provide storage for all storm return periods up to and including the 1:100 year rainfall event with an allowance for climate change. The LLFA raise no objection to the application subject to a condition requiring full details of the Surface Water Drainage Scheme to be submitted and a verification report submitted following the implementation of the surface water drainage measures. Thames Water and RBC Drainage Engineer also raise no objection to the application.

Impact on Trees

- 7.17 The site is currently predominantly grass and hardstanding with trees along the edges of the site and several trees are subject to Tree Preservation Orders (TPO 418). TPO 418 includes a group of trees in the centre of the site and several trees on the north-western boundary. The proposal includes the removal of 21 trees, 15 groups of vegetation and hedges. The

Arboricultural Impact Assessment details that a majority of these trees are Category C with 5 being Category B trees. Other trees around the site including all those protected by the TPO are to be retained. The proposal also includes pruning works to 4 retained trees. All TPO protected trees are to be retained.

- 7.18 The loss of several Category B trees is weighed against the development proposal and the proposed planting plan. The Councils Tree Officer raises no objection to the application and comments that although the proposal requires the removal of several medium sized trees of moderate B category quality, the scheme includes landscaping proposals that includes new tree planting. However, this is predominantly made up of smaller species with no significant individual trees that are likely to create a landmark or sense of place within the landscape. Further details of a revised landscaping scheme will be subject to condition which should include less small scale and short lived trees and several larger and longer lived tree species which are more valuable to the landscape, environment and will provide greater ecosystem services to residents in the medium to long term. Conditions relating to tree protection, tree retention and tree planting are also recommended. Therefore, subject conditions the scheme is considered to comply with Policy EE11.

Ecology and Biodiversity

- 7.19 Policy SD7 refers to Sustainable Design and that development proposals will be supported where they protect existing biodiversity and include opportunities to achieve net gains in biodiversity as well as greening of the urban environment. Policy EE9 of the Local Plan (Biodiversity, Geodiversity and Nature Conservation) confirms that the Councils 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 Council have prepared further guidance on this, contained within the Green and Blue Infrastructure SPD.
- 7.20 The application is supported by an Ecological Appraisal and a Biodiversity Net Gain Metrix and Report. The surveys concluded that no Badger setts or evidence of Badger activity was recorded during the survey. The Phase 1 bat scoping survey identified one building and one tree within the site having potential to support roosting bats. The desk based study also concluded that waterbodies suitable for Great Crested Newts are present within the vicinity of the site and therefore an eDNA survey was recommended. Suitable reptile habitat was found throughout the site. Following these surveys the following surveys were recommended to be undertaken and have been submitted with the application: Phase 2 Bat Roost survey, Great Crested Newt survey, Reptile Survey.
- 7.21 The surveys conclude that the proposed development is unlikely to result in any significant adverse effects on the ecology or protected species of the local area and that the development at the site provides an opportunity to enhance its nature conservation interest through its landscape and ecology proposals in accordance with Policies EE9.
- 7.22 Surrey Wildlife Trust (SWT) has reviewed the submitted surveys and reports. They have advised that a precautionary approach should be taken in relation to badgers, bats, and great crested newts. They have not raised any objections to the scheme and have recommended conditions relating to sensitive lighting management plan, Landscape and Ecological management Plan, Construction Environmental Management Plan and biodiversity enhancements. Therefore, subject to conditions the proposal is not considered to result in harm to ecology or protected species and would comply with Policies SD7 and EE9.

- 7.23 A Biodiversity Net Gain Matrix and Technical Note have been submitted with the application. The Technical Note confirms that there is an increase of 10.14% of biodiversity over the baseline value of the site. Surrey Wildlife Trust have reviewed the BNG and have commented that the trading rules have not been satisfied for the habitat area units so a biodiversity net gain cannot be claimed. However, as 10% biodiversity net gain is currently not mandatory, and the scheme has been able to demonstrate a biodiversity net gain and is therefore considered to comply with Policy EE9.
- 7.24 In addition, the Ecological Appraisal also includes a suite of recommendations including the use of Meadow Grassland Mix and planting of hedgerows. It is noted that the proposal also includes the 'Cala Homes Urban Wildlife Strategy' which includes bat roosting features, bird boxes and hedgehog highways and native tree planting within gardens which is not accounted for in the BNG calculator but have significant ecological benefit. A proposed landscaping scheme has also been provided. These biodiversity enhancements will be secured by way of condition.

Archaeology

- 7.25 The applicant has submitted a Historic Environment Desk Based Assessment as the site covers an area greater than 0.4ha which is the threshold for archaeology investigations as outlined by Policy EE7 of the Runnymede 2030 Local Plan. Based on the available evidence the report concludes that there is considered to be a moderate to high potential for non-designated archaeological remains dating to the prehistoric periods and a moderate potential for non-designated archaeological remains dating to the Roman period to be present within the study site. However, the construction of the existing building is likely to have damaged or destroyed any remains that may once have been located within the footprint of the existing building and areas of hardstanding have reduced potential for remains. Surrey CC Archaeology have advised that further archaeological investigations are required, and a trial trench evaluation should be carried out to clarify the nature, extent and significance of any archaeology that may be present. This will enable suitable mitigation measures to be developed for the site should any significant remains be found. As there has been some past disturbance of the site and the desk-based assessment suggests that any archaeological remains are unlikely to be of sufficient importance to require preservation in situ, then an appropriate scheme of work could be secured by a condition requiring a written scheme of investigation to be carried out as per the submitted details. Subject to this condition, the proposal would comply with Policy EE7.

Noise Management and Air Quality

- 7.26 The site is located on a corner plot location between Thorpe Lea Road and New Wickham Lane to the south and Vicarage Road to the west. The M25 located approximately 150m to the west of the site and the site is bordered by Baker Tyres to the east and Egham Cricket Club to the north. There is also an industrial estate, Mayflower Nurseries to the south of the site on the opposite side of New Wickham Lane.
- 7.27 The applicant has submitted a Noise Assessment and further Noise Technical Note to accompany their application. This has assessed the suitability of the site for noise sensitive development. The Councils Environmental Health Officer has reviewed the submitted report and comments that the site is 'less suitable' from a noise perspective with a 'medium risk' of adverse effects and mitigation measures are proposed to achieve good acoustic design. The report states that it is desirable for external noise levels not to exceed 50dB with an upper guideline value of 55dB which is acceptable in noisier environments. With 1.8 metre high

acoustic fencing around residential gardens, around 50% of residential gardens meet the 55dB criteria. Where it is exceeded it is by no more than 5dB. Additionally, residents will have access to the central amenity area, a majority of which will be under 55dB. With respect to private balconies that serve the proposed flats, noise levels are between 57-69dB which exceeds to specified criteria, however residents will have access to the central amenity area as above.

- 7.28 With respect to internal areas, in order to meet specified internal noise criteria a majority of bedroom windows will require mechanical ventilation. However, all properties will be provided with openable windows regardless of proposed ventilation solution adopted so future residents will have choice as to whether they open windows and be subject to noise or use mechanical ventilation.
- 7.29 The Council's Environmental Health Officer has not raised objection to the scheme subject to conditions requiring details of mitigation and proposed plant and equipment to be installed to be submitted. Therefore, although the impact from noise is a shortcoming of the scheme, the proposal provides additional housing and does provide residents with suitable external amenity space and the option of suitable internal areas with respect to noise, which on balance is considered to be acceptable. Subject to suitable mitigation, future residents will be provided with suitable living environments with respect to noise in accordance with Policy EE2.
- 7.30 The applicant has submitted an Air Quality Assessment as the site is within 85m of the M25 Air Quality Management Area (AQMA). The report concludes that the overall air quality effect of the proposed development will be 'not significant' and that air quality conditions for future residents of the proposed development have been shown to be acceptable. The Council's Environmental Health team raises no objection in this respect and the proposal would comply with Policy EE2.

Renewable and Low Carbon Energy

- 7.31 New Development is expected to demonstrate how it has incorporated sustainable principles into the development including construction techniques, renewable energy, green infrastructure and carbon reducing technologies.
- 7.32 Policy SD8 sets out that new development will be expected to demonstrate how the proposal follows the energy hierarchy (Be lean; use less energy, Be clean, supply energy efficiently and be green; use renewable energy). For a scheme of this scale, it is also expected for the development to incorporate measures to supply a minimum of 10% of the development's energy needs from renewable and/or low carbon technologies.
- 7.33 The applicant has submitted an Energy and Sustainability Statement which demonstrates how the energy hierarchy has been applied. The proposal takes a fabric first approach to reduce energy consumption, and then identifies air source heat pumps (ASHPs) as a means of providing 100% of the space heating and hot water demand. The Council's Energy Officer has reviewed the proposal and confirms that heating and hot water may constitute a majority of energy demand for the development and they are satisfied that the minimum 10% policy requirement is likely to be met by the energy strategy however would like to see calculations to confirm this. The details of renewable and low carbon energy including plans and acoustic data to allow for any noise impacts associated with the proposed ASHP to be assessed will be subject to condition. Therefore, subject to condition the proposal is considered to comply with Policy SD8.

- 7.34 The proposal also includes other additional measures to promote sustainability at the site which includes recycling provision and installation of water efficiency fittings in accordance with Policy SD7 which will be secured by way of condition.

TBH SPA

- 7.35 Policy EE10 of the Runnymede 2030 Local Plan sets out that for sites beyond the 5km zone of influence, as in this case, an appropriate assessment may be required under the Habitats Regulations Assessment to determine whether there will be a likely impact on the integrity of the Thames Basin Heaths Special Protection Area (SPA) and that developments of 50 new dwellings and above between 5km and 7km from the Special Protection Area are likely to have an impact. In addition, part f) of policy SL7 for the Thorpe Lea Road North site, sets out that applications should be supported by a Habitats Regulations Assessment to determine whether there will be a likely significant effect on the Thames Basin Heaths SPA and identify and implement a bespoke avoidance solution in agreement with Natural England, if significant effects are found.
- 7.36 A Habitats Regulations Assessment has not been submitted with the application; however it is considered that the development has the potential to impact on the SPA and mitigation is therefore required. Mitigation is usually provided in the form of SANG (Suitable Alternative natural Greenspace) and SAMM (Managing and Monitoring) in line with the Council's Avoidance and Mitigation Strategy. At the time of writing draft a legal agreement has been submitted to secure SAMM and SANG.
- 7.37 In accordance with the Councils adopted SPD for this area a financial contribution is required towards SANG and SAMM towards the avoidance/ mitigation strategy is necessary. This will be secured through the legal agreement.

Land Contamination

- 7.38 The applicant has submitted a Ground Investigation Report. This did not identify any contamination on or near the site and recommends no further works are required. However, there may be unexpected contamination. The Councils Contaminated Land Officer raises no objections to the application subject to a condition requiring reporting of unexpected contamination. Therefore, the application would comply with Policy EE2 in this respect.

Public Open Space

- 7.39 The NPPF and Policy EE1 of the Local Plan refers to creating places that are safe, which promote health and wellbeing and with a high standard of amenity for existing and future users. All dwellings will have a maximum garden depth of approximately 11 metres or greater, however it is noted that several properties have single storey rear projections that extend into the garden reducing the depth. Properties affected have south facing gardens and have access to the central green space so are considered to be acceptable. 90% of flats will have their own private balconies as well as access to the central green area.
- 7.40 The proposal includes the provision for informal and formal play space for children and teenagers in a central green space within the site. The central green space will utilise the area around and under the TPO group to create a naturalistic LAP and trim trail to provide 340sqm of play area which is above the policy requirement. The proposal also has other areas of unallocated open space such as around the apartment blocks which has a total area of approximately 1616sqm. The central green space will be overlooked by adjacent neighbouring

properties and would benefit from natural surveillance. Specific details of the play space will be subject to condition. The proposal complies with Policy SL26 and EE1.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.3 The application proposes a 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 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 site is an allocated site for development by the Runnymede 2030 Local Plan (Policy SL7) and the quantum of development makes efficient use of an appropriate site and it is not considered that the proposal would be harmful to the visual amenities or character of the area. The traffic and highways safety aspects of the application have been reviewed by the County Highways Authority who raise no objection and the Lead Local Flood Authority raise no objections to the application. No other technical planning issues have been identified that would prevent planning permission being granted in accordance with the Development Plan and the NPPF.
- 10.2 The development has been assessed against the relevant Development Plan policies, the policies of the NPPF, guidance in the PPG, and other material considerations including any 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:

Planning Obligations of:

- (i) SANG and SAMM (TBH SPA – Financial Contribution)**
- (ii) The provision and deliverability of 35% affordable housing**
- (iii) Secure Management arrangements for the maintenance of the open space**
- (iv) Transportation Contributions including:**
 - **Provision of £50 worth of free travel for car club vehicles for each residential unit**
 - **Provision of one year free membership of the car club for all initial occupants of the residential units**
- (v) To prevent a ransom strip and to protect connectively, cycle pedestrian and vehicular.**

And 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:

Drawing Number	Date Received
02138-JTP-MP-00-DR_0004 Rev 1 (Site Location Plan)	04/09/2023
02138-JTP-BA-XX-DR-0501 Rev 1 (Barn Block Elevations)	17/08/2023
02138-JTP-BA-ZZ-DR-0301 Rev 1 (Barn Block Floor Plans)	17/08/2023
02138-JTP-FA-XX-DR-002 Rev 1 (Private Block Elevations)	17/08/2023
02138-JTP-FA-ZZ-DR-001 Rev 1 (Private Block Floor Plans)	17/08/2023
02138-JTP-HT-XX-DR-0401 Rev 1 (House Type 01)	17/08/2023
02138-JTP-HT-XX-DR-0402A Rev 1 (House Type 02A)	17/08/2023
02138-JTP-HT-XX-DR-0402B Rev 1 (House Type 02B)	17/08/2023
02138-JTP-HT-XX-DR-0403A Rev 1 (House Type 03A)	17/08/2023
02138-JTP-HT-XX-DR-0403B Rev 1 (House Type 03B)	17/08/2023
02138-JTP-HT-XX-DR-0404 Rev 1 (House Type 04)	17/08/2023
02138-JTP-HT-XX-DR-0405A Rev 1 (House Type 05A)	17/08/2023
02138-JTP-HT-XX-DR-0405B Rev 1 (House Type 05B)	17/08/2023
02138-JTP-HT-XX-DR-0405C Rev 1 (House Type 05C)	17/08/2023
02138-JTP-HT-XX-DR-0405D Rev 1 (House Type 05D)	17/08/2023
02138-JTP-MP-00-DR-0202 Rev 1 (Site Plan- Ground)	17/08/2023
02138-JTP-MP-RF-DR-0203 Rev 1 (Site Plan- Roof)	17/08/2023
5884-001-4000 Rev P02 (Proposed Impermeable Areas)	17/08/2023
5884-001-6000 Rev P02 (Proposed Drainage)	17/08/2023
5884-001-500 Rev P02 (Proposed Levels)	17/08/2023
02138-JTP-MP-00-DR-0003 Rev 1 (Demolition Plan)	17/08/2023
ITB18403-GA-001 Rev F (Proposed Site Access Arrangements)	04/10/2023

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

3. External Materials (details required)

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 dwellings shall be submitted to and approved by the Local Planning Authority. The approved materials shall be used for the purposes of constructing the approved development, with no variations, unless otherwise agreed in writing by the Local Planning Authority.

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

4. Construction Transport Management Plan

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

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) vehicle routing
- (e) measures to prevent the deposit of materials on the highway

(f) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

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

5. Archaeology

Prior to the commencement of any works hereby approved the programme of archaeological work shall be undertaken in accordance with the Written Scheme of Investigation (ref: AN0805) prepared by Cotswold Archaeology and results submitted to and approved in writing by the Local Planning Authority.

Should the results require further archaeological work to investigate and record remains encountered during the evaluation the further works shall be undertaken and a further report detailing any mitigation works that may be required shall be submitted and approved prior to the commencement of any works hereby approved by the Local Planning Authority.

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

6. Tree Protection

Prior to the commencement of any works hereby approved, including demolition, and before any equipment, machinery or materials are brought on to the site tree protective

measures shall be installed in accordance with the approved Tree Protection Plan JSL4623_710 within the Arboricultural Method Statement.

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

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

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

7. Construction Environmental Management Plan (CEMP)

Prior to commencement of development, including demolition, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the following:

- a) Map showing the location of all of the ecological features
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protected fences, exclusion barriers and warning signs.
- g) General recommendations detailed in the consultation response from Surrey Wildlife Trust dated 16/10/2023

The development shall take place fully in accordance with the approved CEMP.

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

8. Surface Water Drainage

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

- a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
- b) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated storage volumes shall be provided using an infiltration-based strategy.
- c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
- d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.
- g) A plan to illustrate the phased delivery of the surface water drainage scheme.

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

9. Vehicle Access

No part of the development shall be occupied unless and until the proposed vehicular access to the proposed development, including the alterations to the right turn lane, from Thorpe Lea Road has been constructed and provided with visibility zones in general accordance with the approved plans (ITB18403-GA-001 Rev F) and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

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

10. Cycle Store

No dwelling hereby approved shall be occupied unless and until that dwelling has been provided with bicycle parking in a robust, secure enclosure in accordance with the details to be submitted and approved in writing to the Local Planning Authority and thereafter retained and maintained. Within the proposed cycle storage, facilities for the charging of e-bikes are to be provided, consisting of a standard three-point plug socket. Each apartment is to be provided with parking for a minimum of 1 bicycle and each house for a minimum of 2.

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

11. EV Charging

No dwelling hereby approved shall be occupied unless and until that dwelling has been 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.

12. Parking

No dwelling hereby approved shall be occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked relating to that unit. Thereafter the parking areas shall be retained and maintained for its designated purpose.

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

13. Existing Access

The development hereby approved shall not be first occupied unless and until the existing access from the site to New Wickham Lane has been permanently closed and any kerbs, verge, footway, fully reinstated as shown on approved plan ITB18403-GA-001 Rev F.

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

14. Pedestrian Improvements

The development hereby approved shall not be first occupied unless and until the proposed pedestrian improvements at the Thorpe Lea Road roundabout have been provided in general accordance with the approved plan ITB18403-GA-001 Rev F:

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

15. Pedestrian Crossing

The development hereby approved shall not be first occupied unless and until the informal pedestrian crossing to the east of the access has been provided with a central

refuge and tactile paving in general accordance with the details shown on approved plan ITB18403-GA-001 Rev F.

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

16. Highways Improvements

Prior to the first occupation of the development, the following facilities shall be provided in general accordance with the details shown on approved plan ITB18403-GA-001 Rev F and ITB18403-GA-006.

- a) The improvement of two bus stops and access to these located at Thorpe Lea Road, called Derwent Road, to include Real Time Passenger Information Systems, access for all compatible kerbing, shelters, lighting and power;
- b) Provision of an informal pedestrian crossing point and central refuges on Thorpe Lea Road, in close proximity to the bus stops

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

17. Sustainable Travel Scheme

The development hereby approved shall not be first occupied unless and until a Residents Travel Information Welcome Pack has been submitted to and approved in writing by the Local Planning Authority. The Pack shall include details of the availability and whereabouts of local public transport services, walking and cycling routes, car clubs and local services and facilities. Once approved the Welcome Pack will be provided to all residents on the Site.

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

18. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the local planning authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site. An assessment must be undertaken 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 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.

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

19. 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 including finishing materials, walls including retention of existing boundary wall, fences including acoustic fencing, 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 protect future occupiers from noise impacts to comply with Policies EE1, EE2, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

20. Tree Retention

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

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

21. Tree Planting

Details and plans of new trees to be planted to include a strategic approach incorporating several larger tree species and landmark/ feature trees shall be submitted to and approved in writing by the Local Planning Authority (LPA) prior to the commencement of the above ground construction of the development hereby permitted and these works shall be carried out as approved prior to the first occupation of the development.

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

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

22. Sensitive lighting management plan

Before any external lighting is installed at the site (excluding within the curtilage of a private residential properties), details shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and be retained as such thereafter.

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

23. Landscape and Ecological Management Plan (LEMP)

Prior to the commencement of above ground works, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP should include, but not be limited to the following:

- a) Description and evaluation of features to be managed
- b) Ecological trends and constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions, together with a plan of management compartments
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g) Details of the body or organisation responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures
- i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
- j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme

Reason: To protect the trees to be retained and enhance the appearance of the surrounding area, to ensure that replacement trees, shrubs and plants are provided and to protect the appearance of the surrounding area and to ensure the protection of wildlife, supporting habitat and secure the opportunities for the enhancement of the nature conservation value of the site and to comply with Policies EE1, EE9, and EE11 of the Runnymede 2030 Local Plan and guidance in the NPPF.

24. Biodiversity Enhancements

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 and for its management and maintenance 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.

This should be in accordance with Section 8 of the Ecological Appraisal (ref: 996.7) and Technical Note to Accompany Biodiversity Impact Assessment Calculations (ref: 996.7) prepared by Hankinson Duckett Associates and incorporate (but not be limited to) the following:

- Providing bird and bat boxes erected on or integral within the new buildings and retained trees.
- Enhancements for hedgehogs
- Using native species or species of known biodiversity benefit when planting new trees and shrubs, preferably of local provenance from seed collected, raised and grown only in the UK, suitable for site conditions and complimentary to surrounding natural habitat. Planting should focus on nectar-rich flowers and/or berries as these can also be of considerable value to wildlife.

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.

25. Noise Mitigation

Prior to the commencement of above ground construction of the development, a scheme of mitigation including detailed specification of glazing and ventilation mechanism of residential units and acoustic fencing shall be submitted to and approved in writing by the Local Planning Authority. This should be in accordance with the recommendations in Noise Assessment and Technical Note prepared by Noise Consultants.

Such measures as shall be approved shall be fully installed prior to first occupation of the development and shall be retained for the lifetime of the development.

Reason: To protect the amenities of future occupiers of the development and to comply with Policy EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

26. Plant Equipment

Prior to the installation of any such plant or equipment, details, including design, positioning and acoustic specifications, of any fixed plant and equipment to be installed in connection with the development, shall be submitted to and approved in

writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and be retained as such thereafter.

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

27. Surface Water Drainage- Verification Report

- a. Prior to the first occupation of each dwelling within the development hereby approved, a verification report for the associated area of the site shall be carried out by a qualified drainage engineer and must be submitted to and approved by the Local Planning Authority.

- b. Prior to the occupation of the last dwelling within this development, a verification report to demonstrate full compliance with the approved drainage strategy, including for the permeable paved areas, shall be carried out by a suitably qualified drainage engineer and must be submitted to and approved in writing by the Local Planning Authority.

The verification report(s) must demonstrate that the surface water drainage system has been constructed as per the agreed scheme and in accordance with the approved phasing plan (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

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

28. Renewable Energy

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

Development shall be carried out in accordance with the approved details and thereafter retained, maintained and operational unless otherwise agreed in writing by the LPA.

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

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

29. Water Efficiency

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

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

30. Bin Store

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

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

31. Play Equipment

Prior to the commencement of above ground works of development hereby approved details of the siting, size and design of the children's equipped play area(s) shall be submitted to and approved in writing by the Local Planning Authority. The play areas shall be provided prior to any part of the development being first occupied and retained.

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

32. Gates and Accessibility

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

Reason: To protect the visual amenities of the area and to promote inclusive communities in accordance with the NPPF and to promote active and sustainable travel in accordance with Policy SD3.

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. Details of Planning Obligation

The applicant is advised that this permission is subject to a Section 106 Agreement

3. Unless it can be demonstrated that it is unfeasible to do so the applicant shall achieve compliance with Part M4(2) of the Building Regulations with 5% of dwellings achieving Part M4 (3).

4. The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours: -

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

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) 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.

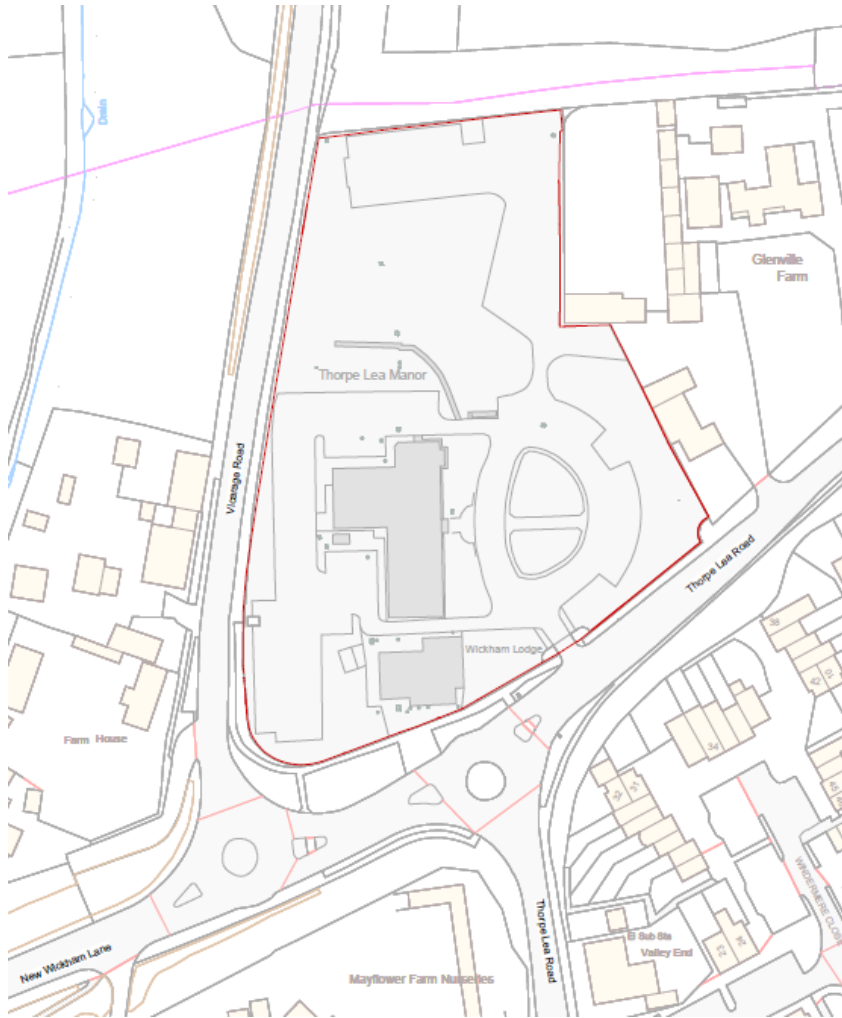
7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing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

8. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the

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

9. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
10. When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.
11. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
12. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.
13. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.
14. Sub ground structures should be designed so they do not have an adverse effect on groundwater.
15. The applicant is advised of the requirement to apply for a bat mitigation licence and Great Crested Newt mitigation licence from Natural England where development activities may cause an offence. The licence can only be applied for one planning permission has been granted.

Location Plan



Proposed Site Layout



Proposed Street Scene



A-A Street Elevation



Bin Lane/ B-B Elevation



C-C Street Elevation



New Wokham Lane/ D-D Elevation



FOR LOCATION PURPOSES ONLY

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

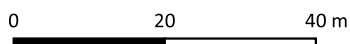
Date:15/01/2024

8A Crabtree Road



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Scale: 1:1,000



RU.22/1894



COMMITTEE AGENDA REFERENCE: 5C

APPLICATION REF:	RU.22/1894
LOCATION	8A Crabtree Road, Thorpe Industrial Estate, Egham, Surrey, TW20 8RN
PROPOSAL	Industrial redevelopment to replace and extend existing warehouse (following demolition) for B8 use (storage and distribution) with ancillary office accommodation, parking, bin and cycle store, landscaping, gates and fencing along with the retention and regularisation (for use Class E) and making good of the existing office to the front of the site.
TYPE	Full Planning Permission
EXPIRY DATE	01/2/2024
WARD	Thorpe
CASE OFFICER	Ruth Menezes
REASON FOR COMMITTEE DETERMINATION	Major Application
<i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

It is recommended the Planning Committee authorises the HoP:

- | | |
|----|---|
| 1. | The HoP be authorised to grant planning permission subject to the development and completion of a section 106 legal agreement under the Town and Country Planning Act 1990 (as amended) and conditions as recommended within section 11 of this report. |
| 2. | The HoP be authorised to refuse planning permission should the s106 not progress to his satisfaction or is any significant material consideration arises prior to the issuing of the decision notice that in the opinion of the HoP would warrant refusal of the application. Reasons for refusal relating to any such matter are delegated to the HoP. |

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 1.1 The application site is located within the Thorpe Industrial Estate and is located to the south of Crabtree Road, the main vehicle access in and out of the estate. The site occupies approx 0.57ha and is largely rectangular in shape, with a private service road running along

the east boundary and providing vehicle access to the site. To the front of the site is a two-storey office building with rear warehouse building attached which is part open to the rear with open hard standing beyond. To the very rear is a small, wooded area with planting up to the far rear boundary which forms the boundary with Green Road.

- 1.2 Currently separate businesses utilise the site with offices and separate parking to the front and a part open warehouse to the rear with hard standing beyond in B8 use (storage and distribution). An internal wall between the offices and warehouse area, divides the site. Existing site operations fall within employment use.
- 1.3 Neighbouring buildings comprise 'Maranello Classic Parts' on the east side of the existing service road. This business is formed of a brick building is to the front with large metal warehouse behind. To the west is a complex of smaller units known as 'Egham Business Park' these comprise two storey brick-built buildings with metal roof of an industrial nature. The wider Thorpe Industrial estate has a range of industrial/office style buildings ranging from single to three storeys in height. To the far south of the site outside the Industrial estate boundary, runs Green Road, two residential properties sit some 30m from the application site itself.
- 1.4 The site is a designated strategic employment area within the urban area and flood zone 2.

3. APPLICATION DETAILS

- 3.1 According to the submitted plans the applicant seeks permission to demolish the rear half of the existing building and retain and make good the existing smaller brick-built building to the front of the site. The existing office use would be retained, the proposed floor area comprising approx. 1,700 sqm. A small increase in footprint of some 100 sqm is proposed due to the 'making good' of the rear wall which is increased in depth (thickness), the actual usable office space remains the same as existing. Separate parking for this building would be to the rear of the retained building along with a cycle shelter area.
- 3.2 Further to the rear of this a separate warehouse building would be erected to operate within B8 use (storage and distribution). The existing warehouse would be removed (currently comprising some 1610 sqm of floor space). Within the new warehouse would be a mezzanine level to the front for ancillary offices. The ground floor would comprise some 3300sqm with 600sqm of mezzanine space at first floor. The height of this building would be some 13.2m within dual pitched roof and an eaves height of 11.5m.
- 3.3 Further to the rear of the proposed warehouse building would be a service yard and parking area along with bin store. A plant building is proposed to the side elevation close to the service road and parking entrance with the front office. Additional landscaping is proposed to the rear in the existing woodland buffer strip as well as additional landscaping to the side (along the existing private service road) and front of the site.
- 3.4 Boundary treatment would comprise acoustic fencing to the far rear of the site with new metal fencing and access gating to replace the existing to the east (along the existing private service road) and metal fencing to the west of the site.
- 3.5 According to the applicant the end user for the site is as yet, unknown therefore the applicant is seeking a B8 use overall that could operate on a 24/7 basis for the rear of the site. The existing offices to the front of the site would continue to operate as existing, the applicant is seeking regularisation for a continued Class E use.

4. RELEVANT PLANNING HISTORY

4.1 The following history is considered either recent or relevant to this application:

Reference	Details
RU.02/1079	Erection of extractor fan along the front elevation of the building Grant 12/11/2002
RU.00/0610	Installation of ventilation and cooling system Grant 21/06/2000
RU.97/0084, RU.98/0334, RU.97/0519, RU.97/0071	Various discharge of conditions applications relating to RU.96/0255 as outlined below.
RU.96/0255	Part demolition of existing warehouse unit and provision of Class B2 (general industrial) unit using existing warehouse with extensions and new Class B8 (storage or distribution) use unit. (Revised plans received 13.5.96. Grant 12/6/23
Further applications relating to the sites industrial use extend back to the 1970's	

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

5.1 National Planning Policy Framework and Guidance.

5.2 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.

5.3 SPDs which might be a material consideration in determination:

- Runnymede Borough Parking Guidance (2022)
- Runnymede Design Supplementary Planning Document (2021)
- Green and Blue Infrastructure Supplementary Planning Document (2021)
- Infrastructure Delivery and Prioritisation (2020)
- Parking Strategy: Surrey Transport Plan (2020)

6. CONSULTATIONS CARRIED OUT

Consultees responses

Consultee	Comments
Environment Agency	Provide guidance for flood risk, groundwater protection, pollution preventions and foul drainage/wastewater. The Council has consulted the EA twice with regards to this application (the second consultation related to additional flood storage information submitted by the applicant). The initial response from the EA referred the Council to their standing advice. At the time of writing, no

	response has been received by the EA regarding the additional information received.
Natural England	Do not object to the proposal and considers the proposal would not have significant effects on nearby European Sites (South West London Waterbodies SPA) or SSSI (Thorpe Hay Meadow and Thorpe Park No 1 Gravel Pits).
National Highways	Initial response requested further information in relation to trip distribution in relation to the Strategic Road Network (SRN) particularly in relation to J11 and J13 of the M25. The applicant subsequently submitted a Transport Statement Addendum. National Highways raise no further objection.
Lead Local Flood Authority	Following the submission of additional details the LLFA do not object to the proposed scheme but do recommend conditions in relation to Sustainable Urban Drainage (SuDs)
SCC Highways	Do not object to the proposal providing conditions are secured in relation to Electrical Vehicle charging, details to be provided for secure cycle storage, and parking layout to be secured.
SCC Archaeology	No objection and no additional requirements given the site is on previously developed land.
SCC Minerals and Waste	Does not object providing conditions relating to permitted development and waste facilities (during and post construction).
RBC Contaminated Land Officer	Initial objections due to insufficient information and further testing requested. The applicant provided the requested monitoring, consequently the officer recommends conditions to ensure any land contamination matters are adequately addressed.
RBC Tree Officer	No objection subject to conditions being secured for a landscaped plan and scheduled of planting.
RBC Drainage Engineer	Initially objected due to insufficient/unclear information in relation to SuDs but following the submission of further information no further comments arise. RBC Drainage engineer notes that the LLFA is the lead on the application.
RBC Planning Policy	Does not object to the proposal and considers the application accords to IE2, IE3 and SD8.
RBC Environmental Health	Concerns raised regarding the hours of operation and nearest neighbours particularly as the end user is unknown. However, it is recommended that suitable conditions can overcome these concerns. Therefore, a condition to provide an acoustic fence to the rear of the site will be included along with an Operational Noise Management Plan (OPMP). The OPMP will be secured by a legal agreement to allow for continued management and monitoring.
RBC Deputy Direct Services Manager	No comments received.
Surrey Wildlife	Does not object providing an Ecological Enhancement Plan condition is

Trust	secured.
Thames Water	Do not object in relation to wastewater or sewage treatment.

Representations and comments from interested parties.

- 6.2 46 Neighbouring properties were consulted (to include immediate neighbours and neighbours within the closest residential properties along Green Lane) in addition to being advertised on the Council's website and no letters of representation have been received.

7. PLANNING CONSIDERATIONS

- 7.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The application site is located within the 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 considered to be:

- Principle of development
- Flood Risk
 - *Sequential Test*
 - *Other matters including SuDs*
- Design Matters
 - Highways Consideration
- Neighbouring Amenities
 - *Lighting and noise*
- Renewable Energy
- Ecology & Biodiversity
- Archaeology
- Contaminated Land
- Air Quality and Waste Management
- Economic benefits

7.2 Principle of development and presumption in favour of sustainable development

Paragraph 2 of the NPPF (2021) highlights that the National Planning Policy Framework is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

- 7.3 Paragraphs 11 of the NPPF (2021) deals with the "presumption in favour of sustainable development" and sets out that:

"For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay; or

where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the*

benefits, when assessed against the policies in this Framework taken as a whole.”

- 7.4 Paragraph 81 of the NPPF (2021) sets out that decisions should help create the conditions in which businesses can invest, expand and adapt. The NPPF also states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 7.5 The application site is located on designated Strategic Employment land. Policy IE2: Strategic Employment Areas of the Local Plan identifies this site as forming part of SEA4: Thorpe Industrial Estate. In accordance with policy IE2, the refurbishment and redevelopment of such sites, and proposals for the intensification of sites for employment use will be permitted subject to compliance with the relevant Development Plan policies.
- 7.6 Policy IE3 seeks to attract businesses to the Borough; support the retention, creation and development of local businesses, promote business competitiveness and allow for flexibility to cater for the changing needs of the economy.
- 7.7 The proposal is for the redevelopment of the site to provide a total of 3900sqm of employment floor space to the rear within a new warehouse. This falls under a B8 use (storage and distribution) use, with ancillary office accommodation within the mezzanine on the first floor (approx. 600sqm of the total 3900sqm). The proposal also seeks the retention and regularisation of a Class E use for the existing office to the front of the site.
- 7.8 In terms of the principle of the proposed development, the proposed development results in an increase of 2300 sqm of floor space and the Council's policies seek to support proposals such as this which aim to intensify employment generating uses. It is widely recognised that since the covid pandemic businesses operate differently there being a greater market for delivery services which require the use of large warehouse and storage and distribution centres.
- 7.9 The applicant seeks part retention of the existing offices for Class E use. Whilst not identified within the application description, it is clear from the supporting information submitted for RU.96/0255 that ancillary B1 offices existed at the site. B1 uses have been superseded and now fall under Class E (Commercial businesses and Services) of the Town and Country Planning (Use Classes) Order 1987 (as amended). In their consultation response, Surrey County Council Minerals and Waste team raise concerns that the broad category of uses within Class E could prejudice other industrial, commercial or waste uses and therefore request a restrictive condition to ensure only suitable uses are able to use the site. It is accepted that Class E covers a broad category of uses, however offices are an accepted use within a designated Strategic Employment Area. Nevertheless, given the broad category of uses within Class E a restrictive use condition will be included to ensure that an appropriate use is maintained within the building and the Strategic Employment Area or other industrial, commercial or waste uses are not compromised.
- 7.10 As such the principle of the development accords with the Development Plan policies and is appropriate development subject to wider considerations set out below.
- 7.11 **Flood Risk**
- 7.12 The site is in flood zone 2 and due to its size, is considered a 'major' application. Major applications require Flood Risk Assessments (FRA) to be produced to accompany any forthcoming planning application. The NPPF (2021), as well as policy EE13 of the Local

Plan sets out how to consider the principle of such development in the flood zone.

7.13 Policy EE13: Managing Flood Risk identifies that development must not materially impede the flow of floodwater, reduce the capacity for the flood plain to store water or cause new or exacerbate existing flood problems. In addition, the NPPF (2021) requires that development should only be allowed in areas at risk of flooding where; the most vulnerable development is located in areas of lowest flood risk within the site; is appropriately flood resistant and resilient; incorporates sustainable drainage systems, any residual risk can be safely managed, and safe access and escape routes are included where appropriate.

7.14 A Flood Risk Assessment (FRA) has been submitted to accompany the planning application, along with a Sequential Test as required by policy. As set out in the National Planning Guidance which supports the NPPF (2021) the Exception Test is not required.

7.15 *Sequential Test*

7.16 The Sequential Test (ST), ensures that a proposal is located in the most suitable site (with regards to flooding matters). The ST looked at site's borough wide of a suitable, comparable size and within land designated as strategic employment area. A total of seven borough wide sites were identified and assessed. Out of the seven sites, five were discounted as being within equal or higher flood risk category. A further site was discounted due to its location within the greenbelt. The final site at Longcross Park was discounted due to there being no land purchase opportunities and that an extant permission exists. The applicant has therefore demonstrated that none of these sites are suitable sites for the development proposed under this application. As such the application site is considered the only suitable site for the development.

7.17 *Further flooding matters and Sustainable Urban Drainage Systems*

Further information has been provided from Furness Consulting Engineers regarding the need for flood compensation and whether the proposal would increase flooding elsewhere. Furness Consulting state that as the site is largely situated within flood zone 2 (small area to the north in flood zone 1) and that no part of the site forms a floodplain or is at risk of flooding from any other flood source that site modelling for flood compensation is not necessary. Mapping for surface water, has been sought by the applicant and provided by the EA for the application site, which shows low risk when considering surface water flooding. Additionally, as site levels remain the same across the site, hard standing amounts and type remains unchanged, overland flow routes remain unchanged; Furness Consulting believes the proposed development does not create any additional risk of flooding elsewhere. In the absence of information from the Environment Agency the information provided appears to demonstrate that the proposal is located in the most sequentially preferred site, that storage capacity remains unchanged, and the proposal does not increase the risk of increasing flooding elsewhere.

7.18 The proposal includes Sustainable Urban Drainage Systems (SUDS) which is considered a benefit of the scheme. The FRA provides details of this provision. An attenuation tank is proposed which will discharge into the existing ditch that runs along Green Lane. Initial concerns raised by the LLFA and RBC Drainage have been overcome. The LLFA have provided conditions in relation to SuDs that would satisfy the SuDs Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDs advice within the NPPF and the Ministerial Statement on SuDs. With the inclusion of these conditions the proposal would comply with EE13.

7.19 **Design Matters**

- 7.20 The NPPF (2021) sets out that there is a clear focus that proposed developments should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. The NPPF (2021) sets out that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, with an emphasis that development should function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 7.21 Policy EE1 sets out that all development proposals 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 while making efficient use of land. In particular development proposals will be supported where they:
- Create attractive and resilient places which make a positive contribution to the Borough's townscape, public realm and/or landscape setting.
 - Create developments which promote social interaction and design out crime
 - Contribute to and enhance the quality of the public realm/ and/or landscape setting through high quality and inclusive hard and soft landscaping schemes.
- 7.22 The application site is located in a commercial/industrial area with a variety of building types, with a range of single storey to three storey buildings. There are a number of significant buildings on the site and the applicant has provided a massing study within the Design and Access Statement which state that the surrounding property heights range from 4.8m to 13.3m. The larger buildings being industrial in appearance, the smaller buildings appearing either industrial or office like in their design. The majority of the roof treatments are either flat roofed or gable ended.
- 7.23 The existing office fronting Crabtree Road will remain as existing. Whilst the 'cut-off' design may appear unusual it would only be visible upon entering the private service road to the side of the application site. This building will sit against the backdrop of the larger warehouse building to the rear.
- 7.24 The proposed new building seeks a roof height of 13.2m. This would be more visible than the existing building and is a substantially larger building overall. The roof would be dual pitched. This roof treatment reduces the overall mass and bulk of the scheme and 'breaks – up' the overall scale. It is clear from the street scene views provided within the Design and Access Statement that whilst the building would be increased in height and scale, the key views taken from within the industrial site would be limited given the backdrop of neighbouring buildings and other large buildings/warehouses within the estate. The view from Green Road has not been included but given the setback position of the warehouse within the site and the existing screen of vegetation forming the rear boundary along with the wider sites industrial backdrop, the overall increase in height and mass would not give rise to undue harms in light of design matters overall. Materials are grey in colour with a metal appearance which is common given the industrial characteristics of the surrounding area.
- 7.25 The application also seeks smaller structures such as a plant building, bin store and cycle store. No details of the finished design have been provided; however the location of these elements is considered suitable. Subject to a condition securing the design and materials for these smaller structures, these elements of the proposal are considered acceptable.
- 7.26 Landscaping is proposed to the front of the site which will help to soften the appearance overall. Additional landscaping is proposed to the eastern side of the site to include trees

and grassing to soften the edges of the site and improve connectivity for biodiversity. A condition will be imposed to secure the additional landscaping to ensure these benefits are met. The woodland to the rear is to be retained. It is considered that the proposed building and retained existing building would not materially harm the character of the area, nor would they unduly impact on the visual amenities of the existing street scene. With regards to design matters the proposal is considered to accord to this element of EE1.

7.27 Highways Considerations

7.28 Highway Design Considerations as stated in Policy SD4 considers that 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. The NPPF (2021) is clear that 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.

7.29 The applicant seeks Class B8 use for storage and distribution to the rear warehouse with ancillary office accommodation. There is no end user known and the applicant seeks 24/7 hours of operations. This means that full consideration of matters dealing with highway safety, capacity and parking are considered from the onset given the wide range of uses considered to be within B8 use.

7.30 The applicant seeks to retain the existing parking to the front of the site for the existing office which consists of 24 spaces with 2 disabled bays. The extended warehouse site will have 34 parking spaces and 5 disabled bays. Out of these 34 bays, 7 will be electrical vehicle charged (EV bays). Additionally, there is a securely covered cycle store proposed for 8 bikes which is situated in between the existing office and new warehouse. A further 12 cycle bays will be provided for the existing office within the same cycle store. The cycle and parking provisions accords to the Surrey County Council Vehicular, Cycle and Electrical Vehicle Parking Guidance for New Development (Nov 2021).

7.31 The National Highways Authority requested additional Transport data to consider the strategic road network particularly in relation to the M25 and J11 and J12 and given that no end user is known. The applicant provided this data in a Traffic Assessment Addendum which concluded that the traffic distribution for both junctions would be insignificant and would have no impact on the functionality of the junctions. That the trips would not significantly impact the operational capacity of the M25, J13 or J11. Consequently, the National Highways Authority have advised that they do not object to the proposal, that the development would not materially affect the safety, reliability and/or operation of the strategic road network.

7.32 Surrey County Council Highways (SCCH) have also provided comments. SCCH state that as the road is a private road, it falls out of their jurisdiction. However, that the wider impact of the proposed development has been considered and that the proposed development would not have a material impact on the safety and operation of the adjoining public highway. Given the Government drive to promote sustainable transport and reduce carbon emissions, conditions are recommended to include Electric Vehicle charging, provision of a secure cycle parking and facilities for those cycling to work and the laying out of parking spaces. With the inclusion of these conditions the proposal is considered to accord to policy SD4 and SD3.

7.33 Neighbouring Amenities

7.34 The nearest neighbours to the site are the Maranello Unit to the north-east on the opposite side of the service road serving the application site. To the south-west the Egham

business Village, a range of small units sits. Both these units are uses associated with Industrial site uses and both benefit from their own parking and separate site accesses. The proposal considered under this application would not harm the amenities of either of these neighbouring businesses.

- 7.35 The nearest residential neighbours are two dwellings located to the rear (south) of Thorpe Industrial Park along Green Lane. These properties are located in excess of 36m from the site and over 60m from the rear building line of the new proposed warehouse. The retention of the existing office for Class E use would not cause harm to these neighbours. Given the separation distance of the new warehouse from the residential properties, there would be no overbearing or loss of privacy as a result of the proposal.
- 7.36 In considering noise matters, the existing lawful use is as identified within the planning history under RU.96/0255 (B2 (General Industry) with ancillary offices (former B1 use) and Class B8 (Storage and Distribution). Planning history shows that to the rear of this site a compactor to process waste was present accordingly there was a specific noise condition relating to the operation hours of this compactor to restrict hours of working in relation to preserving neighbouring residential amenities.
- 7.37 The proposal sought remains as B8 use (with the retention of the Class E offices, formally under B1 use) for storage and distribution. The hours of use are requested to be 24 hours over 7 days a week as an end user is unknown. This allows for greater flexibility of use. It is also noted that, Thorpe Industrial Estate is a designated employment area which caters for this type of business need.
- 7.38 Notwithstanding the above, the Councils Environmental Health Officer has reviewed the Noise Impact Assessment Report (NIAR) which concludes that the proposed warehouse general operations (located to the central/rear of the site) would be expected to have some probability of adverse impact to residents during the nighttime. The NIAR considers there could be only 1 HGV per 15 mins using the rear warehouse area. However, the EHO officer raises the concerns that as the end user is not known the actual HGV trip frequency has not been established. Consequently, the EHO considers that given the 24/7 proposed operational hours, any noise impact must be properly mitigated via an Operational Noise Management Plan (ONMP). An ONMP can allow ongoing monitoring and control over noise impacts. As such conditions securing the retention of the rear woodland buffer, proposed rear acoustic fence and a legal agreement to secure the ONMP are considered necessary. The applicant has agreed the heads of terms for this legal agreement, these include noise control measures for future users of the site and are considered necessary and acceptable to mitigate any noise nuisance experienced particularly given the proposed 24/7 operations. This is also considered necessary given the unknown end use for the rear warehouse is closest to the nearest residential neighbours.
- 7.39 In addition, the applicant has provided a light assessment which the Environmental Health Officer has reviewed and agrees with the conclusion of the report which considered that light spillage would be minimal. Therefore, the lighting design would have little or detrimental effect on the existing residents.
- 7.40 There would be no harms arising in terms of neighbouring amenity (immediate neighbours within the industrial park and residential neighbours along Green Road) in establishing the continued use of the existing Office to the front of the site as a Class E use.
- 7.41 With the inclusion of these conditions the proposal is considered to comply with policy EE1 and the relevant noise section in relation to policy EE2.

7.42 Renewable Energy

- 7.43 Policy SD8: Renewable and Low Carbon Energy sets out that new development will be expected to demonstrate how the proposal follows the energy hierarchy (Be lean; use less energy, Be clean; supply energy efficiently and Be green; use renewable energy). For a scheme of this scale, it is also expected for the development to incorporate measures to supply a minimum of 10% of the development's energy needs from renewable and/or low carbon technologies.
- 7.44 The applicant has provided a Sustainability Statement. Which concludes that the proposed development will achieve 61.3% regulated CO2 reduction and 41.3% of the developments total energy needs via a renewable source (photovoltaic system). In conclusion with the provision of these measures (which can be secured by condition), the proposed energy and sustainability measures are acceptable in order to achieve the requirements of Policies SD7 and SD8.

7.45 Ecology and Biodiversity

- 7.46 Paragraph 174 of the National Planning Policy Framework states that planning decisions should minimise impacts on and provide net gains for biodiversity and paragraph 180 sets out that opportunities to improve biodiversity in and around developments should be integrated as part of their design.
- 7.47 Policy SD7 of the Runnymede 2030 Local Plan sets out that development proposal will be supported where they protect existing biodiversity and include opportunities to achieve net gain in biodiversity. Policy EE9 of the Runnymede 2030 Local Plan also sets out that the Council will seek net gains in biodiversity, through the creation/expansion, restoration, enhancement, and management of habitats and species.
- 7.48 The site is largely covered by hard landscaping. However, to the rear is a small buffer strip of woodland which backs onto Green Lane. To the west site boundary is vegetation along with limited ornamental planting in patches along the east boundary. Whilst protected habitats and species are present locally and in the wider area, the site itself is considered to be of low ecological value with no protected species or habitats present. Natural England have been consulted and raise no objection to the proposal.
- 7.49 In line with policy requirements, the applicants have provided a Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment. The recommendations of the Ecological survey provided include protection and enhancement of the strip of woodland, inclusion of a biodiverse roof, landscaping that encourages bats, inclusion of bird and bat boxes and a new hedge with planted with nectar rich native species. Surrey Wildlife Trust consider that with the inclusion of these enhancements (which should be secured through a condition to provide an Ecological Enhancement Plan) this document would provide the full detail and proposed management for the biodiversity net gain. With the inclusion of this condition the proposal is considered to accord to EE9.

7.50 Archaeology

- 7.51 Given that the application site is over 0.4ha an archaeological assessment and evaluation is required under policy EE7 of the Local Plan. A desk-based assessment prepared by RPS has been submitted in support of this planning application that contains a review of information currently held in the Surrey Historic Environment Record (HER) together with other relevant sources in order to determine the potential for significant archaeological remains to be present.

7.52 It is clear from the report that the site had been quarried in the early to mid 20th century. Consequently, this would have removed the potential for archaeology. Surrey County Councils Archaeological Officer has reviewed the application and relevant information and has concluded that for the above reasons no further archaeological works is required. The proposal is considered to accord to policy EE7.

7.53 **Contaminated Land**

The site has a former use as a landfill site, which was capped. The Phase 1 Environmental Assessment classified the risk from contamination on site as moderate and moderate to high risk of ground gas emissions. During the course of the application, at the request of the RBC Contaminated Land Officer, further monitoring of the site was undertaken, and details submitted. The Council's Contaminated Land Officer has reviewed the report. The report identifies some ground contamination matters and states that gas protective measures are required inside 'new structures', and these should be independently verified once installed, continued monitoring is also recommended. Conditions have been recommended to secure this. With the addition of these conditions the proposal is considered acceptable with regards to the Land contamination element of EE2.

7.54 **Air Quality & Waste Management**

7.55 The proposed development site is not located within an Air Quality Management Area (AQMA); however, it is located within 580m of the M25 (AQMA). Accordingly, an Air Quality impact assessment which covers both the construction phase and operational impacts of the development has been provided. This concludes that during the construction phase through good practice and the implementation of suitable mitigation measures any impacts are likely to be negligible. The Councils Environmental Health Team have reviewed this information and has recommended a condition be secured to ensure the mitigation measures are carried out.

7.56 With regards to operational impacts, the report reviews traffic impacts and that the baseline air quality is likely to be below the relevant air quality objectives. Overall, with the inclusion of the condition to ensure mitigation measures are carried out during the construction phase, it is considered that the effects on air quality as a result of the proposed development are negligible.

7.57 Waste matters have been identified within the response from Surrey County Council Minerals and Waste Team. The applicant has submitted a Construction Transport Management Plan which identifies within section 7.19 that the waste hierarchy of eliminate, reduce, reuse, recycle, recover and dispose will be adopted. Consequently, a condition will be secured to ensure the applicant adheres to the methodology proposed within the CTMP. With the inclusion of this condition it is considered that the proposal satisfies waste matters and adheres to policy EE2.

7.58 **Economic benefits**

The proposed development is for employment generating uses on land that is designated as a strategic employment area. As such the principle of the development is acceptable. Additional economic benefits are likely to be realized through the development of this site.

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

- 8.1 In line with the Councils Charging Schedule the proposed development would be CIL Liabile. However, the rate for such a development in our adopted charging schedule is £0.
- 8.2 As set out above a legal agreement will also need to be submitted in order to ensure the scheme is acceptable in relation to noise. The applicant has agreed the draft heads of terms for the Operation Noise Management Plan:

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.
- 9.2 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 AND PLANNING BALANCE

- 10.1 The principle of the development is considered to be acceptable. The proposal seeks refurbishment and redevelopment of a plot within a designated strategic employment area. This proposal will provide economic benefits being of an employment generating use. This is a key benefit of the scheme. Following the submission of additional information, no objections from consultees have been received. The development would not be detrimental to the character of the area and would maintain the residential amenities of neighbouring properties and businesses. The proposal introduces some landscape enhancements which is of benefit to the scheme. All other technical matters can be dealt with by condition.
- 10.2 The development has been assessed against the relevant policies in 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:

Prior to the occupation of the new warehouse to the rear of the site an Operational and Delivery Service Management Plan to be submitted to deal with the following:

- Provide x1 notice board in a publicly accessible location displaying any information on the site deemed appropriate to its operation including a point of contact for local residents for any issues which may arise.
- Continue to monitor and provide 6 monthly reporting on noise levels to the Local Planning Authority for the first 5 years from when the site is at least 50% occupied, or 3 years from being 100% occupied, whichever is longer. Where noise impact exceeds those within the submitted Noise Report provide details of mitigation measures proposed to reduce noise levels and additional monitoring as required
- Demonstrate that goods and services can be achieved, and waste removed, in a safe, efficient way at operational stage.
- Identify deliveries that could be reduced, re-timed or even consolidated, particularly during busy periods.
- Improve the reliability of deliveries to the site.
- Reduce the noise impact of freight activity on local residents and the environment.

And 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;

- P_0200 01
- P_0210 01
- P_0300 01
- P_0600 01
- P_0601 00
- P_0602 00
- P_0700 00
- P_0701 00
- P_0710 00
- P_0711 00

- P_0800 00
- P_0302 02
- P_2000 02
- P_2001 01
- P_2002 01
- P_2100 00
- P_2101 01
- P_2120 01
- P_2110 01
- P_2111 01
- P_2200 01

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

- 3 The development hereby permitted shall be constructed entirely of the materials as stated in the submitted Design and Access Statement unless otherwise agreed in writing by this local planning authority.

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

- 4 Dust from site (method statement)

The development shall be carried out in strict accordance with all measures set out in Appendix C (Construction Mitigation Measures, at pages 26-28) of the Air Quality Assessment, in order to reduce the impact of emissions during the demolition and construction phase of the proposed development. The development shall be carried out fully in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the environmental quality of the area and of people living and working in the area and to comply with Policy EE2 of the Runnymede 2030 Local Plan and guidance in 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 as recommended within Arborclimb July 2022 and Urban Edge Environmental Consulting report March 23 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 Tree protection

Prior to the removal of fencing to the rear of the site which protects G1 trees as identified within Arborclimb July 2022 reports, a Tree Protection Plan shall be submitted to the Local Planning Authority for approval and when subsequently approved these tree protective measures shall be installed in accordance with the approved Tree Protection Plan. Once in place, photographic evidence of the protective measures shall be submitted to the Local Planning Authority (LPA) for approval.

The tree works and methodology proposed within Arborclimb July 2022 report shall be carried out in accordance with this report and method statement. Protective measures shall be used to protect the G1 group of trees to the rear of the site. Protective measures shall remain in place until all works are complete and all machinery and materials have finally left site. Nothing shall be stored or placed in any area fenced in accordance with this condition, nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access, other than that detailed within the approved plans, be made without the written consent of the LPA.

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

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

7 Biodiversity

The above ground construction of the development hereby approved shall not commence until an Ecological Enhancement Plan with details on how to enhance the retained rear woodland habitat as part of the biodiversity net gain strategy, written by a suitably qualified ecologist has been submitted to and approved in writing by the Local Planning Authority. Such details as to 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.

8 Electric vehicle charging points (20% of spaces)

The rear warehouse development hereby approved shall not be occupied unless and until at least 20% of all available parking spaces within the site location plan are provided with a fast-charge Electrical Vehicle charging point. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. In addition, a further 20% of the available spaces shall be provided with a power supply (feeder pillar or equivalent) permitting future connection for electric vehicle charging. The charging points shall be retained for the lifetime of the development.

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

9 Parking and turning/retention of parking and turning

Prior to the first occupation of the rear warehouse development space shall be laid out within the site in accordance with the approved plans for the parking of vehicles, for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in forward. Thereafter the parking, loading and unloading and turning areas shall be retained and maintained for their designated purpose(s).

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

10 Cycle storage

Prior to the first occupation of the rear warehouse development the following facilities shall be provided in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority for:

- a) The secure parking of bicycles for a minimum of 20 cycles within the development site,
- b) Facilities within the development site for cyclist to change into and out of cyclist equipment and shower (s)
- c) Facilities within the development site for cyclists to store cyclist equipment.

and such facilities shall thereafter be retained.

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

11 Acoustic measures

The acoustic measures identified within section 6.0 of the Noise Impact Assessment Report 25216.NIA.01 -Rev C, and with the position of the acoustic barrier in plan P_0302 02, shall be implemented prior to first occupation of the rear warehouse development and shall thereafter be retained.

To protect the amenities of the occupiers of nearby properties and to comply with Policy EE2 of the Runnymede 2030 Local Plan and guidance in the NPPF.

12 Renewable energy (as approved)

The development hereby permitted shall be built in accordance with the approved Energy and Sustainability Statement by FHPESS Revision C1 and thereafter retained, maintained and operational for the lifetime of the development.

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

13 Plant and equipment (as approved)

Prior to the first occupation of the rear warehouse development, *elevation details and* materials to be used for buildings identified within the Key Plan as 2, 11, 30 on plan number P_0302 Rev 02 shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and be retained as such thereafter.

Reason: To protect the visual amenities of occupiers of nearby properties and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

14 SuDS (scheme for approval - pre-development)

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

a. Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 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 2.4l/s.

b. Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.) 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.

c. Evidence that the existing on-site drainage is fit for purpose for the areas to be drained as existing.

d. A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.

e. Details of drainage management responsibilities and maintenance regimes for the drainage system.

f. Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

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

15 SuDS (verification)

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

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

16 Surface water drainage

The surface water drainage strategy shall be constructed in strict accordance with the details shown within drawing: 0910 Rev P05 by Furness Partnership, unless otherwise approved in writing by the Local Planning Authority.

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

17 Remediation scheme (implementation)

As detailed within the Ground Contamination Investigation report J23152 gas protection measures shall be implemented prior to occupation of the new, rear warehouse building. Within 3 months of the completion of the chosen gas protection measures and prior to the occupation of this building, a verification report (or validation report) that demonstrates the effectiveness of the gas protection measures must be submitted to the Local Planning Authority in writing for approval.

Reason: To ensure that risks from land contamination to the future users of the land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

18 Encountered contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the local planning authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination; development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of the Local

Planning Authority 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 the local planning authority 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 an 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.

Reason: To ensure that risks from land contamination to the future users of the land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

19 Contamination land (watching brief)

During construction works for the extension hereby approved a watching brief shall be maintained at the site for visual or olfactory signs of migrated contamination. In the event that contamination is found at the site during construction, work shall stop immediately, a site investigation shall be carried out by a competent person and a report shall be submitted in writing to the Local Planning Authority for Approval (LPA). No further works shall be undertaken unless otherwise approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

20 Restriction on use

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or re-enacting that Order with or without modifications) the premises to be retained to the front of the site as identified on plan reference P_2000 Rev 02 and P_2001 Rev 01 shall only be used for office use Eg(i) and for no other purpose (including any other purpose in Class E of the Schedule of the Town and Country Planning (Use Classes) Order 1987), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, without the prior approval in writing of the Local Planning Authority.

Reason: To ensure the retention of the land as a Strategic Employment Area and to comply with Policies IE2 and EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

21 Construction Transport Management Plan (CTMP)

The development hereby approved (including demolition) shall be undertaken in accordance with the Construction Transport Management Plan by GTA Civils and

Transport 12135 October 22, or such other document submitted and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details for the construction of the development.

Reason: To achieve sustainable development and protect the environment in the vicinity of the site and to comply with Policy EE2 of the Runnymede 2030 Draft 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. SCC Informative - Dirt or Damage on Highway

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

3. Damage to the highway

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

4. Highway impact of contractor's vehicles

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) 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.

5. Habitat Trees

Many trees contain wildlife such as bats and nesting birds that are protected by law. The approval given by this notice does not override the protection afforded to these species and their habitats. You must take any necessary steps to ensure that the work you are carrying out will not harm or disturb any protected species or their habitat. If it may do so you must also obtain permission from Natural England prior to carrying out the work. For more information on protected species please go

to www.naturalengland.gov.uk

6. Nature Conservation Informative - Bats, Badgers etc

The applicant/developer is advised that before undertaking any construction work you should check any buildings or land to ensure that there are no bats, badgers, wild birds or other protected plant and animal species. It is an offence to kill, injure or disturb bats and badgers or intentionally damage, destroy or obstruct their places of shelter. If you find any protected species you should not start any work until you have contacted English Nature and got the appropriate consent.

7. Nature Conservation Informative (Roosting on Site)

The applicant is advised that should bats be found to be roosting on the site, it will be necessary to undertake further works under a DEFRA licence. Bats are protected species.

8. SuDs

If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written consent. More details are available on our website.

9. SuDs

If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

10. SuDs

Sub ground structures should be designed so they do not have an adverse effect on groundwater.

11. Environment Agency

The applicant is advised to contact the Environment Agency on 03708 506 506 to establish if any other consents are required for the works they are proposing.

12. Environment Agency

The applicant is advised to review the email sent by the Environment Agency 5th May 2023 which is available online to view under the planning reference cited on the front page of this report. This letter provides further advice and guidance for the works in relation to Flood Risk, Ground Water Protection, Potential Polluting Activities, Foul Drainage and Other Consents.

13. Thames Water

The applicant is advised to review the email sent by Thames Water 8th February 2023 which is available online to review under the planning reference cited on the front page of this report. This letter provides further advice in relation to Waste Water and Sewage Treatment.

Recommendation Part 2:

The HoP be authorised to refuse planning permission should the s106 not progress to his satisfaction or is any significant material consideration arises prior to the issuing of the decision notice that in the opinion of the HoP would warrant refusal of the application. Reasons for refusal relating to any such matter are delegated to the HoP.

Existing Site



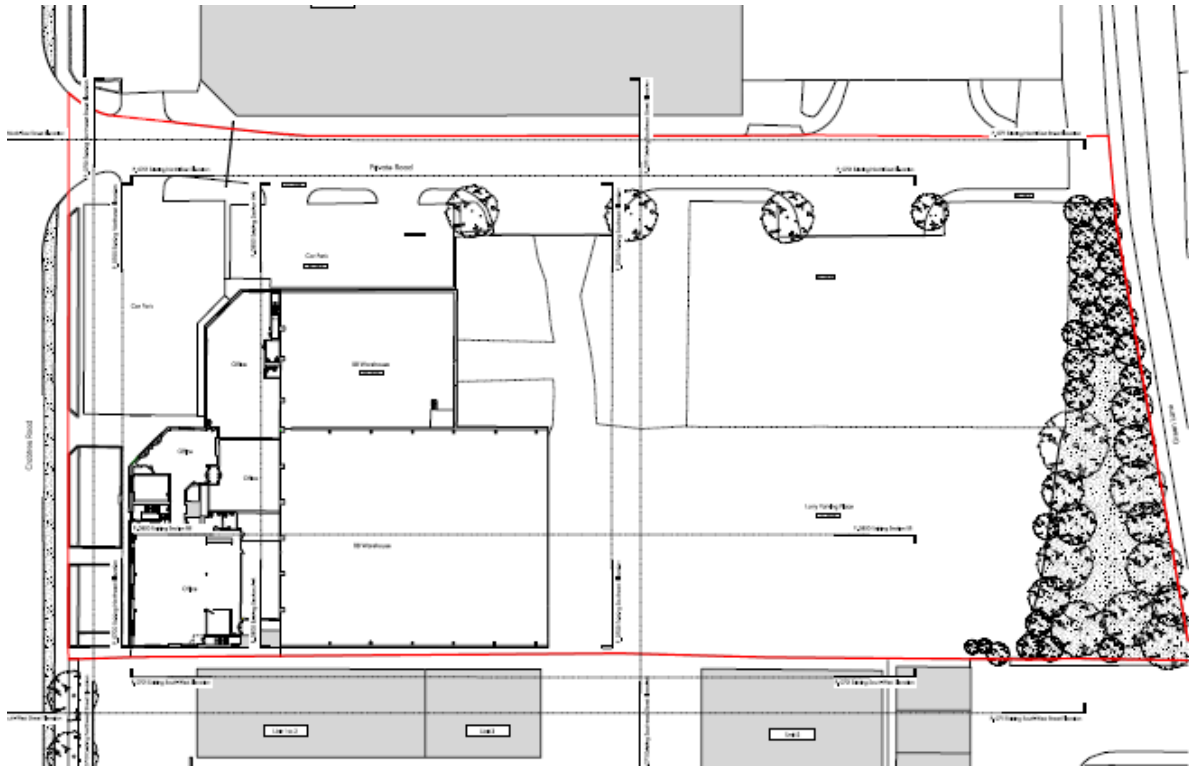
Front elevation



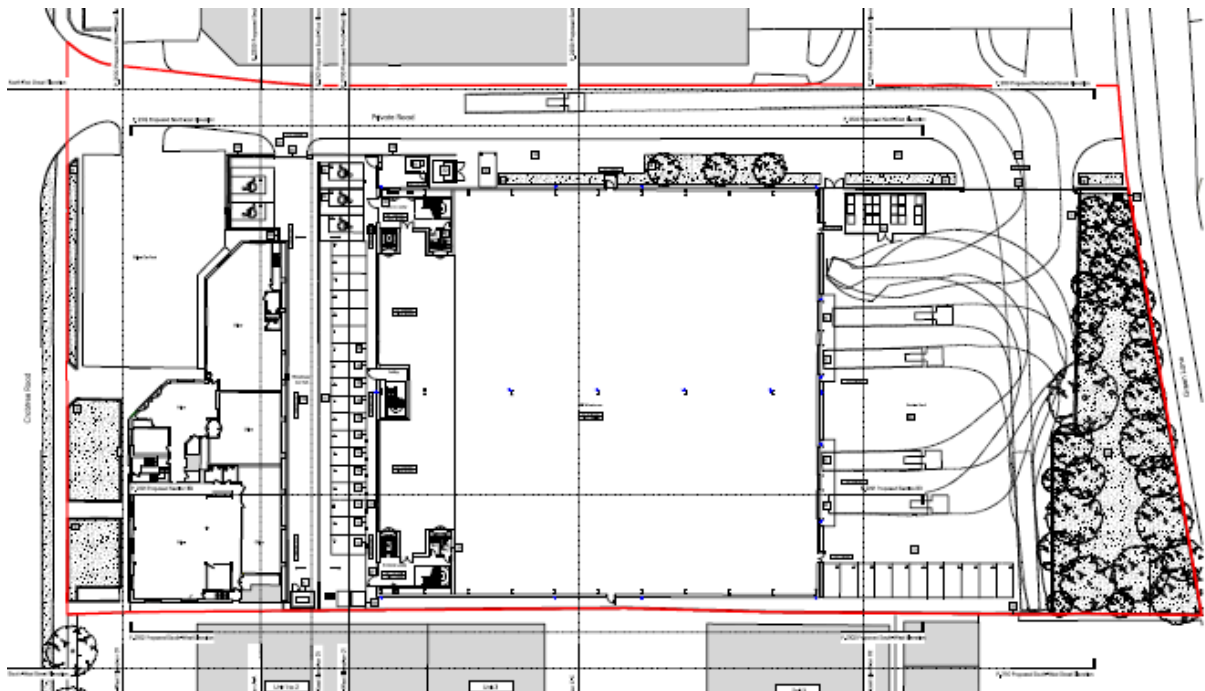
South West View



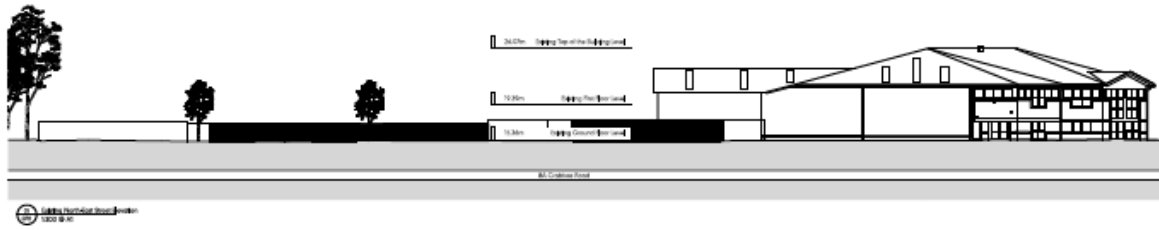
Existing Site Plan



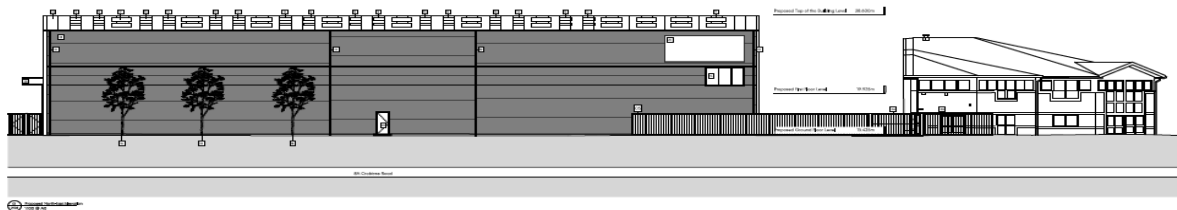
Proposed Site Plan



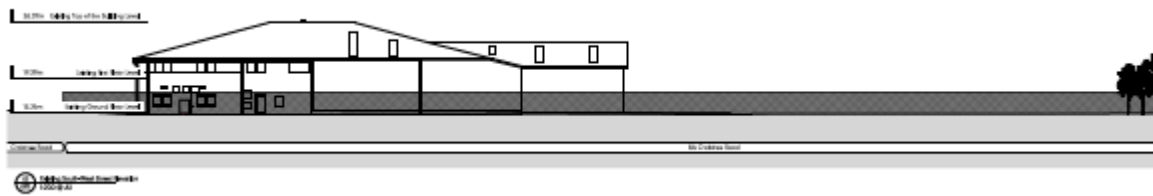
Existing North East Elevation



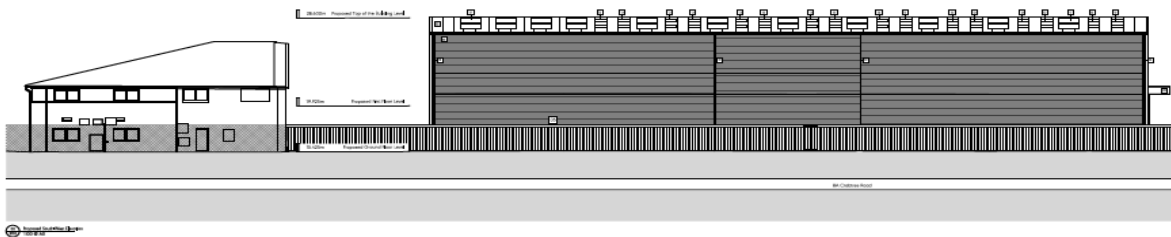
Proposed North East Elevation



Existing South West Elevation



Proposed South West Elevation



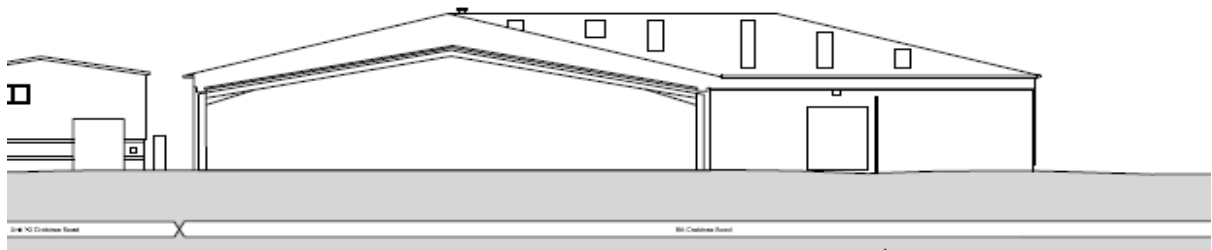
Existing North West elevation (Front)



Proposed North West elevation (Front)



Existing South East elevation (rear)



Proposed South East elevation (rear)





FOR LOCATION PURPOSES ONLY

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

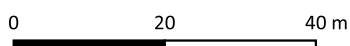
Date:15/01/2024

Park House



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Scale: 1:1,000



RU.23/1186



COMMITTEE AGENDA REFERENCE: 5D

APPLICATION REF:	RU.23/1186
LOCATION	Park House, Wick Road Egham, Englefield Green, TW20 0HJ
PROPOSAL	Change of use of building from single residential dwelling (C3 Use Class) incorporating rooflights, dormer window, single storey link and two storey extension to provide 9 dwellings comprising 3 x 2 bed and 6 x 3 bed (C3 Use Class), new access, associated car parking, bin, and cycle storage (amendments to planning permission RU.21/2188).
TYPE	Full
EXPIRY DATE	23/10/23
WARD	Englefield Green West
CASE OFFICER	Katherine Appleby
REASON FOR COMMITTEE DETERMINATION	Net increase of 5 or more dwellings and part of allocated site
<i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

It is recommended the Planning Committee authorises the HoP:	
1.	To approve the application subject to the completion of a Unilateral Undertaking and planning conditions
2.	To refuse planning permission at the discretion of the HoP should the Unilateral Undertaking not progress to their satisfaction.

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site is located on the northern side of Wick Road, immediately to the east of its junction with Blays Lane and it is close to the settlement of Englefield Green, the boundary of which is a short distance to the east of the site (i.e., Queenswood Crescent which is a residential development comprising of apartments and terrace / semi-detached houses and is within the settlement) and also to the north of the site, beyond the existing offices. Open land lies to the south and west of the site.
- 2.2 Park House is a substantial Villa originally constructed in 1874, which is set in large, landscape grounds. The building is 2-3 storeys in height and it has been designated a 'Locally Listed Building'. Whilst the building was originally erected as a dwelling, it was converted into offices in the mid-1950s and was for many years used as Headquarters by the Dyslexia Institute, however under prior approval RU.14/1118 the existing building has been converted back to a single residence.
- 2.3 The building is accessed off Wick Road. The access road also serves the other office buildings to the north of Park House. The site is located within flood zone 1 with a watercourse running through part of the site to the east and is very well screened by existing mature trees, with more significant areas of woodland along the southern and eastern boundaries of the site and includes several trees protected by Tree Preservation Order 419. An area along the southern boundary of the site

is also located with the Biodiversity Opportunity Area. The site also lies within 5km travel distance of the Thames Basin Heaths Special Protection Area.

- 2.4 Following the adoption of the Runnymede 2030 Local Plan the application site is no longer within the Green Belt but is now within the urban area. Park House forms part of a larger site which includes Blays House, Inbucon House and The Stables, which lie immediately to the north and are all in Class B1 (office) use. This application (which does not include Blays House, Inbucon House and The Stables) is a site allocated for development by the Runnymede 2030 Local Plan, Adopted 16th July 2020 (by Policies SD2 and SL5). The site is also within the Englefield Green Village Neighbourhood Plan (West Character Area).

3. APPLICATION DETAILS

- 3.1 The proposed development seeks full planning permission for the conversion and extension of the existing office building to provide 9no. dwellings (comprising 3no. x 2 bed and 6no. x 3 bed). Of these, 7no.flats are proposed within the existing building, with a further 2 no. dwellings provided within a linked two storey extension. This is a revised scheme following the approval of RU.21/2188.
- 3.2 According to the applicant since RU.21/2188 was approved Park House has been sold and the new owner is looking to make changes to the approved scheme to align the design, form and size of units with current market advice. The main change involves utilising a section of loft space for residential accommodation. This allows for the unit numbers to be increased from 8 to 9. The mix also changes from 4 x 2 bed and 4 x 3 bed to 3 x 2 bed and 6 x 3 bed. The size of the extension does not change, however the detailing has been refined to compliment the main house. The main form of the house and areas proposed for conversion do not change. The changes also allow for step free access to each residence.
- 3.3 It is proposed to reconfigure the ground floor layout to keep the substation in its existing configuration, together with all additional plant rooms required. To do so, it is proposed to rearrange Apt. 1 and 3 to allocate the basement to Apt. 1 and make Apt. 3 a 2B4P (consented as 3B6P). All units on the ground floor have been amended to aim at preserving as many existing internal features as possible, including the double height in the living room of Apt. 3 by providing a mezzanine space over bedroom 2 to preserve the existing detailing of the ceiling whilst providing a high quality office / reading room space. It is proposed to amend the layout of Apt. 1 to create a link between the existing courtyard and the external private amenity space located to the north next to the main entrance of the building. Overall, the aim is to preserve the character of the internal spaces of the existing building by keeping a room to room flow within the apartments by reducing the use of internal corridors and increasing the use of existing internal openings.
- 3.4 It is proposed to provide a lift within the existing main staircase to provide step-free access to all entrance doors within the existing building. The lift will take place in front of the existing chimney on the ground floor, carefully included within the existing features. A void following the existing structural arrangement is created within the landing on the first floor allowing the lift to go through. The proposed lift will mainly be made of glass and will stay away from the ceiling of the first floor to preserve its existing features.
- 3.5 It is proposed to divide consented Apt. 5 in two duplexes to make the best use of the existing loft space. Similar to consented Apt. 6, Apt. 5 and Apt. 7 will have their entrance door on the first floor landing. Secondary staircases will lead to the loft accommodations which will benefit from heritage-led sky roof lights providing natural daylight and ventilation. According to the applicant the apartments have been designed to make the best use of the interesting space provided by the existing pitch-roofs. The external parts of the existing chimneys will be retained whilst the internal parts will be amended to make space for the residential accommodation. Steel structures will be erected to make the existing chimneys structurally sound. In order to maintain the integrity of the internal staircase area, a flat roof dormer window serving apartment 7 is proposed which ensures sufficient head height is maintained for apartment 7 without disturbing the existing staircase area /

ceiling. The dormer window is wider but is similar to the existing dormer windows in terms of design and shape and due to its location is almost entirely hidden within the existing roof area and as such has minimal visual impact. The floor area of apartment 7 would increase by 4.14sqm.

- 3.6 New openings are proposed to accommodate the proposed residential use. These are located in Apt. 1 (around the proposed courtyard), Apt. 3 (to provide access to the private amenity space from the living room and daylight to bedroom 2), Apt. 4 (to provide access to the private amenity space) and Apt. 6 (to provide access to the private amenity space). All proposed openings will retain / provide features similar to the existing ones.
- 3.7 It is proposed to maximise the provision of external private amenity spaces for the apartments where possible. All apartments on the ground floor benefit from external amenity spaces as per the consented scheme. Apt. 4 and Apt. 6 benefit from proposed private amenity spaces located on the existing single storey flat roof space east of the courtyard. These spaces will be fenced by high-level frosted glazing balustrade to both provide daylight and preserve privacy. A total of x 14 car parking spaces would be provided immediately to the north and east of the existing building and adjacent to the existing access road following the removal of existing shrubs and foliage, all of which would be accessed via the existing access from Wick Road as well as a bin store and a store for 14 bikes.
- 3.8 The consented design has been amended to be more in keeping with the existing building and to rationalise the internal spaces creating a better flow whilst improving the buildability. The proposed two storey extension would be attached to the south of the existing building by a new single storey part brick/part glazed link which would comprise a master bedroom and ensuite serving apartment 3 of the proposed converted building. It is proposed to have a shadow-gap between the existing building and the single storey link allocated to Apt. 3 to detach the new build visually and physically from the east facing existing double height gable allocated to Apt. 3's living room. It is proposed to use materials which are sympathetic to the existing building and where possible to use identical or similar materials although the facade material for the extension to apartment 3 would be different but it would have a similar design to the previous scheme and have a flat 'green' roof. The extension would be sited further away from Blays Lane compared to the existing building and located on an existing lawn area. To link existing and new build, it is proposed to use features of the existing building for the proposed semi-detached houses such as square and hexagonal bow-windows, recesses, framed windows and pitched roofs. The remaining extension would have a footprint of approx. 165sqm and a first floor of 155sqm and both entrances to the 2 houses are now located on the east elevation to be closer to the proposed parking area and to increase the privacy and usability of the proposed private amenity spaces. House 1 would have front and rear enclosed garden areas and house 2 front and side garden areas with a combination of a ramp and stairs in view of the slight change in levels in order to provide both direct and step-free accesses to the proposed parking courtyard which would have 4 parking spaces and a new timber sliding gated entrance with brick piers and walls following the removal of a section of boundary fence to create a new access off Wick Lane to serve the 2 houses. A cycle/bin store and plant room has also been indicated close to the proposed car parking area.
- 3.9 A recent Tree Survey carried out on the application site recorded 19 trees, of which 0 are category 'A', 12 are category, 'B'; 6 are category 'C' and there is 1 category 'U' tree. A tree report has been submitted which includes an arboricultural method statement (AMS) and a tree protection plan (TPP) which indicates that the proposed development requires the removal of a holly (T10-C), a birch (T11-B) and a hazel (T16-C) in order to facilitate the construction of the new entrance off Blays Lane. There is no other pruning or felling required in order to implement the scheme, although the removal of a category 'U' tree, a cypress (T2) is recommended in the interests of good arboricultural management. It is relevant that the previous scheme suggested 12 trees to be removed. Additional landscaping would also be carried out on the site with the introduction of more native species and the opportunity to introduce new tree planting to the site boundary, retaining the roadside tree cover. To the east and south of Park House is a grassed landscaped area, which would form a communal amenity area.

- 3.10 Bat surveys have been carried out on the site and building which have found the presence of bats so the provision of bat slates around the building and a dedicated bat roost in a section of the roof is proposed and a plan showing the location of these has been submitted. 3 bat boxes are also proposed to be erected in suitable trees within the grounds.
- 3.11 The applicant has submitted a Planning, Design and Access Statement. According to the applicant the current application proposes minor design changes to the previously approved scheme for 8 dwellings (RU.21/2188). The external form and size of the existing building, as well as the two-storey extension does not generally change from the approved scheme. The main change involves an additional dormer and utilising a section of loft space for residential accommodation. This allows for the unit numbers to be increased from 8 to 9. The size of the extension does not materially change however the detailing has been refined to further compliment the main house. The main form of the house and areas proposed for conversion do not change.
- 3.12 The applicant has submitted a draft unilateral undertaking with respect to SAMM and SANGS payments in relation to the location of the site within 5km of the Thames Basin Heaths SPA, in accordance with the current guidance.

4. RELEVANT PLANNING HISTORY

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

Reference	Details
RU.21/2188	Change of use of building from single residential dwelling (C3 Use Class) and two storey extension to provide 8 dwellings comprising 4 x 2 bed and 4 x 3 bed (C3 Use Class), new access, associated car parking and plant, bin, and cycle storage. Granted 19/04/23
RU.17/1750	Change of use of building from office (B1 Use Class) and two storey extension to provide 8 dwellings comprising 4no.x 2 bed and 4 no.x3 bed flats (C3 Use Class), new access, associated car parking and bin and cycle storage. -Granted 29/03/18 – Not Implemented
RU.14/1118	Prior approval for change of use from office to single dwelling house - Granted 16/09/14
RU.74/0256	Continued use for administrative purposes and staff training centre as described in without the need to comply with conditions (iv) - personal permission and (v) - maximum number of persons employed - Granted 1974.
EGH.55/3515	Use of house for administration purposes and staff training centre - Granted January 1956

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

- 5.1 National Planning Policy Framework and Guidance.
- 5.2 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.

- 5.3 The application site is part of a site allocated for development by the Runnymede 2030 Local Plan, Adopted 16th July 2020 (by Policies SD2 and SL5).
- 5.4 SPDs which might be a material consideration in determination:
 Runnymede Design SPD (July 2021)
 Thames Basin Heaths SPA SPD (April 2021)
 Affordable Housing SPD (April 2022)
 Runnymede Parking Guidance SPD (November 2022)
- 5.5 Englefield Green Village Neighbourhood Plan – A referendum on the Englefield Green Village Neighbourhood Plan was held on Wednesday 13 December 2023. The referendum result was that 690 voters were in favour of the Plan, and 90 against. As such this plan is now afford full weight.

6. CONSULTATIONS CARRIED OUT
Consultees responses

Consultee	Comments
RBC Conservation Officer	No objection
Natural England	No objection
SCC County Highway Authority	No objection
Surrey Wildlife Trust	No objection

- 6.1 **Representations and comments from interested parties**
- 6.2 26 Neighbouring properties were consulted in addition to being advertised on the Council's website and no letters of representation has been received to date.
- 6.3 Englefield Green Village Neighbourhood Forum – No comments have been received

7. PLANNING CONSIDERATIONS

- 7.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The site is no longer constrained by the Green Belt designation. The application site is located within the urban area where the principle of such development is acceptable subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The recent planning history for the site is a material consideration. The key planning considerations include:
- Principle and Quantum of Development
 - Affordable Housing
 - Heritage
 - Design and Impact on Character and Appearance of the Area
 - Residential amenity
 - Highway Considerations

- Impact on Trees
- Ecology
- Flood Risk and Drainage
- Sustainability

Principle and Quantum of Development

- 7.2 The application site is included in the Runnymede SLAA (2021) and comprises part of a site allocated under Policy SL5, 'Housing Allocation at Blays House, Blays Lane, Englefield Green'. The Runnymede Site Selection Methodology and Assessment (SSMA-2017) examined potential development sites for allocation in the Runnymede Local Plan against aspects such as accessibility and constraints, and how each performed against the other and Green Belt purposes and recommended that the site should be allocated for housing.
- 7.3 The site is located within a reasonable walking and cycling distance of key facilities in Englefield Green as well as other leisure, employment and education facilities close to the site. Bus stops providing access to Englefield Green as well as to the nearby larger towns of Egham and Staines-upon-Thames are located just a short distance away, and Egham and Virginia Water Stations provide access to the rail network for longer distance trips with the M25 and M3 close by. As such the site is in a settlement location and has reasonable access to local facilities and is in a reasonably sustainable location. Given the wider sites allocation the proposed residential development of the site is acceptable in principle.
- 7.4 The Runnymede 2030 Local Plan was adopted on 16th July 2020 and within this Policy SD1 of the Local Plan advises that Englefield Green will require 612 net additional dwellings during the period of the Local Plan (2015-2030). Policy SD2 states that sites listed within this policy are expected to deliver the level of development subject to complying with specific requirements set out in the individual site allocation policy which in this case is Policy SL5 which has allocated the site for development for a minimum of 100 dwellings. As such, it must be demonstrated that this piecemeal development is acceptable in policy terms and that the remainder of the allocated site could still come forward for development in the future.

Policy SL5 also requires the following:

- b) Take account of site boundary vegetation in the design, layout and landscaping of the site especially fronting Wick Road and the north boundary of the site; This will need to be demonstrated and implemented through an appropriate landscaping strategy;
- c) Safeguard biodiversity at the Windsor Great Park SNCI in the design and layout of the site through an appropriately designed green infrastructure buffer and through provision of boundary vegetation and landscaping take account of the objectives and targets for Biodiversity Opportunity Area TV01. This will need to be demonstrated through appropriate habitat/species surveys and implementation of management plans;
- d) Ensure that the Locally Listed Park House and its setting is maintained and enhanced;
- e) Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site specific Travel Plan and Transport Assessment and improve the pedestrian footway between the site and London Road;
- f) Make a financial contribution(s) towards the provision of early years, primary and secondary school infrastructure either through S106 or CIL (or its successor);
- g) Avoid impact to the Thames Basin Heaths SPA through an approved scheme of mitigation which makes provision for the delivery of SANG and a financial contribution(s) towards SAMM;

h) For the avoidance of doubt, in relation to open space requirements for the site (policy SL26) it will be expected that open space provision for children and teenagers will be provided on site wherever possible, whilst a financial contribution towards off site outdoor sports facilities and allotments will be required. Beyond this it is expected that the applicant will provide or contribute to any other infrastructure identified at application stage which is necessary to make the site acceptable in planning terms.

These requirements will be addressed in the relevant sections below.

- 7.5 Regarding the quantum of development proposed on the site, it was not possible at the high-level plan making stage to predict what detailed measures might need to be incorporated into a scheme to comply with other policies in the Local Plan to ensure the development is sustainable. The previous consented scheme (RU.17/1750) was constrained by Green Belt Policies, however this is no longer the case, and the site is also now part of a wider allocation to achieve a minimum of 100 dwellings across the site. Nevertheless, this has to be balanced against criteria D of Policy SL5 and it is considered that as Park House is a mid to large scale imposing building of complex design and significant presence, by building on the current landscaped garden which contains many fine forest scale trees it would destroy its setting and tiny units with minimal spaces between and would fail to enhance it. Therefore, it is considered for these reasons that the current proposal of 9 units would be an efficient use of land whilst still protecting the integrity of the building and its setting.

Affordable Housing

- 7.6 Policy SL20 of the Local Plan states that the Council will seek to deliver 30% of all net additional dwellings as affordable units of which about 22% will be provided as First Homes, 53% as Affordable/Social Rent and 22% provided as other forms of affordable housing. Development proposals of 10 or more (net) additional dwellings will be expected to provide 35% of dwellings as affordable units with a tenure split as above which includes 10% of homes for affordable home ownership.
- 7.7 However, in view of the planning history for the site, where planning permission has previously been granted for a similar scheme (RU.17/1750) prior to the adoption of the current Local Plan and Policy SL20, it is not considered that the site has been artificially subdivided and in view of the quantum of development proposed on the site as set out in paragraph 7.5 above, it is considered that the site is being developed to its full potential. It is considered for these reasons that no affordable housing units or a contribution to affordable housing can be requested in this instance. On this basis it is considered that the proposal meets the requirements of Policy SL20 and the Affordable Housing SPD.

Heritage

- 7.8 Policy EE3 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 in accordance with national legislation, policy and guidance and any supplementary planning documents which the council may produce. Park House is a designated a 'Locally Listed Building'. The significance of Park House is considered to be the historic and architectural interest of the building and its spacious setting. The Council's Conservation Officer considers that the conversion of the main Locally Listed building into seven apartments would secure the long-term future of the building and the works would not harm its character as a non-designated heritage asset. The two-storey extension for two dwellings is also considered to preserve the dominance of Park House while the new extension reflects the materials, form and design principles of the main house without resorting to a pastiche design solution and is considered to be proportionate and sensitive. The current proposal differs little from a recent and extant consent. The integrity of the main house is preserved and there should be no significant harm to the locally listed building. Therefore, the development is considered to maintain and enhance the non-designated

heritage asset and its setting, in compliance with Policies EE3, EE8 and SL5 criteria d) of the Local Plan and HE2 of the EGVNP.

Design and Impact on Character and Appearance of the Area

- 7.9 A core principle of the NPPF is the provision of high-quality design and that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions. Local Plan Policy EE1 requires 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. Development should be designed to take into consideration the existing site and its local context.
- 7.10 The development would have no frontage onto any of the existing residential streets around the site. The proposed extension has been designed to be visually subservient to the existing two/three storey building and would be sited set back from Blays Lane. The extension would not project any further into the site than the existing building, the two individual dwellings would have private gardens to an acceptable standard and therefore it is considered the scheme would not be visually harmful to the character and appearance of the area. The proposed access, cycle and bin stores would be located close to the proposed extension and would be sited amongst trees and foliage. The new entrance to the site for the two dwellings is provided from Wick Lane, including 2.5m high feature brick piers either side of a timber sliding gate creating a gateway into the development and although some trees would be removed to facilitate this, they would be mid to low category C and U with the larger more mature tree remaining either side of the access and creating a landscaped approach to this part of the development. In view of the design and layout of the proposals it is considered that the remainder of the allocated site could still come forward for development in the future. As such, the proposal would therefore comply with Policies SL5 and EE1.
- 7.11 Policy ND3 within the Englefield Green Village Neighbourhood Plan refers to proposals for the development of the site will be supported where they are in accordance with the design vision, concept and principles set out in the Englefield Green Masterplans document and have regard to the Englefield Green Design Codes (Policy ND5). The Englefield Green Village Neighbourhood Area Masterplan Document demonstrates how the site allocated under Policy SL5 could be developed and refers to Park House being maintained and enhanced (in line with Policy SL5 (d)) but not extended. However, it also considers that the layout should be based around a strong green network and its attractive wooded setting; and two car parking spaces are provided per property, in keeping with Neighbourhood Plan policy. Although the building would be extended within the current proposal, it is considered that the proposed works and extension enhances and maintains the building. The extensions are similar to that granted under previous applications and would enable the works to be carried out to the existing building to maintain it for future generations. It is also material in that the applicant has a fallback position with extant RU.21/2188.

Residential amenity

- 7.12 Policy EE1 states that development proposals should have no adverse impact on neighbouring properties or the amenities of future occupiers and should provide an appropriate standard of amenity space. Policy SL19 requires development to comply with minimum internal space standards. Given the relatively isolated location of the site, there would be no impact on neighbouring amenity. The extension would be sited a sufficient distance from the existing dwelling to ensure that there would be no loss of light or privacy to its occupiers. It is therefore considered the proposal has an acceptable impact on neighbouring amenities and complies with EE1 of the Runnymede Local Plan and Policy ND1 of the Englefield Green Village Neighbourhood Plan.
- 7.13 Each dwelling would have a suitable area of private amenity space, as well as attractive communal areas. The units would comply with the minimum internal space standards set out

in Policy SL19. It is therefore considered that the proposal would be of a high quality design and would provide attractive living spaces in compliance with Policy EE1 and Policy ND1 of the Englefield Green Village Neighbourhood Plan.

Highway Considerations

- 7.14 Policy SD4 of the Local Plan states that the Council will support development proposals which maintain or enhance the efficient and safe operation of the highway network. When comparing with extant RU.21/2188, it is proposed to rearrange the parking spaces to the north of the existing building to provide two additional spaces, relocate the cycle parking spaces closer to the main entrance door, reconfigure refuse storage and remove the plant room to improve the relationship with the stables to the north, provide a step-free access to the main entrance of the existing building and make the proposed car parking spaces easier to use. The access and parking spaces of the proposed new build semi-detached houses are left as consented; the plant room being removed as it is not required. In total, 18 car parking spaces are provided, 2 per unit which complies with the maximum adopted parking standards and would achieve a ratio of 2 spaces per unit across the development. EV Charging is provided for each dwelling and adequate covered cycle storage would be provided for both houses and flats in line with SCC recommended cycle parking standards. The County Highway Authority has visited the site and have undertaken an assessment of the likely net additional traffic generation, access arrangements and parking provision. They are satisfied that the proposed use and the new access would not have a material impact on the safety and operation of the adjoining public highway subject to the imposition of a number of conditions. As such the proposals are in accordance with Policies SL5, SD3, SD4 and SD5 of the Local Plan and TT1 and TT2 of the EGVNP.

Impact on Trees

- 7.15 Part of the site is subject to TPO 419 and some rhododendron, trees and boundary hedging, predominantly in the southern part of the site would need to be removed to facilitate the access. A strip of roadside trees is also within a 'biodiversity opportunity area. The application is supported by a tree report that includes an arboricultural method statement (AMS) and a tree protection plan (TPP). The report also highlights the arboricultural impact of the development, which requires the removal of mostly low-quality trees and building small structures and laying hard surfacing in the RPA of some retained trees. The AMS does give detail of methods to mitigate the impact of the proposed development on the retained trees and it is considered that if permission is granted that it is conditional on use of the tree protection methods described in the submitted plan and report by Merewood Rev B dated 12th December 2023. In respect to the tree removal, it is desirable and possible to mitigate this with replacement tree planting which can be secured by a condition requiring a detailed landscape scheme that includes tree planting. Such a programme could remove areas of undesirable species such as rhododendron and replant with understorey species (such as those already proposed) to provide biodiversity enhancements. A certain number of individual canopy species trees (Oak/Beech/Sweet Chestnut/Pine for example) could be planted in appropriate locations within this roadside tree belt. The proposal therefore complies with policies SL5, EE1, EE9 and EE11 and Policy NE3 of the EGVNP.

Ecology

- 7.16 The applicant has submitted reports in respect of surveys undertaken for protected species. Recent bat surveys have been undertaken which recorded different species of bat to occur on-site. As a result of these findings it is proposed to relocate the bats surveyed on site to within another section of the existing loft space with the provision of access tiles into the retained loft spaces for continued use (after the works have been carried out) and a plan showing the location of these has been submitted. Bat boxes would also be installed on trees around the site. Surrey Wildlife Trust has raised no objections subject to the mitigation proposed but advise that the applicant is required to obtain a bat mitigation licence, in line with the proposed mitigation strategy. An informative can be added on any approval advising the

applicant of this. With successful implementation of the avoidance, mitigation and enhancement measures set out in the above-mentioned submission documents and subject to safeguarding conditions, it is considered that the proposed development can be carried out without any harmful impacts on protected species or habitats and the scheme complies with Policies EE9 and EE10 and Policy NE2 of the EGVNP which is in accordance with national requirements.

- 7.17 The site falls within 5km of the Thames Basin Heaths SPA, therefore Policy EE10 applies. All new net residential developments within this zone of influence are considered likely to have a significant effect on the SPA in terms of recreational impacts from new residents and should therefore contribute to the provision of avoidance measures. Policy SL5 (site allocation policy) includes a requirement that the proposed development of this site should avoid an impact to the Thames Basin Heaths SPA through an approved scheme of mitigation which makes provision for the delivery of SANG and a financial contribution(s) towards SAMM. These must be delivered prior to occupation and in perpetuity and agreed with Natural England. To address this policy requirement and as set out in an appropriate assessment the developer has submitted a Draft Unilateral Undertaking. As a competent authority the Council's appropriate assessment requires a contribution of £8,443,38 towards the provision of SAMM and £18,566.93 towards the provision of SANG in accordance with the Council's Adopted SPG. Subject to securing the SAMM and the relevant SANG contributions by way of a Unilateral Undertaking, it is considered that the proposal would address the impacts of the development the impact arising from the development on the Thames Basin Heath Special Protection Area in accordance with the Council's policies and the NPPF in compliance with Policies EE10 and SL5.

Flood Risk and Drainage

- 7.18 The site is located within Flood zone 1 and the Council's Drainage Officer has raised no objection subject to a Suds condition for the proposed development. Subject to this, the proposal complies with Policy EE13.

Sustainability

- 7.1 Policies SD7 and SD8 of the Local Plan relate to sustainable design. No detailed measures have been provided, however from the information submitted it is likely that a combination of photovoltaic cells on the southern roof slope of the new build element and an air source heat pump (ASHP) would be proposed. Therefore, conditions are recommended to secure this and in respect of water efficiency, and the proposal complies with the policies SD7 and SD8 and the NPPF and meets the objectives of ND6 of the EGVNP.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.1 The application proposes an increase in residential units 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 This is a site allocated for development by the Runnymede 2030 Local Plan (by Policies SD2 and SL5). The quantum of development proposed makes an efficient use of an appropriate site and the traffic and highway safety aspects of the application have been reviewed by the County Highway Authority who raises no objections and conclude that the proposed access is safe, and no harmful impacts would arise in respect of the highway network in the area. The development is considered acceptable in terms of impact on heritage assets, the character and appearance of the area, residential amenity, trees, ecology and other policy requirements. No other technical planning issues have been identified that would prevent planning permission being granted in accordance with the development plan and the NPPF.
- 10.2 The development has been assessed against the following Development Plan policies – SD1, SD2, SD3, SD4, SD5, SD7, SD8, SL5, SL19, SL20, EE1, EE2, EE3, EE8, EE9, EE10, EE11, EE12 and EE13 of the Runnymede 2030 Local Plan of the Runnymede Borough Local Plan Second Alteration April 2001, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

11. FORMAL OFFICER RECOMMENDATION

Recommendation Part A:

The 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:

1. **SAMM (TBHSPA) financial contribution of £8,443,38**
2. **SANG (TBHSPA) financial contribution of £18,566.93**

And the following 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;

- 0090-ADE-03-SS-A-D-30500_Location Plan-S3-01
- 0090-ADE-03-ZZ-A-D-32502_External Works Elevations-S3-01
- 0090-ADE-03-ZZ-A-D-32503_New Gate Details-S3-01
- 0090-ADE-03-00-A-D-31501_Ground Floor-S3-07
- 0090-ADE-03-01-A-D-31502_First Floor-S3-08
- 0090-ADE-03-02-A-D-31503_Second Floor-S3-08
- 0090-ADE-03-RF-A-D-31504_Roof-S3-05
- 0090-ADE-03-SS-A-D-30502_Site Plan Proposed-S3-04
- 0090-ADE-03-ZZ-A-D-32501_North and West Elevations-S3-06
- 0090-ADE-03-ZZ-A-D-32500_South and East Elevations-S3-06
- 0090-ADE-03-B1-A-D-31500_Basement-S3-04
- 0090-ADE-03-RF-A-D-31505_External Amenities Plans-S3-01

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

3. Gates and accessibility

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

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

4. Bat Survey

The construction of the development shall take place fully in compliance with the measures set out in Preliminary Bat, Bat Emergence and Walkover Surveys 2023, 4 Acre Ecology Ltd., 21st November 2023 and the final development shall include the mitigation and enhancement measures as recommended in the Preliminary Bat, Bat Emergence and Walkover Surveys 2023, 4 Acre Ecology Ltd., 21st November 2023 which should incorporate bat roosting opportunities and biodiversity improvements. Once in place, photographic evidence of the measures shall be submitted to the Local Planning Authority (LPA) for approval. Such measures and enhancements as provided shall be retained and maintained thereafter.

Reason: To protect the habitat of bats, the flora, fauna and ecological value on the site, 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.

5. Tree Protection

Prior to the commencement of any works hereby approved, including demolition, and before any equipment, machinery or materials are brought on to the site tree protective measures shall be installed in accordance with the approved submitted plan and report by Merewood Rev B dated 12th December 2023. The works shall be carried out in accordance with the approved protection plan and method statement. Once in place, photographic evidence of the protective measures shall be submitted to the Local Planning Authority (LPA) for approval. The protective measures shall remain in place until all works are complete and all machinery and materials have finally left site. Nothing shall be stored or placed in any area fenced in accordance with this condition, nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access, other than that detailed within the approved plans, be made without the written consent of the LPA.

There shall be no burning within six metres of the canopy of any retained tree(s). Where the approved protective measures and methods are not employed or are inadequately employed

or any other requirements of this condition are not adhered to, remediation measures, to a specification agreed in writing by the LPA, shall take place prior to first occupation of the development, unless the LPA gives written consent to any variation.

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

6. External Materials

No development above slab level shall commence until details of the materials to be used on the external surfaces of the works hereby approved, and no variations in such materials when approved shall be made without the prior approval, in writing, of the Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area and the character and appearance of the area and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.

7. Finishing Materials

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

Reason: In the interests of the visual amenities of the area and the character and appearance of the area and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.

8. SuDS (scheme for approval - pre-construction)

Prior to the commencement of any works above ground floor slab level, details of surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority (LPA). Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the LPA. Where a sustainable drainage scheme is to be provided the submitted details shall:

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

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

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

9. 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 which shall include an Ecological Enhancement Plan 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.

10. Hard and Soft Landscaping

(a) Full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the above ground construction of the development hereby permitted and these works shall be carried out as approved prior to the first occupation of the development. 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 detailed measures to be taken to ensure that retained trees and their roots are not damaged as well as a programme of works for the land containing the retained trees along the boundary with Wick Road extending from Blays Lane to the boundary with Brook Lodge. This programme should be designed to enhance the existing tree population with native canopy species, ensure a long-term gain of tree canopy cover, enhance the wildlife/biodiversity potential and replace non-native shrubs and understorey with native understorey species. The details to be submitted shall include all vegetation to be removed and the number, size, species and locations of both the individual canopy trees to be planted and understorey planting.

(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 with the timetable agreed with the Local Planning Authority. Any trees or plants (including retained trees) which within a period of five years of the commencement of any works in pursuance of the development is pruned not in accordance with BS3998, die, are removed, or become seriously damaged or defective, shall be replaced as soon as practicable with others of similar size and species, following consultation with the Local Planning Authority, unless the Local Planning Authority gives written consent to any variation.

Reason: To mitigate the impact of a new parking area being created within land identified as a biodiversity opportunity area, to protect the trees to be retained and enhance the appearance of the surrounding area, to ensure that replacement trees, shrubs and plants are provided and to protect the appearance of the surrounding area and to preserve and enhance the character and appearance of the surrounding area and to comply with Policies EE1, EE9, and EE11 of the Runnymede 2030 Local Plan and guidance in the NPPF

11. Tree retention

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

otherwise agreed in writing by the Local Planning Authority. The number, size, species, location and timing of the replacement planting shall be as specified by the Local Planning Authority.

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

12. Tree replacement

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

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

13. Access

The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Wick Road has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

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

14. Parking

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles and cycles to be parked 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.

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

15. Construction Transport Management Plan

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

(a) parking for vehicles of site personnel, operatives and visitors

(b) loading and unloading of plant and materials

(c) storage of plant and materials

(d) measures to prevent the deposit of materials on the highway

has been submitted to and approved in writing by the Local Planning Authority. Only the approved

details shall be implemented during the construction of the development.

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

16. Electric vehicle charging

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

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

17. Water Efficiency

Prior to the first occupation of the development hereby permitted details shall be submitted to demonstrate 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.

18. R066 - Renewable energy (details required)

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

Development shall be carried out in accordance with the approved details and thereafter retained, maintained and operational unless otherwise agreed in writing by the LPA.

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

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

19. Sensitive Lighting Scheme

Before any external lighting is installed at the site, details shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and be retained as such thereafter.

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

Informatives:

1 Summary of Reasons to Grant Consent

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

- 2 The applicant can find further advice on what information is required to enable the approval of conditions in relation to surface water drainage on the Runnymede Borough Council's website www.runnymede.gov.uk Search for "surface water drainage" in the search function.
- 3 The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
- 4 The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme> . The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice
- 5 **Mud/debris on the highway**
The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
- 6 **Damage to the highway**
Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
- 7 It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to:
<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
- 8 **Highway impact of contractors vehicles**
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) 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.
- 9 Many trees contain wildlife such as bats and nesting birds that are protected by law. The approval given by this notice does not override the protection afforded to these species and

their habitats. You must take any necessary steps to ensure that the work you are carrying out will not harm or disturb any protected species or their habitat. If it may do so you must also obtain permission from Natural England prior to carrying out the work. For more information on protected species please go to www.naturalengland.gov.uk .

- 10 Unless it can be demonstrated that it is unfeasible to do so the applicant shall achieve compliance with Part M4(2) of the Building Regulations with 5% of dwellings achieving Part M4 (3).
- 11 Nature Conservation Informative - Bats, Badgers etc
The applicant/developer is advised that before undertaking any construction work you should check any buildings or land to ensure that there are no bats, badgers, wild birds or other protected plant and animal species. It is an offence to kill, injure or disturb bats and badgers or intentionally damage, destroy or obstruct their places of shelter. If you find any protected species you should not start any work until you have contacted English Nature and got the appropriate consent.
- 12 Nature Conservation Informative (Roosting on Site)
The applicant is advised that should bats be found to be roosting on the site, it will be necessary to undertake further works under a licence. Bats are protected species.

Recommendation Part B:

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

Existing Site Location Plan



Proposed Site Location Plan



Existing North Elevation



Proposed North Elevation



Proposed North Elevation with new link and extension



Existing West Elevation



Proposed West Elevation



Existing South Elevation



Existing South Elevation

Proposed South Elevation with new link and extension



Proposed South Elevation with New Building

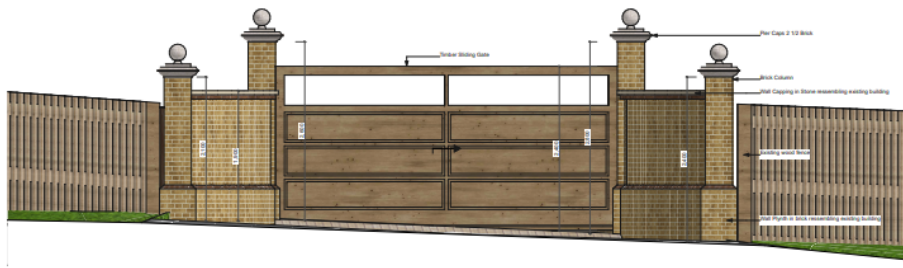
Existing East Elevation



Proposed East Elevation



New Access & Gate Details



Report title	Making of Englefield Green Village Neighbourhood Plan
Report author	Stephanie Broadley – Principal Planning Policy Officer
Department	Planning
Exempt?	No
Exemption type	Not applicable
Reasons for exemption	Not applicable

Purpose of report:
To resolve

Synopsis of report:

On 13th December 2023 a local referendum was held on the Englefield Green Village Neighbourhood Plan. The Plan and supporting information can be viewed at www.runnymede.gov.uk/planning-policy/neighbourhood-planning/4. The Plan was successful at the referendum with 88.46% of those who voted being in favour of the Plan being used to decide planning applications in the Neighbourhood Area.

Under Section 38(3A) of the Planning and Compulsory Purchase Act 2004, a Neighbourhood Plan comes into force as part of the statutory Development Plan once it has been approved by referendum. The Plan must still be made by the local planning authority within 8 weeks of the referendum.

This report seeks approval to formally ‘make’ (i.e. adopt) the Englefield Green Village Neighbourhood Plan as part of the Council’s statutory Development Plan, alongside the Runnymede 2030 Local Plan, Policy NRM6 of the South East Plan, the Thorpe Neighbourhood Plan, and Surrey County Council Minerals and Waste Plans.

Recommendation(s):

That the Planning Committee resolves to ‘MAKE’ (adopt) the Englefield Green Village Neighbourhood Plan.

1. Context and background of report

- 1.1. Neighbourhood Plans are statutory planning documents, which establish general planning policies for the development and use of land in a designated neighbourhood area. Neighbourhood planning was introduced under the Localism Act 2011 and gives new rights and powers to help local communities shape new development in their local area. Once prepared, these plans are subject to public consultation, independent examination and a referendum.
- 1.2. The Englefield Green Village Neighbourhood Forum and Neighbourhood Area were formally designated by the Council’s Planning Committee on 13 November 2019. The

Neighbourhood Area is shown on Map 1 on page 9 of the Neighbourhood Plan attached at Appendix 1 ('the Plan'), and with minor exceptions, covers most of the electoral wards of Englefield Green East and Englefield Green West.

- 1.3. The Plan was prepared with the involvement of the local community and was subject to a formal 'pre-submission' public consultation ('Regulation 14 consultation') from 12 September – 23 October 2022. After amending the Plan in response to consultation responses, the Forum submitted the draft Plan to the Council in February 2023, in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 1.4. After confirming that the Plan and its supporting documents complied with all relevant statutory requirements, the Council publicised the Plan from 28 February – 11 April 2023 for public consultation (known as the 'Regulation 16 consultation'). The Council then sent all the Plan proposals and responses received through the consultation to an independent examiner (Mr Derek Stebbing BA(Hons) DipEP MRTPI), in accordance with the Regulations.
- 1.5. The purpose of the examination was to determine if the Plan had met a series of 'Basic Conditions' and other legislative requirements. The conditions include that the Plan must contribute to the achievement of sustainable development, and that the policies of the Plan must be in general conformity with the strategic policies of the adopted Runnymede 2030 Local Plan.
- 1.6. On 4 September 2023, the examination closed upon receiving the Examiner's Report. The report concluded that, subject to a series of recommended modifications being made, the Englefield Green Village Neighbourhood Plan met all the necessary legal requirements and Basic Conditions and should proceed to referendum. The recommended modifications were informed by the content of representations received during both the Regulation 14 and Regulation 16 consultations, including representations from the Council.
- 1.7. After carefully considering each of the recommended modifications and reasons for them and undertaking its own Basic Conditions and legal compliance check, the Council agreed with the examiner that the Plan met all the requirements. A Decision Statement to this effect was published on 18 September 2023 (in accordance with Regulation 18(2) of the Neighbourhood Planning (General) Regulations 2012 (as amended)). This was issued under the Council's Scheme of Delegation by the Corporate Head of Planning, Economy and Built Environment in consultation with the Leader of the Council, Deputy Leader and Chair of the Planning Committee. The Decision Statement confirmed the Council's decision to take the Plan to referendum stage.
- 1.8. The Plan was modified to incorporate the Examiner's recommendations, and some minor modifications were made, with the agreement of the Forum, to update some of the references. The Plan was subject to a referendum on 13 December 2023.

2. Report and, where applicable, options considered and recommended

- 2.1 The purpose of this report is to inform the Committee of the outcome of the referendum and to set out reasons for the recommendation to 'make' (i.e. adopt) the Englefield Green Village Neighbourhood Plan.
- 2.2 Voters who are eligible to vote in Local Elections within the Neighbourhood Area were eligible to vote in the referendum. The referendum question was "*Do you want*

Runnymede Borough Council to use the Englefield Green Village Neighbourhood Plan to help it decide planning applications in the neighbourhood area?" The result of the referendum was as follows:

	Votes Recorded	Percentage
Number cast in favour of a YES	690	88.46%
Number cast in favour of a NO	90	11.5%
Number of rejected ballot papers	4	

Electorate: 6416	Ballot papers issued: 784	Turnout: 12.21%
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- 2.3 Therefore, 88.46% of those who voted were in favour of the Plan being used to determine planning applications in the Englefield Green Village Neighbourhood Area. The Planning and Compulsory Purchase Act 2004, as amended by the Neighbourhood Planning Act 2017, sets out that a Neighbourhood Plan forms part of the Development Plan for the area and carries full weight in planning decisions as soon as it has been approved at a referendum. Applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise (s38(6) of the Planning and Compulsory Purchase Act 2004).
- 2.4 There are now very limited options available to the Council. By virtue of the legislative framework, the Council must now make the Plan (attached at Appendix 1) as soon as reasonably practicable after the referendum is held and, in any event, by the last day of the period of 8 weeks starting from the day after the referendum (i.e. by 8 February 2024). However, the Council does not need to make a Neighbourhood Plan if it considers that making it would breach, or otherwise be incompatible with, any EU¹ or human rights obligations. The other exception to the 8-week timeline is where a legal challenge has been raised in relation to the conduct of the referendum – a claim must be filed within 6 weeks beginning on the day that the results are published.
- 2.5 Officers agree with the Examiner’s view that the Plan, as modified, meets all of the Basic Conditions, including EU and human rights obligations, and therefore recommends that the Plan should be made in order to meet the requirements of the Act and the Regulations, and to support the wishes of the Englefield Green Village community. The Council risks legal challenge if it does not follow the due process set out by the Act and the Regulations; and could open the Council up to intervention by the Secretary of State to force the Plan to be made.
- 2.6 Over and above the recommendations of the Examiner, officers have identified some minor modifications, as set out in Appendix 2 to this report. These changes have the agreement of the Forum and include:
- Updating a number of references to the Englefield Green Conservation Area and its revised boundary. These changes are a result of the adoption of the updated Conservation Area Appraisal and Management Plan, which includes a revised Conservation Area boundary, on 1 December 2023.
 - A number of minor (non-material) modifications to the Plan which do not materially affect the policies in the Plan. Planning Practice Guidance makes it clear that these may include correcting errors, such as a reference to a supporting document, and do not require examination or a referendum.

¹ Following the UK’s departure from the EU, compliance with relevant EU obligations remains a requirement of both UK legislation and the neighbourhood planning ‘Basic Conditions’.

2.7 The Plan attached at Appendix 1 incorporates these modifications – this is the Plan which Officers recommend is made.

3. Policy framework implications

3.1 Having succeeded at referendum, the Englefield Green Village Neighbourhood Plan now forms part of the Development Plan for Runnymede. In accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Making (adopting) the Plan formalises this for the Council.

3.3 The Plan contains 23 policies which address the following: New Development; Character of the Rural Setting; Historic Environment; Natural Environment; Community Facilities; Employment and Services; Infrastructure Provision; Traffic and Transport; and Royal Holloway University of London. These policies, alongside those of the Runnymede 2030 Local Plan, Policy NRM6 of the South East Plan, Thorpe Neighbourhood Plan and Surrey County Council Minerals and Waste Plans, will now collectively contribute to the achievement of sustainable patterns of development in Runnymede.

3.2 Policy I1 of the Englefield Green Village Neighbourhood Plan seeks to use developer contributions, including via the Community Infrastructure Levy (CIL), to deliver new or improved infrastructure that is necessary to mitigate the impacts of new development in the Neighbourhood Area. Local priorities for infrastructure improvements within the Neighbourhood Area are identified in the Plan. In accordance with CIL Regulations, the making of a neighbourhood plan for a neighbourhood area has the effect of increasing the neighbourhood share of CIL funds from 15% to 25% (uncapped). In the case of Englefield Green Village, which has no parish council, the funds would stay with the Council to be spent in consultation with the local community. The neighbourhood portion of CIL must be spent to “support the development of the area”, but can be used to fund a wider range of projects than the strategic CIL funds held by the Council, which must be spent on infrastructure.

4 Resource implications/Value for Money

4.1 Neighbourhood planning legislation imposes a number of obligations on local authorities. This includes taking decisions at key stages in the neighbourhood planning process within the time limits that apply, and providing advice or assistance to a parish council, neighbourhood forum or community organisation that is producing a Neighbourhood Plan or Order as required by paragraph 3 of Schedule 4B of the Town and Country Planning Act 1990 (as amended).

4.2 All costs are met from existing budgets and where applicable, offset by grant funding from the Department for Levelling Up, Housing & Communities (DLUHC). This grant supports the roll-out of neighbourhood plans. A claim for £20,000 grant funding was made shortly after the Decision Statement was issued to cover the costs of the Englefield Green Village Neighbourhood Plan referendum, and officers await to hear the outcome of this claim.

4.3 Whilst Development Management officers will now have more material to consider during decision-making for planning applications in the Englefield Green Neighbourhood Area, the making of the Plan is not expected to have any significant resource implications.

5. Legal implications

- 5.1 Section 38A(4) of the Planning and Compulsory Purchase Act 2004, as inserted by the Localism Act 2011, states that a local planning authority must make a Neighbourhood Plan if more than half of those voting in the Neighbourhood Plan referendum vote are in favour of the Plan; and this must be done as soon as reasonably practicable after the referendum and in any event within 8 weeks of the day immediately following the referendum. This date is prescribed by the Neighbourhood Planning (General) Regulations 2012 (as amended). The Planning Committee meetings falls within this timeframe.
- 5.2 Under the Planning and Compulsory Purchase Act, a Neighbourhood Plan comes into force as part of the statutory Development Plan once it has been approved at referendum. There are narrow circumstances where the local planning authority is not required to make the neighbourhood plan. Section 38A(6) sets out how the authority is not subject to this duty if it considers that making the Neighbourhood Plan would breach, or would otherwise be incompatible with, any EU or Convention rights (within the meaning of the Human Rights Act 1998). No other circumstances for refusing the making of Neighbourhood Plans is prescribed.
- 5.3 As the Examiner, as agreed by the Council in its Regulation 18(2) Decision Statement (18 September 2023), concluded that the Plan was compliant with EU and human rights obligations, officers recommend that the Committee resolves to make the Englefield Green Village Neighbourhood Plan to meet the requirements of the Act and the Regulations.

6. Equality implications

- 6.1 The Council has a Public Sector Duty under the Equality Act 2010 to have due regard to the need to:
- a) Eliminate unlawful discrimination, harassment or victimisation;
 - b) Advance equality of opportunity between persons who share a Protected Characteristic and persons who do not share it;
 - c) Foster good relations between those who share a relevant characteristic and persons who do not share those characteristics;
- in relation to the 9 'Protected Characteristics' stated within the Act.
- 6.2 The making (adoption) of the Englefield Green Village Neighbourhood Plan is not expected to have any adverse impact on people with protected characteristics under the Equality Act 2010. The draft Plan was subject to extensive informal and formal public consultation in order to involve as broad a range of people as possible from across the local community. At the Regulation 14 consultation stage, the Forum employed a selection of engagement techniques to publicise the Plan widely and encourage responses, including through displays and attendance at local community facilities.
- 6.3 Overall, the Neighbourhood Plan will bring positive benefits to the local community – its aims include supporting the delivery of suitable housing for people of all ages; protecting and enhancing local community facilities, services, and green and blue infrastructure; supporting local businesses; and improving traffic through well-designed new development.

7. Environmental/Sustainability/Biodiversity implications

- 7.1 The Englefield Green Village Neighbourhood Plan includes a number of policies which will have a positive impact on the local environment. These include policies which support development that protects and enhances the existing character and heritage, that is designed well, and that incorporates/connects to walking and cycling infrastructure, for example.
- 7.2 Policy ND6 states that the design and standard of any new building should aim to meet a high level of sustainable design and construction and be optimised for energy-efficiency, targeting net zero operational carbon emissions. Policies NE1 and NE2 also identify opportunities to enhance the blue and green infrastructure network in the Neighbourhood Area and set out how biodiversity enhancements should be delivered. These policies will help incorporate climate and biodiversity resilience in new development.
- 7.2 A 'Basic Condition' is that neighbourhood plans must contribute to the achievement of sustainable development. The Plan, as modified, has been found to comply with this requirement so will have a positive impact on sustainability.

8. Rick implications

- 8.1 As explained at paragraph 2.5, while deciding not to make the Neighbourhood Plan is a potential alternative option, taking this option without strong justification as to why the Plan fails to comply with EU obligations and Convention rights could open the Council up to intervention by the Secretary of State to force the Plan to be made, or potential legal challenge.
- 8.2 Following the making of the Plan, there is a risk that legal challenges are made, but such challenges are considered to have a low chance of success as the Council has followed all the relevant statutory procedures during the preparation of the Plan. The examination was conducted in a robust manner by the appointed independent Examiner, who was also of the view that the necessary legal requirements had been met. The Examiner also sought to address concerns and issues raised by consultees by recommending several modifications to the Plan, which were subsequently agreed by the Council and incorporated into the Plan.

9. Other implications (where applicable)

- 9.1 None.

10. Timetable for Implementation

- 10.1 Not applicable. The Neighbourhood Plan already forms part of the Development Plan for Runnymede, and planning decisions must already be made in accordance with it. The making of the Plan seeks to formalise this process for the Council.
- 10.2 The Neighbourhood Planning Regulations state that as soon as possible after deciding to make a neighbourhood plan, the Council must publish the Neighbourhood Plan and a 'Decision Statement' about its decision to make the Plan, including where the Plan can be inspected; on its website and through any other manner considered likely to bring the decision to the attention of people who live, work or carry out business in the Neighbourhood Area. The Council must also notify any person who asked to be notified of the making of the Neighbourhood Plan, and where the Plan and the Decision Statement may be inspected. The proposed Decision Statement to be

published in accordance with Regulation 19 of the Neighbourhood Planning (General) Regulations 2012 (as amended) is included at Appendix 3.

11. Background papers

- 11.1 The Examiner's Report and Decision Statement are available on the Englefield Green Village neighbourhood planning website at: www.runnymede.gov.uk/planning-policy/neighbourhood-planning/4.

12. Appendices

- | | |
|------------|--|
| Appendix 1 | Englefield Green Village Neighbourhood Plan (Adoption Version, January 2024) |
| Appendix 2 | Schedule of minor changes to the Englefield Green Village Neighbourhood Plan |
| Appendix 3 | Proposed 'Regulation 19' Decision Statement |

2022 - 2030

Englefield Green Village Neighbourhood Plan



Adopted January 2024

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Foreword

An article headed 'Why Englefield Green is one of the best places to live in 2022' featured in the Times on the 8th of April 2022. So clearly, we have something precious in our Area worth preserving and enhancing, and this, we believe is something our Neighbourhood Plan with its Policies and Aspirations will assist in achieving.

However, feedback from our residents and businesses identified some current concerns: Development here has happened over the past 30 years with little co-ordination and often with poor design and little regard for the appropriateness of location and surroundings, the identity of the Village has been eroded, through traffic has built up to high levels, there has been a considerable reduction in the variety of shops in our High Street and our Green Belt has been eroded.

Over the past three years, your Steering Committee has worked tirelessly to bring forward recommendations to improve the Area for those that live and work there, guided by the results of the questionnaires we circulated in 2020/2021. The results are incorporated in the Plan, its Policies and Aspirations and in the subsidiary documents that form part of the Plan.

The Plan Policies and the Design Codes are aimed at guiding Developers and Householders to be more consistent in their approach, to encourage better design, to enhance the environment and to ensure proposals are in harmony and more appropriate for the locations in which they are proposed.

In addition, the Placemaking document supported by the Biodiversity Report, identifies a list of projects that will enhance and improve our amenities and environs in the public domain. Together, they provide a road map for the development of our Area in a planned and consistent way for the benefit of our Residents and Businesses.

Rome was not built in a day, however, and a Plan is of little use unless it is pushed forward to reach the goals it sets. It is now up to us, as residents and local businesses to work together in the future with patience and persistence to promote the Plan and to drive through the improvements and changes it envisages and that you have identified.

We commend the Plan and its ancillary documents to you and look forward to a bright future for Englefield Green Village and its environs.

Mike Kelly, Chair, Englefield Green Village Forum Steering Committee

With thanks for the hard work and consistent commitment by the Committee;

Terry Barnet (Deputy Chair), Fred West (Treasurer), Rob Buick (Secretary), Debi Hallett (member), Alan Sloan (member), Melanie Frobisher (member).

The Steering Committee would like to thank the residents and businesses in the Forum Area for their contributions and ideas that have formed the basis for this Plan, to Englefield Green Village Residents Association who have supported us in so many ways, the Surrey Wildlife Trust, Sally Chapman (Planning Consultant), Royal Holloway University of London and to various agencies, including Runnymede Borough Council, surrounding Area Forums, Locality and Aecom that have provided invaluable advice and support.

1. Introduction

- 1.1. In 2011, the Localism Act introduced a new opportunity for local communities to shape their future formally as part of the planning system. Neighbourhood Plans can be produced by Neighbourhood Forums, Area Councils and Town Councils and when they have gone through all the required steps and processes, they become part of the development plan for the area. This means that any planning applications will have to take account of policies contained within the Neighbourhood Plan. It also provides local people with a say on how land use and buildings can develop over time, such as protecting open spaces and improving local character.

Role of this Neighbourhood Plan

- 1.2. This plan deals with the important land use and environmental qualities of the village that have been identified by the residents during various consultation events.
 - It sets out a clear vision for the village over the plan period, from 2022 to 2030.
 - It refers to the issues raised and suggests how they can be approached through planning policies and aspirations.
 - It contains policies to protect the village and to enable appropriate development, to meet local needs for houses and jobs.
 - It acknowledges that some development might be appropriate, provided it meets the policies in this plan and the current strategic plan for the whole district.
 - It contains maps of the Area (both in the Neighbourhood Plan and associated documents) showing the features protected for various reasons for example, important local views, heritage assets and Local Green Spaces.

Process

- 1.3. Producing a Neighbourhood Plan is a formal process involving several stages, governed by the Neighbourhood Planning Regulations 2012, but critically important is that the Plan is developed with continuing community involvement. In order to rigorously test the policies of a neighbourhood Plan, an independent Examination is carried out. The Neighbourhood Plan must conform to the following 'basic conditions':
 - consistency with local planning policy
 - demonstrates how the plan will contribute towards sustainable development
 - regard to national policy;
 - general conformity with strategic local policy;
 - compatibility with EU obligations; and
 - meet prescribed conditions and comply with prescribed matters.
- 1.4. Once the Plan has passed Examination, it is voted upon in a referendum by residents and if a simple majority 'yes' vote is achieved, then the Neighbourhood Plan is 'made' by Runnymede Borough Council (RBC) and comes into force as a planning document with legal weight in decision-making.

Status of EU regulations

- 1.5. The Strategic Environmental Assessment (SEA) Regulations (Environmental Assessment of Plans and Programmes Regulations, 2004) and the Habitats Regulations (Conservation of Habitats and Species Regulations 2017) previously implemented the requirements of the SEA and Habitats Directives in England. These Regulations will continue to apply unless new legislation is introduced to withdraw or amend them. In most cases, Neighbourhood Plans do not require a full Assessment in either case, but must be screened to confirm that this is the case.

2. The Strategic Policy Context

The National Planning Policy Framework

- 1.6. The National Planning Policy Framework (NPPF) (latest version) was published in September 2023 and sets out the Government's approach to sustainable development. At the heart of the NPPF is the 'presumption in favour of sustainable development'. Essentially, it is about positive growth with economic, social and environmental gains being sought simultaneously through the planning system. Neighbourhood planning forms part of the NPPF approach to planning, to allow local communities to shape sustainable development within their area and to enable local communities to address their strategic needs and priorities. The NPPF states that Neighbourhood Plans should set out a positive vision for the future of the local area with planning policies to determine decisions on planning applications, including policies which set out the quality of development that should be expected for the area, based on stated objectives for the area's future and an understanding and evaluation of its defining characteristics. However, a Neighbourhood Plan must be in general conformity with the strategic policies of the Local Plan and plan positively to support these policies.

Sustainable Development and Neighbourhood Plans

- 1.7. The Neighbourhood Plan must contribute to the achievement of sustainable development. The NPPF states that pursuing sustainable development includes making it easier to create jobs in villages, to promote gains in biodiversity, to achieve better quality design, to improve people's quality of life, and to provide a wider choice of high quality homes.
- 1.8. Therefore, the aims, policies and proposals of the Neighbourhood Plan should be assessed against their ability to achieve sustainable development. Wherever possible the Neighbourhood Plan should actively promote the achievement of sustainable development.

Local Planning Documents

- 1.9. Englefield Green Neighbourhood Area lies within the local planning authority of Runnymede Borough Council (RBC). A key document in the development plan in place is the Runnymede 2030 Local Plan which was adopted in July 2020. The Local Plan sets out the key planning policies which determine the location, scale and timing of new development in the Borough in the period up to 2030, including the spatial development strategy, allocations for housing, employment and retail development and protection of the environment. The Local Plan also contains a suite of planning policies against which planning applications in the Borough will be determined.
- 1.10. The Community Infrastructure Levy (CIL) for Runnymede came into effect on 1st March 2021. CIL is a planning charge for developers and landowners, which is used to support local infrastructure. In Runnymede, CIL is charged per square metre on new developments and applies to new dwellings of any size or development where the internal area of the new build floorspace or extension exceeds 100 square metres. Full details are available on RBC's website¹.

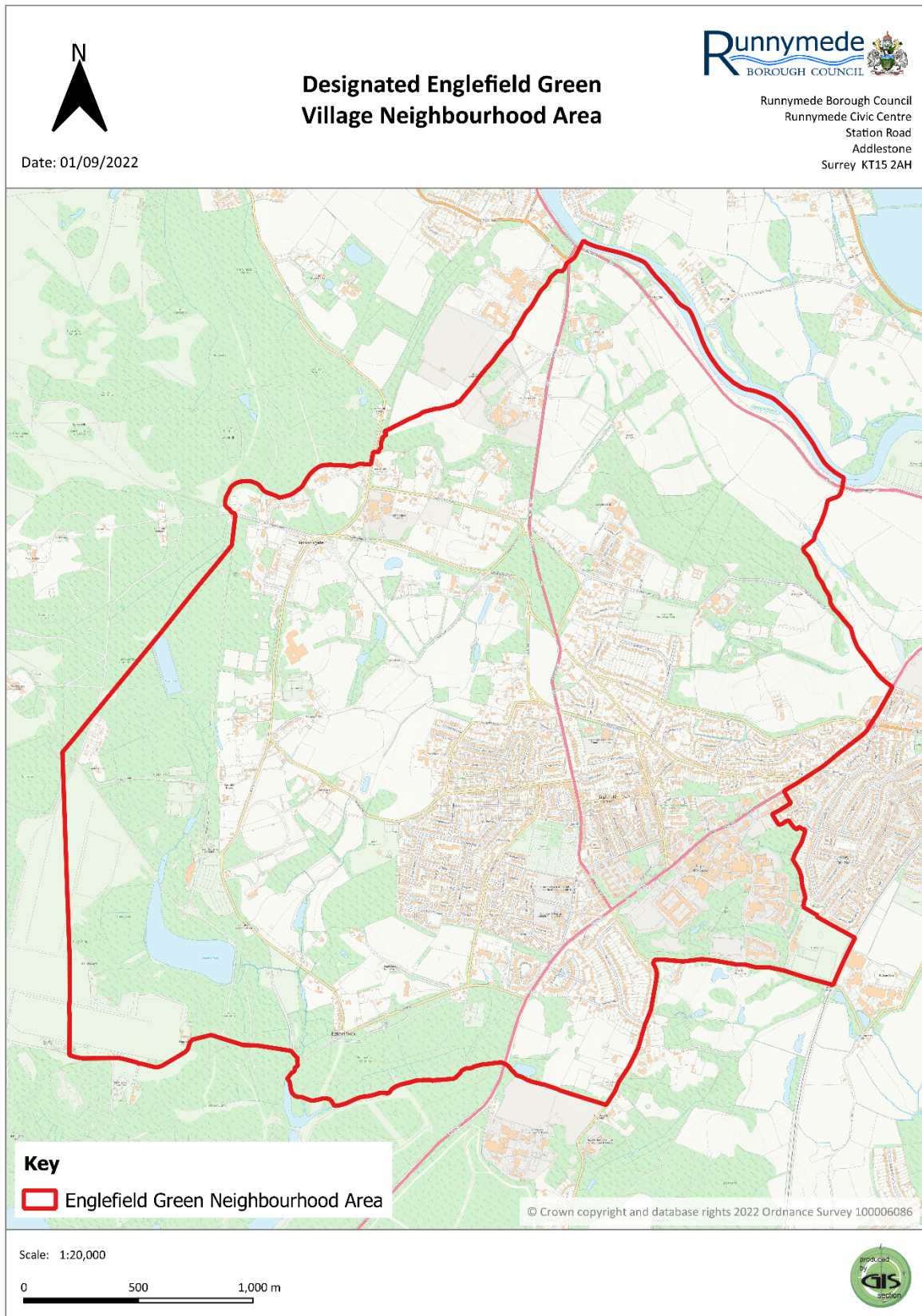
¹ Available at: www.runnymede.gov.uk/community-infrastructure-levy-cil

- 1.11. Surrey Minerals Local Plan (Surrey County Council) designates a Minerals Safeguarding Area to the west of the main village of Englefield Green which is safeguarded from development that would sterilize the underlying mineral resource.

Englefield Green Neighbourhood Forum

- 1.12. The Englefield Green Neighbourhood Forum was ratified by RBC on the 13th November 2019. In December 2019 a Steering Committee (the 'Committee') of a number of volunteers was formed, and work was begun on formulating the Englefield Green Village Neighbourhood Plan (the 'Plan') in December 2019. The Neighbourhood Area (the 'Area') is, with minor exceptions, the wards of Englefield Green East and Englefield West. It extends from Royal Holloway, University of London in the East to Savill Gardens in the West, and from Egham Wick in the South to The Runnymede Meadows next to the Thames in the North. The area is shown in Map 1.
- 1.13. The Steering Committee first sought to understand the Area and its merits and demerits through studying its History and Demography and undertaking a Housing Audit. These reports can be found on the dedicated website, www.egvplan.org.uk/.

Map 1: The Neighbourhood Area



3. Description of the Neighbourhood Area

- 1.14. Englefield Green Neighbourhood Area comprises the village of Englefield Green and its surrounding natural open spaces. It is located circa 30 km west of central London and is well-connected by a network of key traffic routes.
- 1.15. The built-up part of the area has grown to encompass a mixed rural-urban character, set in a steeply undulating landscape surrounded by Green Belt. Larger properties and estates are characteristic of the northern edge of the settlement. The central portion of the area, mainly developed in the nineteenth century, includes late Victorian houses, shops, St Jude's church, the cemetery and a number of public houses. Surrounding the historic core to the east and west, postwar extensions of different styles complete the residential infrastructure of the urban area.
- 1.16. The village of Englefield Green lies in the centre of the Area, and is uniquely well located in the south east of England in the beautiful Thames Valley. It is close to Egham station on the Waterloo/Reading line, within a short commute to London and a few miles from the major motorway networks of the M25, M4 and the M3 and Heathrow Airport is within easy reach.
- 1.17. Englefield Green itself has a rich history, and the surrounding unspoiled green and mature landscape includes access to the Windsor Great Park, the site of the sealing of the Magna Carta on a pleasant stretch of the River Thames, and other internationally famous historic sites and monuments, which make it a popular destination for historians, outdoor enthusiasts and both national and international visitors.
- 1.18. These attractions also make the village a place where people aspire to live.

History and Heritage

- 1.19. The earliest surviving reference to Englefield Green as 'Hingefeldra' dates back to a charter of 967 which lists 20 hides at Egham with Englefield (Egeham cum Hingefeldra) as part of the lands of Chertsey Abbey. It is thought the name was derived from a Saxon* forest clearing known as 'Inga's open space'. However, as part of the manor of Egham it did not have a separate mention in the Domesday Book a century later. From the 18th Century the name Englefield Green gradually replaced its older form Ingfield Heath.
- 1.20. Englefield Green grew from a hamlet in Egham in the 19th century, when much of it was sold off from the Great Park in the Crown Estate and is mostly residential. Historically, the Area's proximity to Windsor and the Royal Court made it an ideal location for grand houses north and west of the green.
- 1.21. With the coming of the railways, bankers and stockbrokers were attracted by the rural charm of the village and became the first commuters to London. The Green was the focal point for development with many distinguished mansions while the village remained separate, growing in the area of the large sandpit which was worked from the early 19th century. In 1814 an Enclosure Act brought the remaining common lands of the area into private ownership. The green, however, was exempted for the benefit of the wealthy families who had residences around it and remains Crown property, leased to the Council and is supervised by the Englefield Green Committee which consists of local Ward Members and residents' representatives.

- 1.22. As well as private residences, a number of institutional buildings were erected in Englefield Green in the course of the 19th century. Included among them were Englefield Green National School which was inaugurated in 1827 (latterly St Jude's School), St Jude's Church built in 1858, the Royal Indian Engineering College (opened in 1871 for the training of candidates for the Government service in India in the engineering, telegraphic and forestry services), the cottage hospital opened in 1880 and Royal Holloway College which was opened by Queen Victoria in 1886.
- 1.23. Englefield Green was part of the Parish of Egham until 1930. The next major expansion came in the 1930s to 1950s, with further detached development near the Green, and a significant development of terraced, semi-detached and flats occurring in the 'Forest Estate' in two phases. Lastly, the Corby Drive development, further expansion of Royal Holloway (both academic buildings and student accommodation), and significant large house and property development in Wick Lane, Wick Road, Bishopsgate Road, Ridgemoor Road and Coopers Hill Lane, and general infill work have led to the current extent of the urban area.
- 1.24. There are two main roads which form the Victorian centre of the village (St Jude's Road and Victoria Street). St Jude's Road remains fairly untouched in terms of buildings and shops as although shops have changed hands, expanded or contracted, the actual buildings and number of outlets remains much the same. However there has been a distinct change in the variety of shops available notably in Victoria Street where a number of former shops, particularly on the Armstrong Gun side, have now either reverted to residential or been demolished to make way for houses, new flats, new offices and car parking.
- 1.25. A number of shops remain on the other side of the street but many have been refurbished, occupied by companies and used as offices as opposed to high street uses.
- 1.26. Englefield Green Conservation Area was first established in 1970 to protect the Green and the buildings immediately adjoining the open land as this area was considered to be subject to the greatest potential visual impact from development. In 1978, the Conservation Area was extended to include the wooded section of the green and the surrounding Victorian and turn of the century buildings. The extension of the designation aimed to protect the local character of these buildings and open spaces. The majority of the listed buildings within the Area are grade II listed. The listed buildings are clustered in the older parts of the Urban Area. There are two grade I listed buildings, including Royal Holloway College. A review of the Englefield Green Conservation Area has recently concluded, and on 25 October 2023 the Council decided to designate the revised Conservation Area boundaries and adopt the associated Conservation Area Appraisal and Management Plan (available at www.runnymede.gov.uk/planning-policy/conservation-areas/6). These changes came into effect from 1 December 2023.

Green and Blue Infrastructure

- 1.27. Green and blue infrastructure is defined as a "network of multi-functional green and blue (i.e water) spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and well-being benefits for nature, climate, local and wider communities and prosperity" (Ministry of Housing, Communities and Local Government, 2021). The Area is rich in green spaces, both natural and semi natural which are linked by wildlife corridors such as waterways and hedgerows. There are a range of habitats including deciduous woodlands, lowland grassland and meadows.

- 1.28. The largest portion of managed landscape forms part of Windsor Great Park in the south east of the Area. Much of the eastern side of the area comprises heavily wooded slopes leading down to the Thames Valley where the landscape opens out to the flat flood plain and the River Thames. This area incorporates the Commonwealth Air Force Memorial, Runnymede Meadows, the Magna Carta monument and the Kennedy memorial and attracts most of the visitors to Englefield Green, being of historic importance as well as having natural beauty.
- 1.29. The Green and the cemetery provide the most obvious green spaces within Englefield Green village itself, although there are numerous small green spaces within the settlement.

Education

- 1.30. Englefield Green has a number of schools. State schools include St Cuthbert's Catholic Primary School, St Jude's Church of England Junior School (both in Bagshot Rd), and Englefield Green Infant School in Barley Mow Road. Private preparatory schools include St Johns Beaumont on Priest Hill and Bishopsgate School along Bishopsgate Road.
- 1.31. There are three nursery schools in the village, the Shining Pandas Nursery School in Bond Street, Englefield Green Montessori School in Kings Lane, Milton Hall Montessori School in Victoria Street, plus a private nursery for the Royal Holloway University of London (RHUL).
- 1.32. Englefield Green itself has no secondary school, necessitating large-scale commuting in different directions by the appropriate age cohorts. Much of this occurs by means of hired coach services, to Strodes Sixth Form College in Egham, Magna Carta in Egham Hythe, and the four Grammar Schools, St Bernard's, Herschel, Langley and Upton Court.
- 1.33. There is also a range of private schools further afield, most notably Sir William Perkins and St Georges in Chertsey and Weybridge respectively, with Hampton and Lady Eleanor Hollis in Hampton. The American Community School (ACS) on the A30 beyond Wick Road is on the fringe of the village (and just outside the Neighbourhood Area) but the bulk of its pupils come from elsewhere.

The Royal Holloway University

- 1.34. The Royal Holloway University of London (RHUL) campus was founded in 1879 by the Victorian entrepreneur and philanthropist Thomas Holloway. The main campus comprises approximately 44.5 hectares and lies to the south of Egham Hill. At present the site is occupied by College buildings and gardens and has a mixture of college uses. The main College campus includes the Grade I listed Founder's Building, and is now one of the six largest of the Colleges that make up the University of London. The other college buildings are located mainly to the east of the Founder's Building on sloping ground which provides an attractive parkland setting. Vehicular access into the campus is from the A30 (Egham Hill) with an exit via Bakeham Lane. Important additional buildings are Huntersdale in Callow Hill, and the Kingswood residence, opposite the Commonwealth Airforces Memorial on Coopers Hill Lane.

Recreation facilities

- 1.35. RBC owns the sports fields in Kings Lane known as Kings Lane Grounds and these are on a long term lease to the local rugby club, The Egham Hollowegians RUFC.

- 1.36. Opposite the Air Forces Memorial in Coopers Hill Lane is a 4.5 hectare site owned by RBC and leased to the Coopers Hill Trust which provides recreation and sports facilities for the community. A membership structure exists and the facilities include a sportsfield with 2 football pitches, a cricket pitch, 8 tennis courts, a tennis pavilion and the main sports pavilion for use by all members.
- 1.37. The Cricket Club is located at The Green. Facilities include a cricket pavilion and a cricket ground on the Green.
- 1.38. There are two children's play areas in the village. One, for older children is in Kings Lane beside the Rugby fields which has basketball and skateboard facilities. The other is on the Green and is for young children.

Community assets and Places of worship

- 1.39. Englefield Green has a number of facilities for local people. These include:
 - The Forest Estate Community Hub, Larchwood Drive: a hall with kitchens and ancillary space, a car park and garden area, available for hire but also hosting a Gardening Club, Children's dance and drama, a youth club, a café and church gatherings.
 - The Village Centre, Victoria Street: Two halls and ancillary rooms. Available for hire also hosting a daily café, ballet classes, mother and toddler with children's play area, art, and Jazz.
 - The Edge Venue, Harvest Road: A hall with stage and adjoining rooms and reception area. Exercise Classes, arts and crafts, theatre, pantomime, comedy and jazz nights.
 - The Jurgens Centre, Harvest Road: A hall adjacent to the Catholic Church, available for hire and used for social gatherings and church meetings.
 - Public Toilets, adjacent to Football Club, Coopers Hill Lane.
 - Scouts, Kings Lane: Scout hut and grounds.
 - Allotments, Kings Lane.
 - Birchlands Care Home, Barley Mow Road.
 - Queen Elisabeth Care Home, Bond Street.
 - Doctors Surgery, Bond Street.
 - St Peters Centre, Corby Drive (short stay for students with medical needs).
 - Bishopsgate Evangelical Church, Kings Lane.
 - St Judes C of E Church and cemetery, St Judes Road.
 - Greek Orthodox Church, St Judes Road.
 - Church of Assumption of Our Lady (Catholic) Church, Harvest Road.

Population

- 1.40. The total residential population of the Area is approximately 15 -16,000, made up of approximately 10,600 permanent residents (2011 census) plus an estimated 5,000 semi permanent students living within the community or in Halls of Residence within the Area. In addition, a further estimated 6000 students and staff at RHUL and a small number of other workers commute into the Area to work.
- 1.41. Englefield Green consists of two very diverse Wards, East and West. The East Ward is three times smaller and is far more densely populated with a large 18-24 year old age group distorted by the student population living in rented accommodation in the Ward. The 2011

- census shows that just over one-third of the properties were located in the East Ward where almost half were detached and half the households had two or more motor vehicles.
- 1.42. A considerable part of the land area of the West Ward is Green Belt including part of the Crown Estate and Savill Gardens. During the ten years to 2011, the number of 18-24 year old residents in the Ward remained relatively high which included a proportion of RHUL students. There was a significant rise in the over 65 year old population during that period. Over half the dwellings were social and private rented. Single over-65 year old households and lone parent households with dependent children were above average. Almost a quarter of households had no motor vehicle.
- 1.43. Looking at Englefield Green as a whole, a high proportion of the residents are single and in the 18-24 year old age group. The Office of National Statistics estimated a sizable jump in population from the 2011 Census to mid-2018. Two of every 5 employed residents worked in the education, motor trade or accommodation industries and a greater than average proportion had a high level qualification. A little under half the properties were for social and private rent.

Community

- 1.44. Englefield Green has a thriving community. There are a number of important community organisations including the Englefield Green Village Residents Association within the Area with which the Neighbourhood Forum has worked.

4. Consultation

- 1.45. In January 2020, the Steering Committee agreed to produce flyers, UPVC banners and discussed round table consultation events. Important local organisations were identified, and liaison roles discussed. A decision was taken to hold events in April 2020 and to occupy a stall at the Village Fair in June 2020 to advertise the Forum and recruit volunteers.
- 1.46. Covid 19 led to cancellation of all planned face to face events. Restrictions led to a major rethink on communications with residents and businesses and how to attract them to become members of the Forum. It was recognised that the website, e mails and social media, would be the main methods of communication for the foreseeable future.
- 1.47. The website was urgently set up, with sections explaining what the Forum and Steering Committee was, and with a form for joining the Englefield Green Village Neighbourhood Forum and asking a few questions about the respondent's views on how the Area should develop.
- 1.48. The website can be found at www.egvplan.org.uk. Once the website was set up, the introductory leaflet distribution was undertaken to every household in the Forum area, and distribution was undertaken by volunteers from the Englefield Green Village Residents Association (EGVRA).
- 1.49. Further publicity and information distribution was made through 'The Greenies', a Facebook group of Englefield Green residents with approximately 3000 users, the Englefield Green Village Residents Association, with about 600 members and the Church magazine.
- 1.50. Further details are in the Consultation Statement which accompanies the Neighbourhood Plan.

EGVNP Questionnaire

- 1.51. In July 2020, a detailed EGVNP Questionnaire was made available to all residents and workers in the Area via the website. Throughout the information gathering period, the efforts of the Committee were hampered by the restrictions imposed through the Covid 19 epidemic, meaning that very little direct contact was possible between the Committee and the rest of the Forum. Nevertheless, most residents and workers in the Area were given the opportunity to contribute, either by e mail, facebook, leaflet drop or street and notice board advertising. Those with no internet access were given the opportunity to receive a hard copy of the questionnaire.
- 1.52. A total of 376 responses were received, the majority (58%) from people who described themselves as working. It should be noted, that despite strenuous efforts to reach out to the student population only 4 responses were received from university students. Analysis of the responses is on the website, and reference is made to it throughout the Plan.

Business Questionnaire

- 1.53. All known Englefield Green businesses were contacted, around 50 in number. The Business Questionnaire was conducted face to face, with 13 businesses providing feedback. 10 of the responders were owners and 3 were employees. In total, the businesses employ 53 people, with 26 of these resident in Englefield Green. It should be noted that the survey was

conducted in quarter 2 of 2020 during the early severe Covid lockdown. This led to some difficulty in obtaining responses.

Open Sessions

- 1.54. Two open sessions were held in September 2021, firstly at The Hub and the second one at The Village Centre. An A4 handout was given to all the members of the public attending the two open sessions. It gave background to the EGVN Plan, what the Plan could do and where it would fit into the planning cycle and how views could be conveyed to the Steering Committee. These Public Open Sessions gave the first opportunity to engage face to face with residents giving the Committee a good understanding of the public's feeling towards the various topics. Those attending seemed genuinely pleased to live in Englefield Green and most expressed a liking for the village although with faults and shortcomings as observed in most similar villages.
- 1.55. 60 members of the public attended in total.

Consultation on the Draft Neighbourhood Plan

- 1.56. Consultation on the Draft Neighbourhood Plan under Regulation 14 took place from the 12th September 2022 to the 23rd October 2022, a seven week period.
- 1.57. The following publicity was given to the consultation:
 - 5 x 2m long banners advertising the consultation;
 - 6 locations hosted a display of hard copies of the documentation throughout the Consultation period. These were at The Village Centre (Central Village Hall with coffee shop open each day), The Hub (a community centre in a large housing estate), St Judes Junior School, St Judes Church, Genevieve's Gallery (a popular gift shop and childrens pottery), and St Judes Church;
 - A complete set of all the documentation was posted on the Englefield Green Village Forum web site with clear directions as to how to access it and an electronic form for comments which, when completed, automatically fed into a spread sheet;
 - Emails were sent out to all members of EGRVA (650 no) and Forum members (approx. 250 members, though there may be some duplications with EGVRA);
 - Advertisements were put on 'The Greenies' Facebook page (approx. 3000 members) and on Next Door (number unknown);
 - 56 Statutory Bodies or similar institutions and 54 local businesses were contacted by e mail or, if there was no acknowledgement, by letter.
- 1.58. The Reg 14 consultation period was extended until the 6th November (and this extension was noted in the e mails and letters sent out to the Statutory Bodies and Businesses).
- 1.59. On the 1st October, a question and answer session was held at The Hub, at which about 10 people attended. On the 2nd October a further question and answer session at The Village Centre, at which about 15 people attended.
- 1.60. On the 23rd October, the Royal Mail delivered reminder leaflets to all households in the Neighbourhood Area.
- 1.61. The extension was then notified to Residents via e mail, Greenies and Next Door, an 'extended to' sticker on the banners, and revised flyers left at the 'hard copy' stations.

1.62. At the close of the consultation, responses had been received from 11 statutory authorities, 66 residents and 1 business. These responses were recorded, considered and changes made to the Draft Neighbourhood Plan where appropriate as set out in the Consultation Statement.

5. Challenges

- 1.63. In respect of Englefield Green Village and the surrounding area there are a significant number of competing and often conflicting development drivers.

Opportunities and Constraints

- 1.64. The main planning concerns centre around the appearance and identity of Englefield Green Village, the threats to and gradual erosion of heritage, the preservation of community facilities, open spaces and Green Belt, the need for affordable housing and local shops.
- 1.65. In parts of the area there is demand for prestige high end houses, whilst the general need is often for affordable housing; The urban area is almost fully developed, yet it is surrounded by important and essential Green Belt land leaving little room for further development; There is a disproportionate demand for rented accommodation caused by the presence of students from the Royal Holloway University; The area has a number of important landmarks and popular tourist destinations, and through routes for traffic, yet the residents of the Village suffer more from the traffic in terms of congestion and speeding than they benefit from the visitors that pass through it.
- 1.66. As a result of gathering background information and consultation by the Steering Committee, it was possible to define the main opportunities and constraints that will affect the achievement of the aims;

Opportunities

- The area is currently well served with community and leisure facilities.
- Opportunities for new housing or business development will mostly consist of redevelopments of sites, infill between or behind existing buildings and some increased development on previously developed land at Cooper's Hill Lane (Kingswood Halls of Residence) owned by Royal Holloway University of London (RHUL) in accordance with their own Estates Plan.
- There are no obvious or substantial greenfield sites within the Area which are not allocated for development in the Runnymede 2030 Local Plan or constrained by Green Belt or other designations restricting developments.

Constraints

- The Green Belt, Sites of Nature Conservation Interest, Special Areas of Conservation, Biodiversity Areas, Local Green Spaces, Thames Basin Heath Special Protection Area 5 KM buffer zone are all designations within the Area.
- There is a Minerals Safeguarding Area to the west of the main village as set out in SCC's Surrey Minerals Plan.
- Limited land is available for development in the urban areas.
- There are limited opportunities to expand the green and blue infrastructure in the urban areas due to the existing urban density.

Preparing the Neighbourhood Plan, Design Code and other key background documents

- 1.67. As part of the Neighbourhood Plan development process, the Steering Committee applied for support from the government agency, Locality, and were awarded financial grants and technical assistance packages to be provided by AECOM.
- **Design Code** advice and guidance. This work has been of great value to the team. The Design Codes report contains a large amount of guidance, best practice, and future insight, including a chapter on design guidance, the first part of which (AECOM report Section 2) provides Design Codes for the Neighbourhood Plan and is published as a separate document. Parts of the AECOM report are individually quoted or referenced in this document.
 - **Masterplans – Wick Road (Blays Lane) and Coopers Hill** AECOM carried out site appraisals for key sites within the Forum Area. These documents appraise the context of the site and suggest ways in which the sites could be developed with a high quality development, site layout and potential access. In due course, planning applications will be submitted by the developers concerned, and will be subject to all the usual planning processes and consultations.
 - **i-Transport: Englefield Green Placemaking and Movement.** The Forum commissioned i-Transport to undertake a study of Englefield Green to establish the feasibility of schemes to improve the existing infrastructure throughout the village to create coordinated and enhanced public areas.
- 1.68. Surrey Wildlife Trust were commissioned to produce a report gathering together all available information on biodiversity and green infrastructure. Local Green Spaces were also assessed and identified as part of this report.
- **Report to Inform Biodiversity Policies** builds on RBC biodiversity policies to ensure sustainable development across the Englefield Green Village Area and to deliver the vision for the neighbourhood. The proposed policies, mitigation measures and enhancement opportunities will inform the development and design of proposed schemes to maximise biodiversity and green and blue infrastructure.
- 1.69. Background documents have been produced by the Steering Committee, both to give detailed background information for the Neighbourhood Plan and to provide useful information as stand alone documents.
- **History and Development of Englefield Green.**
 - **Placemaking Report:** a report to address the problems facing a modern Englefield Green and suggest solutions that improve the physical infrastructure and address the deficiencies in amenities that would create a better and more viable village.
 - **Housing Audit:** a mainly photographic record of building types in the area.
 - **Listed, Locally Listed, Monuments, and Non-Designated Heritage Assets (NDHAs).**
 - **Views Report:** identification of the key views within the area;
 - **Demographics Report:** information taken from the Office of National Statistics 2011 Census.
- 1.70. All the documents are available on the Forum's website www.egvplan.org.uk/.

6. Vision and Aims

The Vision and Aims of this Neighbourhood Plan have been carefully developed and refined by the Forum to reflect the priorities of the community and help set the future of the village. The Vision is the overall aim of the Neighbourhood Plan and the Aims are more detailed, allowing the development of policies which in turn will be used to comment on and determine planning applications. The relationship between the Aims and Policies and the relevant background documents is set out at Annex A.

Vision

By 2030, the policies and aspirations in the Englefield Green Village Neighbourhood Plan will have;

- Helped shape the development of the Area in a sustainable way and create a more attractive and a better place to live, work and visit.
- Helped to develop a sense of community and identity in Englefield Green Village.
- Helped to protect the historic aspects of the Area while developing a modern character fit for the future and to the benefit of residents and visitors.
- Helped to preserve the rural aspects of the areas surrounding the urban centres.

Neighbourhood Plan Aims

1	To ensure that all new development is well-designed, sympathetic and sustainable and enhances the character and function of Englefield Green.
2	To respond to housing needs by supporting suitable housing for people of all ages and means.
3	To identify and support measures to develop the identity of the centre of Englefield Green Village.
4	To preserve and enhance Englefield Green's Village Green, Conservation Area and Victorian middle, and preserve heritage assets (whether listed or not).
5	To protect the rural aspect of the countryside outside of the urban areas and preserve special views.
6	To protect, enhance and where possible add to the green and blue infrastructure and to encourage the planting of trees within the urban area.
7	To support protect and enhance the social assets, community facilities and services (including schools and healthcare, leisure and recreation) to meet residents' needs.

8	To support existing local businesses and encourage new small and medium-sized businesses and shops which provide sustainable employment opportunities and enable people to shop locally.
9	To identify and support appropriate infrastructure developments which reflect the community's needs and keep it an attractive, well-planned and safe place for everyone.
10	To identify and support measures which improve traffic management including parking and speed control measures.
11	To identify and support measures to encourage walking, cycling and other sustainable forms of transport as means of fulfilling shorter journeys.
12	To ensure that the development of Royal Holloway University of London is in harmony with the development of the surrounding urban and rural areas.

7. Sustainable Development

- 2.2. Reflecting the NPPF and the consideration of locations for new development by RBC through the 2030 Local Plan, new development must be sustainable, achieve high design and environmental standards, reflect local preferences in terms of location and especially important, deliver new community infrastructure.
- 2.3. Sustainable development means ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’ (United Nations Brundtland Commission 1987). Paragraph 8 of the NPPF expands on what this means in practice and the Neighbourhood Plan must support sustainable development.
- 2.4. The Area has a distinctive character and new development should protect, reflect and enhance that character. There is a need for development to contribute to the quality of life for residents, including healthy lifestyles, access to local services, green open spaces, safe places for active play, and to be accessible by means of walking, cycling and public transport.
- 2.5. It is generally accepted that new development is necessary but there is a strong feeling that this should meet the needs of local people - existing and future generations, applying the principles of sustainable development to reflect environmental, economic and social needs.
- 2.6. Delivering sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in the people’s quality of life. This includes:
 - making it easier for jobs to be created;
 - moving from a net loss of biodiversity to achieving net gains for nature;
 - replacing poor design with better design;
 - improving the conditions in which people live, work, travel and take leisure; and
 - widening the choice of high quality homes.
- 2.7. In short, the process involves safeguarding and improving the long term quality of life for residents of Englefield Green. For Englefield Green, the meaning of sustainable development is set out below.

Sustainable Development Principles

Sustainable development for Englefield Green means that development should be:

At an appropriate scale and in locations where it would support the community,

Of a high standard of design, reflecting the character of the surroundings,

Improve the biodiversity of the area to be developed,

Contributing towards infrastructure, jobs and services,

Meeting contemporary construction, energy efficiency and waste and water management standards,

Located and designed to enable safe walking and cycling to local services and facilities.

The following adverse impacts must be avoided:

The loss of the green spaces,

The loss or inappropriate diversion of public rights of way,

The loss of or damage to wildlife habitats and hedgerows and trees,

A loss of amenity for existing residential properties,

Damage caused by new development to local businesses through loss of trade and/or increased overheads,

Overloading existing utilities and services (water, drainage, sewage and waste).

8. New Development

Background

- 2.8. Neighbourhood Plans must support sustainable development. For Englefield Green, this means sustainable development over time which integrates well into the village without damaging the natural and historic environment, redevelopment of several sites within the urban fabric and addressing the allocation set out in the Local Plan. Only appropriate development is permitted in the Green Belt, the boundaries of which were designated through the Local Plan and policies relevant to this are contained in the Local Plan and paragraph 149 of the NPPF provided that there would be no greater impact on the openness of the Green Belt than any existing development.
- 2.9. Englefield Green is a tightly constrained area where natural growth and development of the built environment is restricted not only by the Green Belt designation, but also by the Historic Parks and Gardens and the RHUL campus. The Policy Maps at Annex B show these constraints. Consultation through the EGVNP questionnaire made it clear that residents wanted to retain land in the Green Belt with only 1% of residents wanting to see more Green Belt used for housing.
- 2.10. Englefield Green is expected by the Local Plan up to 2030 to provide 611 net additional dwellings (which includes 192 completions and 198 dwellings for older people's accommodation/surplus student accommodation plus 3315 student bedspaces). The number of dwellings that have been constructed in Englefield Green between 2015 and March 2020 were 260. A further 107 were completed in 2020/2021 with a total of 367. All of these were relatively small scale redevelopments or infilling known as 'windfall' development.
- 2.11. A site at Blays House, Blays Lane for a minimum 100 units is allocated in the Local Plan 2030 with requirements set out in Policy SL5 including the safeguarding of biodiversity for Windsor Great Park, consideration of the local road network and providing play-space on site. No progress has been made on this site and no planning permission has been granted. A Masterplan has been prepared for this site, commissioned by the Neighbourhood Forum and is one of the background documents for the Neighbourhood Plan.
- 2.12. The Coopers Hill site (Kingswood) is a potential redevelopment opportunity located in the Green Belt identified in the Strategic Land Availability Assessment (SLAA) which has been produced to support the review of the Runnymede Local Plan for around 170 units of housing. Whilst the site is within the Green Belt, the existing buildings do have potential for redevelopment. A Masterplan has been commissioned by the Neighbourhood Forum to illustrate that the site can be redeveloped for a high quality development of around 85 housing units without compromising the Green Belt. The Neighbourhood Plan does not allocate this site for development.
- 2.13. RHUL is the largest educational facility in Runnymede, having purpose-built accommodation for students on and off campus. The Local Plan 2030 states that to minimise the pressure on the existing housing stock, it is important that new accommodation is provided to meet the proposed growth in student numbers. By 2031, the College hopes to increase student numbers to 12,000 by increasing the capacity of university owned accommodation, in halls of residence or purpose-built student accommodation, by 2,650 to 5,580. As such, the

percentage of those living in university-owned accommodation would grow from 34% to 46%. Whether this stated figure will permanently change in the light of the pandemic and the increasing reliance on online learning by students cannot yet be predicted.

- 2.14. Windfall sites in sustainable locations may be suitable for purpose-built student accommodation; but RBC state they will resist the loss of existing purpose-built student accommodation and will grant proposals for purpose built student accommodation provided that certain criteria contained in Policy SL23 are met. RBC's housing target includes some provision for future Runnymede-based students opting to live in market housing.
- 2.15. Respondee to the EGVNP Questionnaire responded to various statements and popular ones included 'I think enough development has taken place in the Green Belt around the village and I would be opposed to more' (79%) and that there should be no further purpose built student accommodation in the village (70%). A lower amount, 55%, agreed with the statement 'I don't like new houses being built in between or in the garden of existing houses where it significantly increases the density of housing in the area, or significantly changes the character of the area' and 44% agreed with 'I think that those (houses) planned by RBC are the maximum we should have'.
- 2.16. The Neighbourhood Plan does not seek to allocate sites for housing, rather has commissioned studies which could advise further development and reinvigoration of the village centre.

Development within the Settlement

- 2.17. Opportunities for new small scale housing development are likely to continue to arise in the village throughout the plan period. Effectively, the Green Belt boundary acts as a settlement boundary preventing extending the village outwards and ensuring protection of the surrounding Green Belt, whilst some development may be allowed in the Green Belt, this is subject to policies in the Local Plan and the NPPF. Within the settlement boundary, development will be accepted for infill development, small-scale employment uses, and community facilities in principle.
- 2.18. New homes may be built on redeveloped sites or through infill development. Infill sites are defined as spaces between existing houses where new housing will repeat or respect the surrounding pattern of development. Generally, 'infill' sites can be acceptable for several new houses, provided that the amenities of the adjacent properties are not adversely affected and that the street scene and pattern of development remains appropriate to the character of the part of the settlement in which it lies. Other uses such as small-scale commercial development and community uses may also be appropriate on infill sites but such uses are likely to have a greater impact on adjoining residents, so will need to be carefully considered in terms of traffic and noise generation as well as the visual impact of the buildings proposed. Account will also need to be taken of the future potential for those uses to be changed without the need for planning permission.

- 2.19. Where an adverse impact resulting from proposals is identified, mitigation measures will be required to reduce the impact to acceptable levels. If this cannot be achieved, the proposals will not be supported. The requirements for the high quality design of new development is set out in the Englefield Green Design Code.

Policy ND1: Development within the Settlement Boundary

New development, including housing, small scale commercial development and community facilities, will be supported on infill or redevelopment sites inside the settlement boundary (as defined on the Policies Map at Annex B) where there is no significant adverse impact on existing residential, employment and community uses.

All proposals should satisfy the requirements of other relevant policies in this Plan, and not result in any significant adverse impacts on the amenities of the occupiers of neighbouring properties. Where such adverse impacts are identified, mitigation measures will be required as part of the development proposals in order to reduce those impacts to acceptable levels.

Proposals which contribute to achieving to sustainable development, for example by reducing car usage and incorporating high standards of sustainable construction and energy-efficiency, will be supported.

Housing need

- 2.20. According to the EGVNP questionnaire, only 3% would like more houses built than those planned by RBC with 44% saying that those planned by RBC are the maximum that we should have. Residents seemed to have few opinions on the type and size of houses and flats they would like to see built and whether some should be affordable.
- 2.21. Affordable homes are defined in the NPPF as housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).
- 2.22. According to the 2011 census, a significant proportion of Englefield Green dwellings were socially (20%) or privately rented (27%). This is far higher than the RBC average of 13% and 15% respectively. Socially rented properties were considerably higher in the West Ward which includes the large Forest Estate. During the 1980's many of the Estate houses were sold under the right to buy and a significant proportion are now student lets. It is estimated that between one-third and half of the houses on the Estate remain social housing directly owned by RBC.
- 2.23. Englefield Green is a relatively expensive village in which to live. However, given the likelihood that any new build housing is likely to be on small infill or redevelopment plots, it would be difficult to justify requiring affordable units to be part of the mix. It was not considered helpful to commission a Housing Needs Survey of the Area at this time, given that the results would be likely to be distorted by any students that may respond to the questionnaire. Therefore, whilst there is likely to be a housing need, there is no substantive evidence to quantify a specific housing need in the Area.

- 2.24. Local Plan Policy SL20 does require a proportion of affordable units on larger housing sites (35% on sites of more than 10 houses) so it is considered that there is no need for an additional policy requiring affordable homes in this Neighbourhood Plan, however, the Local Plan was written prior to the Governments 'First Home' initiative where a minimum 25% of all new affordable units should be provided as First Homes. These units are likely to be secured through legal (Section 106) agreements to ensure that the discounts remain in perpetuity. RBC have published an Interim Policy Statement on First Homes provision (January 2022).

Policy ND2: First Homes

Affordable housing will be supported in new development as required by Local Plan Policy SL20. Within that provision, a minimum of 25% of new affordable homes shall be provided as First Homes in line with RBC's Interim Policy Statement or subsequent revisions or updates.

Blays Lane (Wick Road) Site

- 2.25. The Blays Lane (Wick Road) site is 2.86ha and is located on the southern edge of Englefield Green. It is bordered by Blays Lane to the west, Wick Road to the south, Larksfield to the north and the recent development of Queenswood Crescent to the east. The site is shown on Policies Map Inset 1 at Annex B.
- 2.26. The site is accessed from Wick Road and Blays Lane and currently features a number of commercial buildings and associated areas of car parking, along with natural features such as trees and greenspace.
- 2.27. This site is allocated for housing development in the Local Plan under Policy SL5: Blays House, Blays Lane and has therefore been released from the Green Belt, as part of the site allocation. Policy SL5 requires a minimum of 100 dwellings and includes criteria on boundary treatment, safeguarding biodiversity and the Thames Basin Special Area of Protection, impact on the listed building and its setting, road network and pedestrian footway and financial contributions to schooling, provision of open space and flood risk. A Masterplan has been prepared for the site alongside the Neighbourhood Plan with the vision of providing new, much needed housing set within an interconnected multi-functional, semi natural setting, which will benefit both people and wildlife. This green infrastructure will mitigate recreational impacts on nearby designated sites, such as Windsor Great Park and the Ancient Woodland, protected and notable flora and fauna and will seek to deliver Biodiversity Net Gain onsite.
- 2.28. The Masterplan (Wick Road site) shows 106 new dwellings in total, comprising 19 houses and 87 flats. Housing typologies are in line with the guidance in the Design Codes and the majority of dwellings are double aspect. The layout is based around a strong green network and its attractive wooded setting and two car parking spaces are provided per property. This masterplan concept represents one way in which the site could come forward, in response to high level site analysis. Applicants will need to prepare full technical appraisals and will be expected to broadly align with the design principles set out.

Policy ND3: Blays Lane/Wick Road Allocated Site

Proposals for the development of the site will be supported where they have regard to the design vision, concept and principles contained in the supporting Englefield Green Masterplan Document (dated December 2022) and the Englefield Green Design Codes (dated January 2023), and also taking account of the technical studies required by Policy SL5 in the adopted Runnymede Local Plan.

RHUL Kingswood Hall Site, Cooper's Hill Lane

- 2.29. The Coopers Hill site is 6.7ha and is located on the northern edge of Englefield Green. It is bordered by Coopers Hill Lane to the west and north, and open countryside to the east and south. Runnymede (National Trust) is in close proximity to the site. The site is shown on Policies Map Inset 1 at Annex B.
- 2.30. The site is accessed from Coopers Hill Lane and currently features accommodation for approximately 400 students housed in a collection of historic and more recently constructed buildings. There is extensive woodland on the site which slopes down to the east. It lies in a sensitive location within the Green Belt with an area of Ancient Woodland directly north of the site, in Coopers Hill, which is part of the Forest of Memories (which is also a Site of Special Scientific Interest). The Commonwealth Air Forces Memorial, which is Grade II* Listed, is located to the west of the site. There are a number of existing buildings on the site providing student accommodation, including a Locally Listed building, along with a number of more recently constructed blocks (dated 1960's - 80's).
- 2.31. RHUL own the site which is known as Kingswood and in the future could consider the potential of developing the site for housing or disposing of it to a developer. Given the sensitivities of the site and its Green Belt location, the Neighbourhood Forum have commissioned Aecom to produce a masterplan for the site as part of the technical help package available to neighbourhood plans, funded by central government. However, RBC will be the responsible authority for determining the outcome of any planning applications or allocation for the site in the future Local Plan.
- 2.32. The masterplan vision for the site is for a discrete new community, enclosed within an attractive woodland setting. The development will be rooted in and shaped by its landscape context. It will respect the architectural heritage of the site, retaining the magnificent Kingswood and Coach House buildings and incorporating new, high-quality built form that reflects the existing vernacular of the site and surrounding area. It will provide a range of new areas of green open space which will reflect the pleasant amenity of the surrounding area and will provide opportunities for existing and future residents to spend time outdoors and will create an attractive setting for new homes.

Policy ND4: RHUL Kingswood Hall Site, Cooper's Hill Lane

Proposals for development or redevelopment of the previously developed land at this site will be considered in the context of national and local policies concerning development within the designated Green Belt, and with regard to other relevant Policies in this Plan.

In view of the site's sensitive location and the constraints affecting new development at the site, which are described more fully at paragraphs 8.22/8.23 above and in the supporting Englefield Green Masterplan Document (dated December 2022), development proposals will only be supported if they can clearly demonstrate the very special circumstances necessary to justify the development or redevelopment.

High Quality Design of new development

- 2.33. The NPPF and the proposals for planning reform recognise that well-designed buildings and places improve the quality of life and that it is a core planning principle to secure good design. Good design is not just about appearance, but also functionality and the relationship to surroundings and it is not about copying past styles or preventing innovative modern design. The aim is to create site-specific creative design, which is contextual by referencing form and materials to surroundings.
- 2.34. The Village has a wide variety of density, building date and materials, testifying to its historic past. It is important that this variety is carried through in new development whilst respecting the immediate surroundings. The wider part of the Area (within the Green Belt) generally has larger properties set in large or very large grounds which may have specific requirements for development or redevelopment.
- 2.35. In keeping with the EGVNP Questionnaire respondents' views about the style of new developments where 62% supported Design Codes to ensure consistency and harmony in new developments, the Neighbourhood Plan requires all developments, including alterations and extensions to existing buildings, to be sympathetic to the character and scale of surrounding buildings and landscape.

Design Codes

- 2.36. A Design Codes document for the village has been prepared which is a separate technical background document to the Neighbourhood Plan. It cross references policies in the Local Plan 2030 and adds a finer grain of detail to enable new development to be tailored to the specific character of Englefield Green.

Character Areas

- 2.37. Character areas are defined in the Design Code document as set out below. Elements of the built environment such as streets, green spaces, buildings and materials all contribute to the character of a place. Much of the distinction between character areas derives from the period when the areas of housing were constructed. However, built form, layout, density, architectural details and public spaces contribute to the delineation of these areas.

- **Historic Core Character Area** of visually distinct high density late 19th and early 20th century mix use.
- **North East Character Area** of post-war medium and low density housing.
- **West Character Area** of post-war and late 20th century medium and higher density housing.
- **South Character Area** of low density housing bounded by Egham Hill, London Road and Bakeham Lane.
- **North Edge Character Area** of larger properties surrounding the green.
- **University North Character Area** of student residential development integrated within the Urban Area.
- **University South Character Area** of University grounds to the south of the A30, as a distinct campus surrounded by a wall flanked by the A30 road separating it from the Urban Area.
- **Rural Area** of open landscape, historic parks and single grand houses and their estates surrounding the Urban Area.

The Design Codes

2.38. The Design Codes are set out under six headings:

- **Mobility (MO):** 3 codes including mobility design principles that have the objective to create safe, attractive and convenient connections around the Area and to the wider region utilizing sustainable modes of transport where possible.
- **Character (CH):** 8 design codes describing the key elements that contribute to the Area's character. New proposals should pay particular attention to the layout, form, scale, materials and detailing in the area.
- **Environment and Landscape (EN):** 12 codes requiring that new developments should mitigate any detrimental effects that they impose on the natural environment, (including pollution, air quality, noise, land contamination, flooding) while enhancing the existing landscape features and promoting habitat creation.
- **Community (CO):** 15 codes to ensure that new development should contribute to local infrastructure provision to build better places for residents. They should encourage inclusive places, that cater for the different needs or different types of people promoting health and well-being through convivial and safe public open spaces.
- **Housing (HO):** 8 codes requiring new developments should encourage different housing types to reflect different size, type and tenure of housing needs for a range of people including but not limited to: families with children, older people with disabilities, travellers, people who rent their home and people wishing to commission or build their own home.
- **Sustainability (SU):** 3 codes requiring that new developments should strive for good quality design that meets climatic targets for CO2 emissions and that can be constructed sustainably, maximising opportunities for recycling. These codes apply to all development in all the character areas.

How to apply the Design Codes

- 2.39. Design codes exist to provide a framework for creating high quality places with high quality design standards, particularly for new developments. The design codes inform development proposals to provide guidance and clarity on design and reflect local character and preferences. In order to do this, the Character Areas have been grouped into Zones which are shown on the Policies Map Inset 2 at Annex C. Design Code Zones differentiate regions within the Area where the same design codes apply. In this case, all the Character Areas with an identifiable urban character (North Edge, North East, West, South & University North) have been grouped under one single Design Code Zone, the Built Up Area Design Code Zone.
- 2.40. Each of the remaining Design Code Zones correspond uniquely to of each of the remaining Character Areas (Historic Core, University South and Rural Areas).
- 2.41. For avoidance of doubt, all design codes in the General Design Codes (Section 5 of the Design Code document) also apply to the Historic Core and Rural Area Design Code Zones (Sections 6 and 7). In case of conflict, the design codes for the Design Code Zone in which the development is being proposed will take precedence. Design Codes for the Historic Core and Rural Area Design Code Zones do not generally apply to the Built Up Area Design Code Zone.
- 2.42. Development proposals should include a Design and Access Statement, or other written statement related to the scale and complexity of the scheme, which shows that the development has been designed to relate to its setting specifically addressing each of the Design Codes appropriate to development proposed and the Zone in which the development is located. This is essential to ensure that the special character of the village is protected and the local distinctiveness of the wider Area is enhanced and reinforced.

Policy ND5: High Quality Design

Proposals for good quality new development (including new buildings and extensions to existing buildings) will be supported, where they are in accordance with the guidelines and design codes set out in the Englefield Green Design Codes.

All new development should, wherever possible, be designed to enhance the Character Area in which it is situated and:

- *Relate to the existing development pattern in terms of enclosure and definition of streets/spaces,*
- *Be of an appropriate scale and density in relation to its setting,*
- *Use materials appropriate to the development's context,*
- *Be of a design with a locally inspired or distinctive character,*
- *Provide boundary treatments and landscaping schemes which reflect the character of the location,*
- *Be well integrated with the community and facilities by reinforcing pedestrian connections and taking opportunities to provide new ones.*

The Englefield Green Design Codes document can be viewed at: [Design-Codes-V3-Reg-16.pdf](https://www.egvplan.org.uk/Design-Codes-V3-Reg-16.pdf) ([egvplan.org.uk](https://www.egvplan.org.uk)).

Sustainable Buildings and construction

- 2.43. The reality is that the homes built today will still be in use in 2050. Therefore, to achieve the UK carbon reduction targets cost effectively, new housing built today must be built to zero carbon standards as soon as possible. However, even if all new housing were to be carbon neutral from tomorrow, this would still not be enough to achieve the carbon emission reductions, as around 70% of buildings that will be in use in the 2050s already exist. If carbon reduction targets are to be met, and if fuel poverty is to be tackled, it is essential that the energy efficiency of existing buildings, including historic and listed buildings is also improved. Building Regulations cover many requirements for sustainable buildings and construction and are updated regularly. In June 2022, part L was updated, including energy efficiency and construction standards.
- 2.44. There are two main elements in achieving net zero carbon buildings: achieving net zero 'whole life' carbon emissions, which takes into account the building, operation and disposal of the building; and achieving net zero operational carbon – where a building uses no fossil fuels; all energy use has been minimised; it meets local energy use targets and all energy use is generated on- and/or off-site using renewables. Further information and definitions are available from several sources including the London Energy Transformation Initiative (LETI) and the UK Green Building Council.
- 2.45. Policy SD8 of the Local Plan requires the submission of energy statements for major development to demonstrate that energy efficiency and renewables have been considered. This requirement can also be applied to smaller scale development with information being

provided as part of the Design and Access Statement submitted with a planning applications.

2.46. More detailed information on suggestions for energy efficient and sustainable development design solutions are set out in Design Codes SU.01, SU.02 and SU.03.

Policy ND6: Provision of energy efficient buildings

The design and standard of any new building should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting net zero operational carbon emissions. Alterations to existing buildings should be designed with energy reduction in mind and comply with sustainable design and construction standards.

The retrofit of existing buildings including heritage properties is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics.

This includes the following measures (where relevant to the proposed development, feasible, and viable):

- *Siting and orientation to optimise passive solar gain,*
- *The use of high quality, thermally efficient building materials,*
- *Installation of energy efficiency measures such as loft and wall insulation and triple glazing.*
- *Incorporation of on-site energy generation from renewable sources such as solar panels.*

Relevant information should be submitted, where required, in relation to the scale and type of development being proposed, in an Energy Statement and/or in a Design and Access Statement accompanying planning applications.

In addition to the planning requirements set out within this Policy, proposals will also need to comply with national Building Regulations standards.

9. Character of the rural setting

- 2.47. The urban area is surrounded by the Green Belt which includes the wooded slopes of Coopers Hill, some 300 acres, which slopes down to the River Thames Flood Plan which was gifted to the National Trust (Runnymede Park) in 1963 and Windsor Great Park. Being designated Green Belt, inappropriate development is considered harmful to the Green Belt and should not be approved except in very special circumstances (NPPF paragraph 147). However, some development is excepted from this, including replacement of buildings, provision of appropriate facilities such as sports facilities and redevelopment of brownfield sites. Accordingly, the rural surroundings to the built up area of Englefield Green is protected in principle by national legislation. In addition, Local Plan policies EE14-EE19 set out the criteria against which planning applications in the Green Belt will be assessed. Retaining or minimizing harm to the openness of the Green Belt is a key consideration in assessing such proposals.
- 2.48. However, the character of these rural surroundings can be retained and enhanced through retention and planting of natural features such as trees and hedgerows as well as through guidance on redevelopment of individual sites.
- 2.49. The Design Codes describe this part of the Area as the 'Rural Areas Character Area' and focusses on the properties of mansion size (above 10,000 ft area) with very large grounds (1 to 10 hectares). The design codes in this section give guidance for redevelopment of older Mansions and/or old manorial estates that exist within Green Belt designation for the high-end residential sector. These codes assume proposals that use an existing footprint to create an ensemble of a number of upmarket houses. The aim of the codes for this zone is to maximise the use of land when the redevelopment of these sites is suggested, within the limits of market possibilities, to discourage the replacement with new single mansions on extensive grounds, but with an ensemble of outstanding properties which can be fully integrated in the community.
- 2.50. Planning applications must be accompanied by a Design and Access Statement where relevant to show how development proposals retain rural character and align with Local Plan, Neighbourhood Plan and Design Codes principles.

Policy C1: Retaining the Rural Character

The rural character of the setting of the village should be respected through new development by ensuring that:

- ***Proposals are assessed against National and Local Plan Green Belt policies,***
- ***the scale and character of new buildings are in keeping with the setting,***
- ***on redevelopment sites, the access arrangements, boundary treatments and landscaping retain the rural character of the setting,***
- ***proposals take advantage of the local topography, landscape and water features, trees and plants in the vicinity and on the site and ensure these features are retained as far as possible.***

Views

- 2.51. Views are an important characteristic of the Area, contributing to the character, landscape and setting of the built form of the Area. The Special Views have been selected according to the London View Management Framework criteria. That is, views must be from public places and make aesthetic, cultural or other contributions to the village, or contribute to the viewer's ability to recognise and appreciate the authenticity, integrity, significance, and outstanding universal value of the village's heritage. These Special Views are identified in the background document 'Views August 2022' and shown on the Policies Maps View Points 1 & 2 at Annex B.
- 2.52. These locally important views really help to define the sense of place. These views change with the seasons and some can be partly obscured by trees and greenery in the summer months but become even more important in the winter when they are more obvious.
- 2.53. The view from Coopers Hill (which can also be seen from the vantage point of the roof of the Commonwealth Air Forces Memorial) is significant in enabling a walker or visitor to experience a panoramic view of London including the River Thames, Runnymede Meadow and nearby Heathrow Airport. Most of north, west, and central London can be seen to the right from the viewpoint; such monuments as the London Eye and the arch of Wembley Stadium are visible on clear days. Windsor Castle and the surrounding area can be seen to the left.
- 2.54. Other special views are of and from the Magna Carta Memorial and the John F Kennedy Memorial with splendid views of the River Thames looking back up towards Coopers Hill and the Commonwealth Air Forces Memorial.
- 2.55. Significant views that are located around and across the Village Green are defined as Special Views and these are just as important as some of the magnificent long distance views and potentially more vulnerable to being lost.
- 2.56. Planning proposals that could affect a designated Special View should produce sufficient evidence in the Design and Access Statement accompanying a planning application to explain, evaluate and justify any visual impact on the view. Where relevant the development proposals should provide visualisations of the proposed scheme in conjunction with plans to show potential impact on the designated view's foreground, middle ground and background.

Policy C2: Special Views

Views of particular importance defined as Special Views on the Policies Map should be preserved and not be obstructed by new development.

- *The views from the footpath starting at the end of Ham Lane and ending in both Prospect Lane and Northcroft Road. (Views H1 to H4)*
- *Views across the Englefield Green Village Green. (Views G1 to G6)*
- *The views towards and from the Air Force Memorial (Views AF1 to AF3)*
- *The view from the middle of Priest Hill towards the North and Northeast. (View P1)*
- *The views from points along the A308 across the Runnymede Meadows towards the hills. (Views R1 to R2)*
- *The views from points across the top of the Runnymede Meadows slopes towards the Thames. (Views R3 to R4)*

Proposals that would enhance or make a positive contribution to the Neighbourhood Area's views will be supported.

10. Historic Environment

- 2.57. The area has a great variety of buildings in style, age and building materials and includes some nationally important heritage assets such as Savill Gardens (Grade 1 listed), Runnymede Park and the Commonwealth Air Forces Memorial at Coopers Hill (Grade II*).
- 2.58. The historic core of the village has a predominance of Victorian buildings whilst the outer parts of the Area have a variety of buildings, some of extremely fine quality set in extensive landscaped grounds. Details of the growth of the village and its surroundings are set out in the History Report, and the different types of housing including historic housing is set out in the photographic record, the Housing Audit.
- 2.59. It is essential that the location and design of new development has regard to the historic character of the local area. This protection is in accordance with the guidance contained in paragraphs 184-202 of the National Planning Policy Framework and Local Plan policies EE3 Strategic Heritage Policy, EE4 Listed Buildings, EE5 Conservation Areas and EE6 Parks and Gardens of Special Historic Interest. Development proposals likely to affect the significance of a heritage asset, including the contribution made by its setting, should be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed.

Conservation Area

- 2.60. The Englefield Green Conservation Area was designated in 1970 and extended in 1978. It covers the extent of the Green and neighbouring areas. It has been reviewed by RBC between 2021 and 2023, and the revised Conservation Area boundary and updated Conservation Area Appraisal and Management Plan came into effect from 1 December 2023. The most up-to-date Conservation Area boundary is shown on the 2030 Local Plan Policies Map available here: <https://maps.runnymede.gov.uk/website/maps/index.html>.
- 2.61. It is expected that new buildings will need to be designed so as to respect the bulk, massing, height and orientation of buildings in close proximity to the site, but can be designed in such a manner as to add to the varied character of the Area. Details such as the materials used for roofs and walls, the detail of windows, doors and chimneys should all reflect the historic character of the Conservation Area. Highest quality design will be expected both within the Conservation Area and in its setting using authentic materials as far as possible. However, in alignment with the NPPF and Local Plan policies, outstanding or innovative designs which promote high levels of sustainability and contribute positively to local historic character may also be supported. Proposals should accord with the requirements set out in Design Code CH.02.

Policy HE1: Conservation Area and its Setting

Development within or affecting the setting of the Englefield Green Conservation Area as defined on the 2030 Local Plan Policies Map should achieve the highest quality design, set in a clear context in terms of materials, scale, setting and layout. The following criteria apply:

- *Development should be of an appropriate scale and mass for the immediate area,*
- *Use of locally distinctive details will be supported (materials, openings/access and boundary treatments),*
- *New buildings and extensions should use authentic materials, based on the historic palate of materials, unless the use of synthetic or substitute materials is a more appropriate or sustainable option.*

Applicants must explain, in a Design and Access Statement and/or Heritage Statement, how the proposal will address these criteria.

Development proposals should also take account of the policy guidance contained in the Englefield Green Conservation Area Appraisal and Management Plan, which was adopted in December 2023.

Local Heritage Assets

- 2.62. Englefield Green has over 55 Grade II listed buildings and structures. These are protected from harmful development by the NPPF paragraphs 189 – 196 which require that great weight is attached to the asset’s conservation and that clear and convincing exceptional justification would be needed to justify any loss or harm to the asset.
- 2.63. Neighbourhood Plans may also identify important heritage assets which are not already protected by statutory listing. Local Plan Policy EE8 protects locally listed buildings and other non-designated heritage assets (NDHAs) from harmful development. The list of proposed non-designated heritage assets was compiled alongside the completion of the Design Codes and is set out in a supporting document to this Plan. The proposed buildings and features identified in this list, which may not be of sufficient architectural or historical merit to justify listing, are nonetheless an important part of the character of the Area. The full report, titled ‘A Survey of Non-Designated Heritage Assets in Englefield Green Forum Area’ is a technical background document to the Neighbourhood Plan and includes the process and criteria for qualification. The report is available here: <https://egvplan.org.uk/wp-content/uploads/2023/01/NDHA-Sites-V2-Final-Reg-16.pdf>. This evidence will be subject to further review by RBC, in conjunction with its specialist historic building advisors, to identify additional NDHAs for the Neighbourhood Area. Policy HE2 will help to ensure that all the assets listed which are currently on the Local List plus those confirmed as additional NDHAs by RBC, subsequent to the adoption of the Neighbourhood Plan, are protected as far as possible and that any development which could affect the assets will be carefully considered.

- 2.64. Once refined further and adopted by RBC, the list may be changed over time as other buildings and structures, assessed by RBC's specialist advisors, are added to the list. Enhancements to the local features may be sought through funding bids to support their management.

Policy HE2: Protecting and Enhancing Local Heritage Assets

All development proposals affecting identified local heritage assets, including non-designated heritage assets² will be required to take into account the character, context and setting of the assets. Development should be designed taking account of local styles, materials and detail. The effect of an application on the significance of an identified local heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect a local heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset concerned.

² Available on the Council's website at: www.runnymede.gov.uk/planning-policy/conservation-areas-listedbuildings/3.

11. Natural Environment

- 2.65. Responses throughout the EGVNP Questionnaire indicated the high value placed on the local natural environment and landscape by local people. The majority of respondents (94%) stated they enjoyed the lanes, footpaths and environs around the village of Englefield Green and would not like to see these changed. This strong preference for retaining or enhancing the countryside around and within the village was further strengthened by a wish to retain and enhance green spaces in the village (87%), for no further development on the Green Belt (79%), reduced road speeds rather than road widening on the country lanes (73%), tree planting on green areas within the village or their improvement for recreational purposes (72%), and trees and flower beds along St Judes Road (68%).
- 2.66. The theme continued in the 50% to 70% bracket with residents wanting to encourage wildlife in the countryside and more green areas within the urban landscape where possible.
- 2.67. In 2021, the Neighbourhood Forum commissioned Surrey Wildlife Trust to carry out a comprehensive review of policy documents and green infrastructure designations within the Area and develop a comprehensive background document to provide a robust set of policies to improve biodiversity and green space opportunities in the Area, taking into account local people's wishes. This document is entitled 'Biodiversity and Green Spaces in Englefield Green' simply referred to here as the Biodiversity Report.

Green and Blue Infrastructure

- 2.68. Green infrastructure is defined as a "network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and well-being benefits for nature, climate, local and wider communities and prosperity (Ministry of Housing, Communities and Local Government, 2021)". Green and blue infrastructure (GBI) covers a range of natural assets and can include public open space, country parks, playing fields, allotments, woodlands, trees and hedgerows as well as rivers, lakes and ponds. It plays an important role in helping to halt biodiversity loss, aiding nature recovery, building resilience to climate change, promoting healthy, resilient and safe communities as well as reinforcing the local character of areas and places.
- 2.69. RBC have recently adopted a Green and Blue Infrastructure Supplementary Planning Document (SPD) in November 2021. The SPD supports Local Plan policies EE11: Green Infrastructure and EE12: Blue Infrastructure, and also provides guidance on how GBI can be implemented into householder, minor and major development sites. In summary, these measures include, but should not be limited to:
- Using species of native and local provenance for soft landscaping
 - Living roofs and green walls
 - Green boundary features (e.g. species-rich hedgerow)
 - Incorporating gaps under fences to allow movement of mammals across the landscape
 - Incorporation of bat and bird boxes
 - Wildlife sensitive lighting
 - Wildlife ponds
 - Invertebrate and reptile habitats, including using log and stone piles as refuges.

- 2.70. Proposals for new development in the Plan area should take account of this SPD at the planning stage. This involves three steps: Step 1 – auditing the existing assets; Step 2 – considering the GBI opportunities; Step 3 – incorporating GBI into the development proposals.
- 2.71. Accordingly, all new planning proposals, including change of use where the impact of the new use will exceed that of the existing use, will need to prepare a green and blue infrastructure plan to accompany a planning application. The plan will need to demonstrate:
- The location of the green and blue infrastructure
 - Benefits to ecosystem services
 - How the green and blue infrastructure connects and enhances connectivity across the landscape
 - How the green and blue infrastructure will be managed to benefit locally native species, focussing on recognised nature conservation priorities
 - How the green and blue infrastructure delivers at least 10% biodiversity net gain (but see also below).
- 2.72. Where development cannot deliver green and blue infrastructure within the development boundary, opportunities will be sought to secure multi-functional green spaces beyond the development boundary. This can be achieved in a number of ways, for example through the creation of compensation habitats and participation in other green and blue infrastructure schemes. This can be achieved through S106 contributions.
- 2.73. In order to build on RBC’s GBI SPD, Surrey Wildlife Trust Ecology Services reviewed the available ecological information for Englefield Green Village to identify key areas for GBI and biodiversity enhancement within the Plan area. The results are presented in Map 2. There are areas within the village (specifically Bakeham House at Prune Hill; Royal Holloway grounds [Canada Copse, woodlands rear of Spring Rise; A30 Egham Hill [University accommodation grounds]; woodland rear of Middle Hill-Parsonage Rd.; Englefield Lodge grounds; rear of Spencer Gds.; woodland rear of Baron’s wood; Runnymede Park) that provide useful connections between Biodiversity Opportunity Areas (BOA) at Windsor Great Park and Runnymede Meadows and Slope. BOAs are considered very important as they represent a targeted landscape-scale approach to conserving and recovering biodiversity and are areas where the greatest opportunities for habitat creation and restoration lie, which would eventually becoming part of Surrey’s Nature Recovery Network. The Surrey Wildlife Trust study (egvplan.org.uk/wp-content/uploads/2023/01/Ecology-Report-final-version-Reg-16.pdf) should be used to assist in identifying opportunities for potential GBI offsetting on sites within the Plan area.

2.74. Section 106 and CIL funding grants (in addition to other funding opportunities) should be used to optimise the delivery of green and blue infrastructure, biodiversity enhancements, mitigation and management and potentially, ecosystem services, (such as reducing noise, air and water pollution) and benefitting the well-being of residents. The Biodiversity Report provides the detailed information to assist this process.

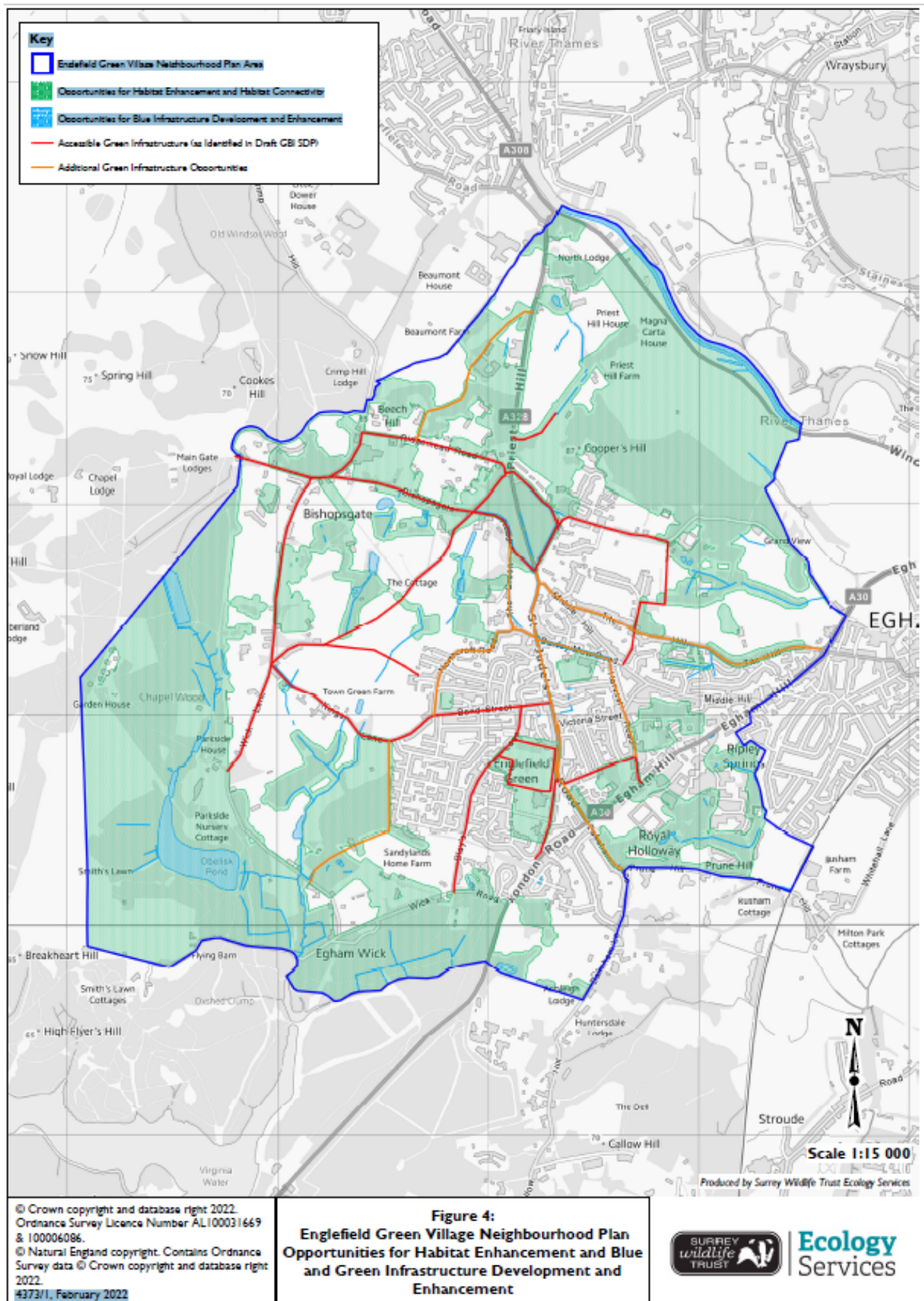
Policy NE1: Green and Blue Infrastructure

Proposals for new development in the Plan area should take account of Runnymede Borough Council's Green and Blue Infrastructure Supplementary Planning Document (SPD) and the supporting document to this Plan entitled 'Biodiversity and Green Spaces in Englefield Green'.

Proposals will be supported where the green and blue infrastructure network will be enhanced to increase connectivity between the site, Biodiversity Opportunity Areas, corridors and across the landscape.

Where development proposals cannot deliver green and blue infrastructure, opportunities should be identified to offset green and blue infrastructure improvements and enhancements, which will be secured by S.106 contributions if necessary.

Map 2: Extract from Biodiversity Report



Biodiversity

- 2.75. The Environment Act 2021 is the UK Government's key piece of environmental legislation in recent years. The Act will require new development to deliver a minimum 10% biodiversity net gain. Provisions for the act will be made through secondary legislation. This means that developers will be required to calculate how much their proposed development will degrade biodiversity (by removal of habitat, vegetation etc) and compensate for that loss and add features which provide increased biodiversity on the site. This can be achieved in a number of ways such as providing planting schemes, green roofs, protecting and enhancing existing hedgerows etc.
- 2.76. There are many areas within Englefield Green which have importance to biodiversity including Windsor Forest and Great Park (parts designated as Special Area of Conservation, Site of Special Scientific Interest, Site of Nature Conservation Importance and a biodiversity opportunity area), Runnymede Meadows and slope which is a Site of Nature Conservation importance and a Biodiversity Opportunity Area and has parcels of ancient woodland. See Map 2 (extracted from Biodiversity Report).
- 2.77. Threats to biodiversity and possible mitigation have been identified in the Biodiversity Report. The threats include:
- Storm water run off and light pollution
 - Habitat removal to facilitate development
 - Inappropriate or lack of habitat management within public and private open space
 - Invasive non-native species and pests
 - Lack of resource and investment
 - Climate change.
- 2.78. The proposed site allocation within the Local Plan 2030 plus existing planning applications will result in a significant loss of undeveloped open space around urban areas within Englefield Green Village Area, thus significantly increasing pressures to biodiversity from development. In order to incorporate climate and biodiversity resilience, and to secure biodiversity enhancements in the Plan area, all proposed developments that are required to include Biodiversity Net gain (BNG) as part of the proposals should deliver at least 10% BNG. In 2020, the Surrey Nature Partnership recommended that Surrey's planning authorities should adopt a minimum 20% BNG requirement, but this presently exceeds national policy requirements. More information, evidence and suggestions for delivery are set out in the Biodiversity Report which is a background evidence document to the Neighbourhood Plan.
- 2.79. Englefield Green has an urban centre and a large area of green space on the outskirts with increasing pressure for development. Buffer zones are vital for the protection of core habitats, but also the species they support. The exact size of the buffer should reflect the scale of the development being proposed, the habitat being impacted and its location within the landscape. Considering the increasing development pressure in Englefield Green Village Area and resident feedback to protect and enhance green spaces, increasing connectivity across the landscape with the use of appropriately designed buffers is required.

- 2.80. In order to inform a planning application for proposals which have the potential to harm ecological interests, the developer must appoint an ecologist to assess the impact of the development on the ecological receptors, including statutory and non-statutory designated sites and recommend the appropriate buffer distance and any mitigation measures. Natural England's Biodiversity Metric 4.0 (March 2023) or its most up to date iterations should be used to measure and account for natural losses or gains resulting from development or changes in land management and predicts its future biodiversity value taking account of any contributions provided by the creation or enhancement of offsite habitats.

Policy NE2: Biodiversity

All proposed developments within the Plan area that are required to include Biodiversity Net Gain (BNG) as part of the proposals should deliver at least 10% BNG, in line with national requirements.

An appropriate buffer to protect statutory and non-statutory designated sites and habitats of principal importance should be included as part of development proposals, according to the specific circumstances identified through a full ecological assessment of the site and its surroundings. The buffer should contribute to wider ecological networks and be part of the local green and blue infrastructure. Access can be permitted where habitats will not be adversely impacted by trampling.

Provision of appropriate species-related measures will be required in new buildings, including extensions, for example, swift bricks, bat and owl boxes.

Opportunities should also be taken by developers and landowners to link sustainable drainage solutions in new development to complement nature conservation objectives.

Trees, hedgerows and planting

- 2.81. Trees and hedgerows form an important part of the appearance and character of the Area, both in the urban context and in the rural surroundings. Trees and hedgerows provide important wildlife corridors across the landscape and also provide food and shelter for animals, insects and birds. Trees are also important for sequestering carbon and reducing noise and air pollution and contribute to urban cooling.
- 2.82. Existing trees and hedgerows should be retained as much as possible and considered at the earliest design stage of planning proposals to ensure that any retained trees will be able to grow and mature in the future without outgrowing their surroundings. Retention of hedgerows will be supported as they are an important feature in Englefield Green. New boundary hedgerows should include native species with at least five native woody species per 20 metres to deliver species-rich hedgerows. All hedgerows should incorporate a minimum of a two metre buffer from new buildings where possible.
- 2.83. Trees form an important asset both across the landscape and within the urban area. Given the time it takes for the asset to be realized, i.e. for the tree to grow, the removal or loss of

mature trees on development sites will be resisted. Where mature trees are lost, suitable replacement trees should be planted wherever possible.

- 2.84. The British Standard 5837: 2012 'Trees in relation to construction-Recommendations' should be the principal reference document when considering new and existing trees on proposed development sites. Planning applications for types of development which affect existing vegetation and have space for landscaping/planting schemes should be accompanied by a suitable scheme detailing the landscaping proposals for the site. Planting can also contribute substantially to the requirements for biodiversity net gain.
- 2.85. Within the urban area, there are opportunities for enhancement of existing small green spaces and streets through additional planting and provision of planters in the streets. The Placemaking Report and the Biodiversity Report provide more information and identify opportunities for doing so, in line with residents expressed wishes in the EGVNP Questionnaire.
- 2.86. In all cases, appropriate species should be used which may be native species or species tolerant to climate change. Guidance on these is contained within the Biodiversity Report.

Policy NE3: Trees, hedgerows and planting

The provision of new trees, hedgerows and planters throughout the Plan area will be encouraged and supported.

The removal or loss of mature trees on development sites will be resisted where they are healthy and of appropriate species for the location when evaluated using BS5837.

Development proposals should include a landscaping scheme, which identifies trees and hedgerows to be retained or removed as part of the development, with full details of replacement tree and hedgerow planting of appropriate species, preferably native species.

Where necessary, planning applications should also include an arboricultural impact assessment.

12. Community Facilities

Community Facilities

- 2.87. Englefield Green has a number of facilities which are of importance to the community. The NPPF recognizes the importance of such facilities and requires that planning policies should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments.
- 2.88. The halls include the Forest Estate Community Hub, the Village Centre facility, the Social Hall now known as The Edge Venue, St Judes Church Hall, the Jurgen Centre, the Scout Hut and the Public Toilets.
- 2.89. In addition, there are several places of worship and associated facilities:
- St Judes United Church and cemetery,
 - Roman Catholic Church – The Church of the Assumption of Our Lady
 - The Greek Orthodox Church of St Andrew,
 - Bishopsgate Evangelical Church.
- 2.90. Sports facilities include the following:
- Tennis Club, Coopers Hill Lane which includes 6 well maintained hard courts (2 floodlit), 2 synthetic grass courts, a practice wall and clubhouse.
 - Football Club, Coopers Hill Lane which includes football grounds with extensive changing facilities and club rooms.
 - Cricket Club, The Green, which comprises a cricket pavilion and a cricket ground on the Green.
 - Children’s Play Area, The Green
 - Scout hut and grounds at Kings lane
 - Kings Lane Sports Field which is a Rugby ground and changing facilities.
- 2.91. There are also Public Toilets, Coopers Hill Lane, a number of Care Homes, Nurseries, the schools and the Doctors Surgery.
- 2.92. The policy is intended to retain these facilities and services to maintain Englefield Green as a sustainable village. Accordingly, change of use, conversion or demolition of any of the facilities listed in the policy to a use which is not for the community will be resisted unless a replacement would prove more suitable for the needs of the community. The applicant will need to put forward evidence that the existing use is no longer viable and/or prove that alternative facilities of a better quality or a better location can be provided. This is in line with Policy SD6 of the 2030 Local Plan.
- 2.93. New facilities and improvements to existing facilities will be encouraged and supported.

Policy CF1: Community facilities

The following community facilities will be retained and planning applications which result in either the loss of or significant harm will be resisted

- ***The Edge Venue***
- ***Forest Estate Community Hub,***
- ***Village Centre facility***
- ***Scout Hut***
- ***Public Lavatories***
- ***St Judes United Church and Church Hall***
- ***Roman Catholic Church – The Church of the Assumption and the Jurgen Centre***
- ***The Greek Orthodox Church of St Andrew***
- ***Bishopsgate Evangelical Church***

If it can be clearly demonstrated that the continued use of any of the above-listed facilities is no longer viable with evidence that the facility is no longer needed or that alternative facilities can be provided which are suitably located to serve the community, then other uses for the existing building or site will be considered.

The provision of new community facilities will be encouraged.

Proposals to improve the viability of an existing community facility, for example by the extension or partial redevelopment of buildings, structures and land, will be supported, provided that the design of the proposals and any increased use respects the village character, will not have a negative impact on the amenities of adjoining residential properties and where the requirements of other relevant policies in the Development Plan, including this Plan, are met.

Local Green Spaces

2.94. Consultation showed that people place a high value on the relationship between the village, the countryside and on the open spaces that help to define the landscape and character of the area. Designation of Local Green Spaces (LGS) give a very high level of protection to such open spaces. In the NPPF it is stated that in Neighbourhood Plans, local communities can identify green areas of particular importance to them for special protection and to rule out new development, other than in “very special circumstances” or if a proposal is consistent with certain limited exceptions to Green Belt policy which are set out in paragraph 149 of the NPPF. The proposed designations are in accordance with the requirements in Paragraph 101-2 of the NPPF:

- The green space is in reasonably close proximity to the community it serves;
- The area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife;
- The area concerned is local in character and is not an extensive tract of land.

2.95. RBC have already carried out an audit and the Local Plan 2030 identifies the RHUL's Arboretum as a Local Green Space which is included in the policy for the sake of completeness. As part of the Neighbourhood Plan process, a further audit has been carried out of green spaces and a large number of spaces were assessed to determine which of them fulfill the Local Green Space Criteria. Four additional spaces are considered to fulfill the criteria, the assessment is included within the Biodiversity Report.

Policy CF2: Local Green Spaces

The following areas as defined on the Inset Maps at Annex B are designated as Local Green Spaces:

- *St Jude's Cemetery*
- *St Jude's Junior School Playing Fields*
- *St Cuthbert's Catholic Primary School Playing Fields*
- *St Jude's Church of England Infant School Playing Fields*
- *RHUL Arboretum*

Development proposals in the designated Local Green Spaces listed above will be managed in accordance with national policy for Green Belts.

13. Employment and Services

- 2.96. Englefield Green has a good range of educational, healthcare, sporting, religious, social and recreational facilities. However, Englefield Green lacks some facilities such as a Post Office, a bank, a police service and a fixed or mobile library. Such facilities are available in nearby villages and towns requiring residents to use their cars to access them.
- 2.97. During the community consultations, the need for provision for small business, the loss of essential services and range of shops were all mentioned as local issues. Whilst the absence of some shops is a reflection of the sign of the times the lack of such services as provided by a Bank, Post Office, Dry Cleaners, DIY store and an Opticians is a source of concern for many residents of Englefield Green.
- 2.98. The Business Questionnaire was conducted face to face, with 13 businesses providing feedback. 10 of the responders were owners and 3 were employees. All businesses stated that the Englefield Green location was important to their business and all are hoping to grow in Englefield Green. When asked whether the businesses were able to cost effectively fill job vacancies, there were 7 positive responses and 2 negative responses. When asked “which physical changes do you think would improve your business or business in general” 9 of 13 responded with ‘Well defined centre of the village. Better branding of the village’.
- 2.99. In 2020, there were changes to legislation which have restricted the approach that can be taken to retaining facilities and services within the Area. The Town & Country Planning Act divides land into various use classes. These are outlined in the Use Classes Order. Changes to the Use Classes Order means that uses including shops, financial and professional services, restaurants and cafes, business (such as offices which are appropriate in a residential setting), gyms, healthcare and day nurseries/childcare are grouped together within the new Class E – Commercial, Business and Service. Changes between uses within the same use class is not considered to be development. This being the case, planning permission will not be required for a change between the uses, within this new use Class E.
- 2.100. As for uses such as pubs/drinking establishments, hot food takeaway, cinemas, concert, bingo and dance halls, these now become ‘Sui Generis’ uses (i.e. of its own kind or unique) and any change from or to these uses will require planning permission. Learning and non-residential institutions and community facilities including museums, public halls and local shops (the shop’s premises covers an area not more than 280 square metres, and there is no other such facility within 1000 metre radius of the shop’s location) fall under Classes F1 and F2.
- 2.101. The following set of policies reflect these changes to legislation and are therefore more up to date than Local Plan policy IE13: Local Centres.

Employment

- 2.102. Current Local Plan employment policy is to concentrate larger businesses in strategic employment areas as well as to continue to support individual business sites. The NPPF supports building a strong and competitive economy and ensuring the vitality of town centres. As a ‘large village’ (or ‘local centre’ as described in the Runnymede 2030 Local Plan) Englefield Green does not directly benefit from these policies.
- 2.103. The main employment sites in the EGVNP area are:

- Royal Holloway University of London (RHUL), Egham Hill
 - Fairmont Windsor Park Hotel (formerly Savill Court), Bishops Gate Road
 - Bishopsgate School, Bishopsgate Road
 - St John's Beaumont Preparatory Boys School, Priest Hill
 - St Cuthbert's Catholic Primary School
 - St Jude's Church of England School
 - Englefield Green Infant School and Nurseries
 - Savill Gardens, Wick Lane
 - Battersea Old Windsor, Priest Hill.
- 2.104. Royal Holloway is far and away the largest employer with some 1770 established members of staff as well as visiting teachers, student interns and student staff who work across campus.
- 2.105. In addition there are some 150 small businesses scattered throughout the area, including shops, workshops, a number of employees in the National Health Service, and many people working from home.
- 2.106. Tourism is a growing sector with the important tourist attractions in the northern end of Runnymede, at the bottom of Coopers Hill (the various memorials to the Magna Carta and John F Kennedy) as well as the Commonwealth Air Forces Memorial at the top of Coopers Hill. Both areas could potentially attract more people to visit the Green and the main commercial area and increase spend in local shops and cafes.
- 2.107. The Neighbourhood Plan supports the viability of local businesses and their expansion, where this is proportionate and appropriate in the individual circumstances. Inevitable increases in traffic, noise and potential lighting and emissions will need to either be appropriate to the surroundings or to be mitigated to the extent that no significant impact arises. Home working is also seen as a means of encouraging business and creating a sustainable community with less commuting and a more sustainable lifestyle, saving individuals the cost of travel and increasing their leisure time. Planning applications will not always be required for homeworking.

Policy ES1: Supporting Local Employment

Proposals for the development of new businesses and for the expansion or diversification of existing businesses, including tourist based operations, will be encouraged, providing that:

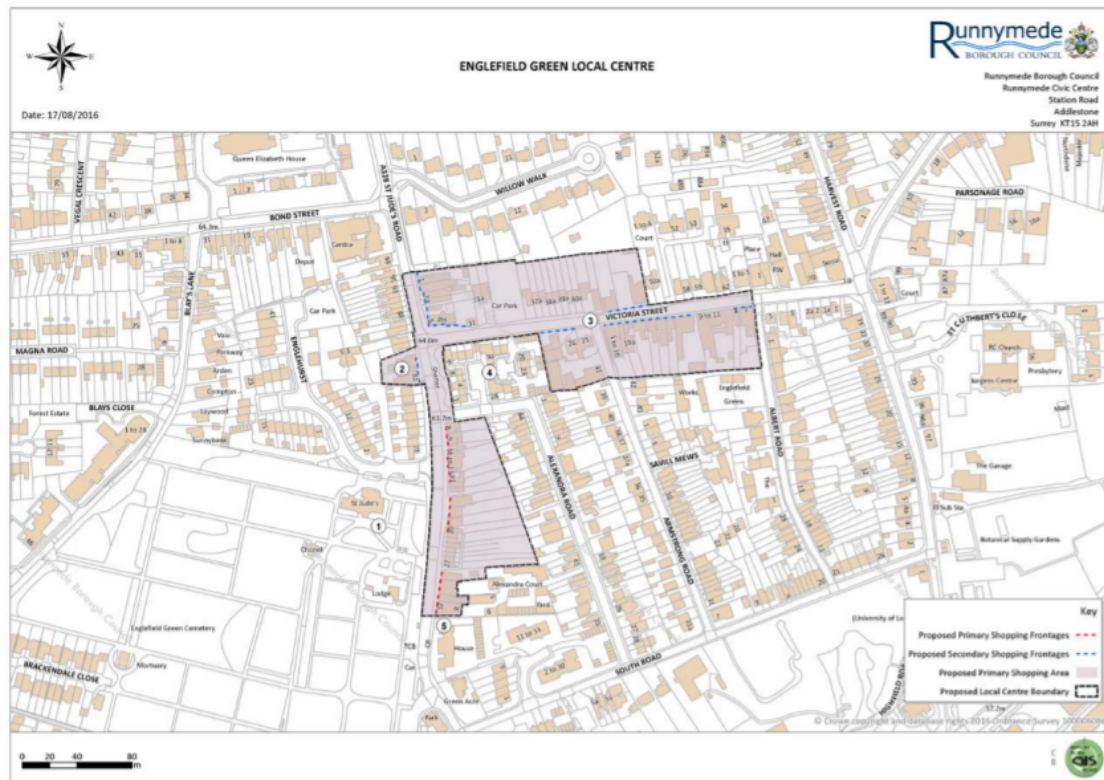
- The scale of the proposal is appropriate to the setting and the Neighbourhood Area as a whole, and***
- it can be demonstrated that there will be no significant adverse impact from increased traffic, noise, lighting or other emissions or activities arising from the proposed development, and***
- it would have an acceptable impact on the character and scale of the village, including the appropriate design of signage as set out in the Design Code, and***
- the proposals make adequate provision for car parking and bicycle spaces for employees and visitors, and***
- where relevant, opportunities are taken to secure the re-use of vacant or redundant historic buildings as part of the development.***

Applications for extensions or part change of use of dwellings to enable flexible or home working will be supported, subject to there being appropriate parking and that the residential amenity of neighbouring properties is maintained.

Local Centre and Retail

- 2.108. The Local Plan identifies a neighbourhood centre in Englefield Green with identified primary and secondary shopping frontages. Map 3 shows the designations set out in the Town and Local Centres Boundaries Review (2017). There are two main roads which form the commercial centre of Englefield Green, St Jude's Road and Victoria Street. Fortunately, St Jude's Road remains fairly unscathed in terms of buildings and shops as although many have changed hands and some expanded into the adjoining shop, or in some cases contracted, the actual buildings and number of outlets remains much the same. What has changed, however, is the variety of shops that used to be available and today the presence of estate agents. This is seen as the primary shopping frontage.
- 2.109. The biggest change over recent years has occurred in Victoria Street where a number of former shops, particularly on the Armstrong Gun Public House side have, now either reverted to residential or, been demolished to make way for houses, new flats, new offices and car parking. A number of shops remain on the other side of the street but many have been refurbished, and are occupied by companies for use as offices as opposed to high street retail. This area is seen as the secondary shopping frontage.

Map 3 – Extract from Local Plan



2.110. The commercial offering currently consists of the following:

Commercial Property	Number
Public Houses (including 3 gastro pubs)	8
Convenience stores*	4
Hairdressers	4
Estate Agents	3
Restaurants	3
Beauty Salons	3
Bakery/Sandwich shop	2
Funeral Directors	3
Wine Merchants	2
Builders	1
Butchers	1
Chemist	1
Dancewear & school uniforms	1
Florist	1
Garage	1
Pizza House (take away)	1
Pottery Painting/Gift shop	1

*The four convenience style stores offer the following services previously provided by individual shops i.e. Grocer, Greengrocer, Newsagent, Tobacconist and Off-licence.

2.111. It may be possible to intensify neighbourhood shopping without losing the essential character of the area and therefore the balance of uses should be retained and any

proposed change of use away from shops will be resisted. Local Plan policy IE13: Local Centres states that proposals for shop uses within primary shopping frontages will be supported, but that non-retail will also be supported provided that the overall function of the centre and customer choices are supported. In secondary shopping frontages town centre uses will be supported where they contribute to the function, viability and vitality of the uses.

- 2.112. Changes to the Use Classes Order 1987 (as amended) have meant that a new Use Class E was introduced on 1st September 2020 and covers the former use classes of A1 (shops), A2 (financial and professional), A3 (restaurants and cafes) as well as parts of D1 (non-residential institutions) and D2 (assembly and leisure) and puts them all into one new use class. Planning permission is not needed for changes to differing uses within Class E, so a shop could change into a café or estate agent without the need for planning permission. In addition, there are relaxations on the need for planning permission to change commercial units into dwellings.
- 2.113. The Neighbourhood Plan seeks to retain as many town centre uses as possible by requiring planning applications for loss or change of use from Class E within the Local Centre boundary which includes the primary and secondary shopping frontages, to be supported by evidence of marketing to ensure that a local centre use is not needlessly lost and by maintaining as far as possible, a balance of uses within both primary and secondary shopping frontages. Accordingly, unless there have been attempts to realistically market the business over a 12 month period such applications will not be supported. Planning applications involving the loss of Class E units will need to be accompanied by evidence that there are sufficient remaining Class E units (80%) within the Local Centre Boundary. A 'snapshot' of the existing uses of the units on the primary and secondary shopping frontages and other shops is set out at Annex E recording the uses at April 2022. This will change over time and planning applications will need to evidence any relevant changes.
- 2.114. Improvements to the appearance through general public realm improvements and shopfront improvements along with appropriate and essential shop uses help to attract customers and encourage them to stay longer. Some shops do not make the best use of their shopfronts and unattractive security measures such as metal roller shutters have crept in, resulting in damage to the public realm and creating "dead" frontages. This can produce a perception that the area is unsafe. Accordingly, appropriate shop front design and signage which highlights the historic character of the shopping area will be encouraged. New shop fronts and signage should be designed in accordance with Englefield Design Code CO.14 Retail, Commercial, Leisure and Town Centre development.

2.115. Opportunities will also be sought to enhance the retail area by the Neighbourhood Forum as set out in the Placemaking Report and the iTransport Report.

Policy ES2: Local Centre and Commercial facilities

Retail development will be supported in the following locations:

- i) St Jude's Road***
- ii) Victoria Street***

Within the Local Centre Boundary (as defined in the Policies Map and shown in Map 3)

- changes of use from Class E will be supported where Class E remains at 80% of all units (calculation including empty Class E units) and development supports the vibrancy and vitality of the parades by diversifying and enhancing the range of local shops and services for the local community, and***
- the loss of Class E premises will be resisted, unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes. If it can be clearly demonstrated that the continued use is no longer viable and evidence that the property has been actively marketed, commensurate with its use at an open market value for a period of at least 12 months, other uses may be supported.***
- Historic shopfronts should be retained and new shopfronts and advertisements should be of a high quality and reflect the provisions set out in the Englefield Green Design Codes, particularly Design Code CO.14.***

Public Houses

2.116. The potential loss of public houses is a cause for concern. There are 8 remaining pubs in the Area, but with recent events it would not be surprising if some were struggling. The former Prince of Wales in Bond Street is now a residential site (Princes Court) and The Sun Inn, Wick Lane closed in 2018. The Packhorse, Egham Hill is run by the RHUL Students Union (registered charity 1141998) with any surplus being reinvested into services for students. Although open to the public the Packhorse is largely considered as a province for students.

2.117. The remaining pubs are:

- The Armstrong Gun
- The Bailiwick
- The Barley Mow
- The Beehive
- The Fox and Hounds
- The Happy Man
- The Holly Tree

2.118. There is no planning policy in the Local Plan to retain pubs, although they are an important part of community life, many within historic buildings. Planning permission is required to change the use of pubs to another use. Accordingly, all remaining pubs in the Area should be retained unless they have ceased trading and been proved unviable for a period of at least 12 months. Evidence will be required to show that the business has been marketed at an appropriate price for at least a 12 month period with no success prior to any planning application for change of use or demolition.

Policy ES3: Public Houses

The loss of public houses will be resisted, unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes. If it can be clearly demonstrated that the continued use is no longer viable and evidence is provided that the property has been actively marketed, commensurate with its use at an open market value for a period of at least 12 months, other uses may be supported.

Alterations and extensions to public houses to support their continued use as such will be supported provided that there is no unacceptable adverse impact on:

- *the historic character of the building or area (where relevant),*
- *the amenities of neighbouring properties,*
- *the immediate road network.*

14. Infrastructure Provision

- 2.119. Development can bring significant benefits to the community including new homes and jobs. However, it can also have a negative impact, for example where additional demand is placed on facilities and services which already may be near capacity. Additional infrastructure needs arising from new development must be addressed at the earliest opportunity and provided in a timely manner whether that be roads, road improvements, medical facilities, school infrastructure, public transport etc. Development that comes forward should also provide for future needs such as maintenance of open spaces.
- 2.120. Planning obligations can be used to secure infrastructure or funding from a developer although there are strict regulations controlling the circumstances in which such contributions can be sought and spent.
- 2.121. The Community Infrastructure Levy (CIL) was adopted by RBC in March 2021. Development proposing residential and/or offices where net additional floorspace is 100sqm or more is affected by the CIL charge. All other development will not be liable for CIL in Runnymede including student accommodation. The levy is charged at differential rates in £ per sqm according to the type of development and the charging zone within which it is located. CIL is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area. The CIL Charging Schedule is available on RBC's website.
- 2.122. Policy SD5 of the Local Plan sets out how development proposals will deliver infrastructure through on site provision or financial contributions secured through CIL, S106, s178 or licencing agreements. To support the implementation of CIL, RBC has prepared an Infrastructure Delivery & Prioritisation Supplementary Planning Document (SPD). The SPD sets out a hierarchy of infrastructure and how the Council will prioritise its infrastructure spending. The SPD also clarifies the Council's approach to Section 106 contributions on adoption of CIL and sets out the basis for calculating developer contributions through Section 106 agreements.
- 2.123. The majority of the funding will be spent by RBC on strategic infrastructure according to the annual Infrastructure Funding Statement. Where neighbourhood plans are in place, 25% of CIL will be allocated for local infrastructure improvements from the CIL raised in that area. Use of developer contributions that are able to be locally determined will be directed to any of the following priorities:
- Improvements to the centre of the village
 - Parks and recreational facilities
 - Footpaths, Cycleways
 - Public Transport
 - Community facilities.
- 2.124. Developers are encouraged to engage with the Forum prior to the preparation of any planning application to ensure that where appropriate and viable, facilities proposed are in line with the local priorities. Background documents to the Neighbourhood Plan such as the Biodiversity Report and the Placemaking Report provide further information on improvements within the Area.

Policy I1: Infrastructure for new development

In accordance with Policy SD5 in the adopted Runnymede Local Plan and the accompanying Infrastructure Delivery & Prioritisation SPD, the infrastructure requirements of development proposals within the Plan area will be assessed in terms of the impacts arising from the proposed new development upon existing community, transportation and environmental infrastructure.

In order to delivery any new or improved infrastructure that is necessary to mitigate the impacts of new development in the Plan area, developer contributions will be sought by the Borough Council through planning obligations linked to planning permissions and through the adopted Community Infrastructure Levy (CIL).

Local priorities for infrastructure improvements within the Plan area are identified in this Plan.

15. Traffic and transport

- 2.125. Significant housing growth has led to the Area population rising significantly over the past 10 – 15 years. At the same time, the population of areas to the south and west have grown, generating considerable commuter and service traffic on the A30 and the A328 (St Judes Road). Car ownership has also increased, 2011 census information tells us that only about 14% of households in Runnymede did not have a car or van, with around 33% having access to 2 or more vehicles. Added to this is the popularity of the visitor attractions in the Area, in particular Windsor Great Park, which has seen a significant increase in activity during Covid restrictions of 2020/2021, an acceleration of the popularity of the attraction over the past few years.
- 2.126. The resultant pressure on the transport infrastructure in the Area, and need to control, protect and future-proof the various forms of transport from pedestrians, bikes, e bikes and scooters, and larger vehicles is of great importance. It is essential to anticipate, through changes to the infrastructure, the future changes in popularity between the type of transport that residents and visitors may use.
- 2.127. Unless related to new development, measures to slow motorists speed and control parking behaviour is not within the scope of the Neighbourhood Plan, but physical improvements can be addressed through the Placemaking Report which gives further detail and through implementing aspirations which are listed in Section 17 of this Plan.
- 2.128. The EGVNP Questionnaire revealed that around 64% of the community wish to see speed limit reductions and their introduction would be a good start in leading to lower pollution of all sorts and improving the safety of all road users.
- 2.129. 71% of residents rarely use the bus services, despite frequent services to major shopping centres, and around 65% of them use a car for most journeys. This is hardly surprising, given the relative affluence of the Area, the physical siting of the urban area on a hill, the main shopping areas and rail station being at or beyond the bottom of that hill and outside the Area, and the majority of employed residents being commuters. Added to that is the extended routes of the buses, which generally cause a bus journey to a shopping destination or the station to be unacceptably long. Nevertheless, improvements to the bus network and service would encourage more frequent users, particularly as fuel prices rise.
- 2.130. The provision of facilities to encourage walking, biking, and the use of public transport is of high importance in reducing the impact of cars on the Area and the environment in general. It is acknowledged that a combination of the affluence and age profile of long term residents will show resistance to using these services. However, the Area also has 2000 students who live in the community and who have to reach the University each day. New modes of transport such as ebikes and e scooters are already proving popular and are likely to grow.
- 2.131. The Surrey County Council (SCC) Local Transport Plan 4 was approved in July 2022 and is available at www.surreycc.gov.uk/roadsand-transport. It sets out county-wide policies on reducing transport emissions in order to help meet the county's commitment to becoming net zero by 2050. This includes policies on planning for place and specifically establishing 'Liveable Neighbourhoods'. The aim of the policy is to plan, design and improve local neighbourhoods to provide attractive environments for people, and to increase

opportunities to live and work locally in order to reduce trip numbers and lengths. SCC's Strategic Transport Group will be working closely with Boroughs and Districts to substantiate its Liveable Neighbourhoods agenda across the County with a view to set out its delivery programme in due course.

Car use and parking

- 2.132. Car parking was one of the most frequently mentioned issues among residents and workers with almost 80% suggesting a long term traffic and parking plan was needed to relieve the increasing vehicular load on the village. 77% suggest RHUL take a more active role in discouraging students who live outside the village from parking their vehicles in the village while attending lectures and ensuring students residing on campus either have allocated car parking spaces or are not allowed to bring a vehicle to the university. 71% consider RHUL should invest in substantially more car parking facilities for students and staff away from the village and on their main campus south of the A30.
- 2.133. Parking and two way traffic down the narrower mainly Victorian streets of the centre of the village is a problem for residents of those areas. The Placemaking Report seeks to address those problems by recommending the adoption of a combination of residents parking permits and one way systems.
- 2.134. For new development, adherence to RBC's parking standards will reflect local factors and ensure that new development does not add to current levels of congestion. RBC has adopted up to date parking standards in a new Parking Guidance Supplementary Planning Document available at: www.runnymede.gov.uk/planning-policy/preparation-supplementary-planning-documents/7.
- 2.135. Electric vehicles are a broadly sustainable mode of travel that is increasing market penetration. Surrey County Council produced an updated Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development in November 2021 which includes standards for electric charging points, which can be used by cars, motorcycles, bicycles and mobility aids. This requires that all new houses and flats should be provided with 1 fast charge socket per unit and that new commercial uses should provide 20% of available parking spaces with a socket and a further 20% with a power supply to enable new sockets.

2.136. In existing larger car park settings, such as parking courts, car parks or unallocated street parking, infrastructure should be put in place. Upstanding or inset charging points can be integrated into the design, whereas more innovation may be required for on-street charging points – which should be integrated into street lighting columns or other smart street furniture items so as to reduce street clutter.

Policy TT1: Car Parking

Development proposals within the Plan area should provide parking in line with Runnymede Borough Council's parking standards and have adequate on-site parking to meet current and future needs, unless alternative and accessible car parking arrangements can be made which do not add to on-street congestion.

Electric charging points for cars should be incorporated in new housing development providing 1 socket for each dwelling. Where larger car parks are proposed or extensions to existing car parks, an appropriate number of charging points must be provided to the level set out in the relevant Surrey County Council Parking standards.

Further provision of appropriate charging facilities in existing parking locations will be encouraged.

Developments which propose to remove publicly accessible off-road parking spaces will only be supported where

- the benefits of the proposal outweigh the loss of parking spaces or***
- alternative provision is made which increases or maintains the number of accessible parking spaces available on or within the immediate vicinity of the site.***

Proposals for additional off-road car parking spaces, to alleviate parking congestion will be encouraged.

Parking/storage for cyclists and mobility aids

2.137. Residents should be provided with sufficient space to store the various types of travel equipment they require. This could be within a garage or specific storage can be provided where there is insufficient space to provide a full sized garage. Convenience of use will strongly influence transport choices, so if sustainable travel is to be encouraged it is essential that facilities are provided for storage for travel equipment at all stages of life, from buggies and prams to bicycles and mobility aids. With the rising popularity of powered bicycles and scooters, provision should also be made for electric charging for ebikes, scooters and mobility scooters.

2.138. With the generally ageing population and the aspiration to be as active as possible for as long as possible, it is clear that having no storage for mobility aids could lead to greater social isolation as a resident's mobility becomes impaired.

- 2.139. Where flats or cluster homes are proposed, particularly if the intended residents are students or the elderly, communal storage facilities should be provided in a convenient location, again providing charging points for residents to use. This is particularly important in new student accommodation where students can be encouraged to use alternative forms of transport to a car.
- 2.140. Design Code SU01 provides some guidance and examples of storage for bicycles and e-bikes and scooters.

Policy TT2: Parking for Bicycles and Storage for Powered Mobility Equipment

Proposals for new development in the Plan area, including the change of use of existing properties, should make provision for the parking of bicycles in accordance with Runnymede Borough Council's relevant parking standards.

Appropriate storage facilities and charging points should also be provided within new developments for powered mobility equipment, such as e-scooters, mobility scooters and powered wheelchairs, to meet the needs of residents, employees and other users of the proposed development.

Routes for pedestrians, cyclists and horse riders

- 2.141. The village of Englefield Green has a good network of footpaths through it, and it is possible to envisage a network of improved through ways that allow both foot and bike traffic, combined with short on-road sections where other vehicular traffic is restricted to a narrower carriageway. However, travelling by bike or similar from the main residential area to main shopping areas and the station is problematic due to the hill and the narrow connecting roads. A solution may be mixed mode of transport i.e. one or two hubs in the urban area with a cycle route to them, and a dedicated very frequent bus service from the hubs to Egham town and/or station. RHUL already operate a similar service for their students from the Hox Park Student accommodation on Coopers Hill and the Egham railway station to the University. Suggestions for such improvements can be found in the Placemaking Report.
- 2.142. There are routes for walking and horse-riding around the Green and in the Great Park. Most horse riders ride to and from the Great Park. Priest Hill, Crimp Hill and Ridgemean Rd are much used by horse riders and without speed limits, making horse riders at high risk from accidents.
- 2.143. Safety for pedestrians and cyclists is of paramount importance. It is intended to support new ways of managing the traffic throughout the Area by promoting pedestrian and cyclist safety and resident well-being through lower traffic speeds and traffic volumes. Potential will often exist for development proposals to encourage accessibility by foot, cycle or public transport through the provision of onsite measures such as ensuring that the design of the entrance is pedestrian-friendly or off-site improvements. Funding to remedy deficiencies in the transport network, or to provide capacity enhancement, may be sought by RBC or SCC

via planning obligations. Improvements may include, but should not be limited to, the following measures:

- Providing and/or widening footways and improving road crossings;
- providing cycle infrastructure, and addressing conflict with pedestrians;
- improving accessibility for those using wheelchairs and mobility aids, for example by provision of at-grade crossings or dropped kerbs;
- improving the lighting, surface or drainage of footpaths;
- contributing towards construction of new public transport infrastructure;
- subsidising public transport services for a number of years until they are viable.

2.144. In all cases, solutions should respect the urban or rural context of the routes being adapted.

2.145. A partnership approach between the Neighbourhood Forum, Runnymede Borough Council, Surrey County Council and developers will be required to improve highway safety and minimise conflicts between road traffic, cyclists and pedestrians. RBC's 2030 Local Plan Policies SD3: Active & Sustainable Travel and SD4: Highway Design considerations set out RBC's support and requirements for schemes and proposals to enhance accessibility and connectivity and safety of the highway network and the need for Travel Plans, Transport Assessments/Transport Statements to accompany development proposals.

Recreational Rights of way

2.146. There are numerous footpaths in the Area. 94% of respondents to the questionnaire stated that they enjoy the lanes, footpaths, hedges, trees in the area surrounding the village and would not like to see any of that eroded or destroyed. During the pandemic, walking into the countryside from the urban area increased and many residents now use the network.

2.147. Not only does the network of footpaths encourage outdoor recreation with all the associated benefits of health and wellbeing, they also provide wildlife corridors. Improvements to the network, including upgrades for accessibility and for biodiversity value will always be encouraged. New linkages will be sought where relevant in association with new development.

Policy TT3: Provision for Pedestrians, Cyclists and Horse Riders

For proposed new developments within the Plan area that will require the submission of a Transport Assessment/Statement and/or a Travel Plan in order to assess the impacts of the development upon the highway and transport network in the surrounding area, any necessary mitigation measures should be identified to secure improvements for pedestrians, cyclists and horse riders. Such measures may include new or improved footpath and cycleway links, and improvements to bridleways.

All such improvements should be designed in accordance with the policies and guidance of Surrey County Council as Highways Authority and should seek to reflect the character of the area and, where appropriate, the local heritage.

16. Royal Holloway University of London

- 2.148. The Neighbourhood Plan recognizes the strategic importance of the campus and the ongoing need for growth. The RHUL Campus is set on a steeply sloping site and fenced off with a perimeter wall and is separated from the rest of the urban area by the A30 road. The historic campus was founded by the Victorian entrepreneur Thomas Holloway in 1879 on the Mount Lee Estate. Over time, the Grade I listed Founder's Building, with its distinct architectural features, striking north and south towers and two large quadrangles has become surrounded by newer buildings, such as the Emily Wilding Davison Building, completed in 2017 that holds a new library and student services centre. Innovative modern design of some of the newer buildings has created a diverse and attractive campus.
- 2.149. Over time, there has been development allowing increases in capacity by adding teaching buildings, accommodation and facilities. RHUL land (as shown on the Policies Inset Map 1 at Annex B) now includes a section north of the A30 which accommodates academic, social and sport and accommodation uses and a southern part which falls within the Green Belt. In 2014, a new 20 year Masterplan was developed. The masterplan underpinned an outline planning application for a comprehensive development scheme including a net increase of academic accommodation totalling c.55,000m² and an additional c.71,000m² of student residential accommodation (c2,650 beds). Since then, there have been various revisions to the masterplan and a series of advice notes published on various aspects such as parking and green spaces which are available to view here: <https://www.royalholloway.ac.uk/student-life/our-campus/explore-the-campus/campus-investment/>.
- 2.150. RBC's 2030 Local Plan states that RHUL is the largest educational establishment in the Borough and wishes to expand its number of students to 12,000 by 2031. It is expected that 3315 student bedspaces will be provided during the plan period. Policy SL23 sets out the criteria against which planning permission for student accommodation will be assessed.
- 2.151. Clearly, development of RHUL will have an impact on the lives of existing permanent residents and not all of the masterplan proposals are acceptable to the residents. Respondents to the EGVNP Questionnaire wanted to see students resident in the village use the shopping facilities in the village rather than on Campus (61%). Other concerns included RHUL should take a more active role in ensuring students do not park in the village when visiting Campus and those in Campus residences should either have parking spaces or not have cars (72%), They should invest in more parking on their main campus and reduce parking facilities on the village (North) side of the A30 (69%)(this figure reflects the objections to the proposed multi-storey car park on Harvest Road), further developments on the village side should be designed to be in sympathy with the village (69%), and there should be no further purpose built student accommodation (both private and RHUL) on the village (North) of the A30 (70%). 38%, however, thought RHUL is or should be an integral part of the village.
- 2.1. The Forum would like to liaise with RHUL on any future changes to the published plans or new proposals in addition to the public consultations which are generally required to take place prior to any planning applications being submitted. This is particularly important on sites north of the A30 i.e. within the village. The preference is for no further RHUL

development within the village, but at the very least, any proposals must be designed to have minimal impact on existing residents in terms of amenity, traffic and visual impacts. Changes to the public/communal areas (public realm) of the campus and other RHUL premises should also be carefully designed to enhance the opportunities for recreation, community interaction and improve biodiversity.

- 2.2. The movement of students and their vehicles is a key issue for the Area and therefore new RHUL developments must create permeable networks of connections within development sites as well as connecting to the wider locality, the centre of the Village, key existing amenities and to any existing cycle lanes and public footpaths.
- 2.3. The Design Codes sets out a series of design codes relevant to RHUL development and accordingly new development should take account of those requirements.

Policy RHUL1: Royal Holloway University of London (RHUL)

Proposals for new development by RHUL will be supported where such proposals conform with the outline planning permission granted in April 2015 for the development of the RHUL campus and the accompanying Masterplan prepared as part of those planning proposals.

Proposals which will promote sustainable development, by encouraging walking and cycling, reduced car usage, energy-efficient buildings and biodiversity enhancements will be encouraged.

All development should seek to preserve or enhance the built, historic, natural and landscape environments, and be in conformity with the Englefield Green Design Code.

Development that includes new public realm or changes to the public realm should seek to preserve or enhance the landscape character of the campus and other RHUL premises, recognising the importance of the public realm in terms of amenity, biodiversity and recreational use.

New buildings or extensions to buildings should seek to respond to the historic built and landscape context by demonstrating high design quality, adding to the architectural diversity of the campus, using very high-quality, durable materials with a high standard of finish. Innovative, creative and distinctive design solutions are positively encouraged.

Development must demonstrate through a Transport Assessment or Statement, balanced transport provision, including careful consideration of impacts of development on parking in close proximity to the middle of the Village, and provide mitigation for such impacts. This will include provision of adequate levels of student, staff and visitor parking, as required by RBC's Parking Standards taking account of projected increases in demand.

Proposals which will lead to attractive, convenient and safe pedestrian and cycle links through the campus and to Englefield Green Village will be encouraged.

Additional, convenient, secure, covered storage facilities for cycles and e-cycles and scooters must be provided to support additional floorspace. This may include taking opportunities to upgrade existing cycle storage facilities.

17. Aspirations, Implementation and Monitoring

- 2.4. A number of aspirations have arisen during the process of producing the Neighbourhood Plan, either from technical background documents or from consultation. The Englefield Green Forum will work towards achieving these aspirations using CIL or Section 106 contributions where appropriate, but also will seek funding or cooperation from other bodies and sources.

<i>From Place-making: A Preliminary Study</i>
In order to create an identifiable centre to the village of Englefield Green;
<ul style="list-style-type: none"> • Remodelling of St Jude’s Road between Bond Street and the A30, and Victoria Street between St Jude’s Road and Harvest Road, including traffic management, cycle and pedestrian provision.
<ul style="list-style-type: none"> • Installation of suitable street furniture in the above roads, including directions to landmarks, car parks shops etc.
<ul style="list-style-type: none"> • Provision of notice boards advertising the history and landmarks of the Village, placed where visitors are most likely to read them.
<ul style="list-style-type: none"> • Installation of entry and exit signs defining the central area of the Village.
<ul style="list-style-type: none"> • Provision of a transport hub with connections to the main shopping centre of Egham and Savill Gardens/ The Great Park and other attractions.
<ul style="list-style-type: none"> • Adherence to the Design Codes when remodelling shop fronts.
In the wider area (as well as the centre of the village);
<ul style="list-style-type: none"> • Provision of cycle routes within the village, to RHUL and in the surrounding area towards the Great Park.
<ul style="list-style-type: none"> • Remodelling the A30 between the Maranello Roundabout and the traffic lights at the top of the hill, to allow for grade separation.
<ul style="list-style-type: none"> • Speed limits throughout the Area
<ul style="list-style-type: none"> • Parking management particularly in the centre of the village
<ul style="list-style-type: none"> • Creation of Green Routes
<ul style="list-style-type: none"> • Enhancement of Green Spaces, particularly within the Forest Estate
<ul style="list-style-type: none"> • Remodelling of ‘The Hub’ on the Forest Estate

- 2.5. Other aspirations may be added in due course.

Working in partnership

- 2.6. Englefield Green Village Neighbourhood Forum is committed to Localism and locally informed influence over planning decisions and it will be the key organisation in the implementation, monitoring and review of the Neighbourhood Plan. The Forum will build upon its excellent track record in engaging in planning decisions (reactively through consultation and proactively through promoting the policies of this plan) and by delivering related projects for the local community. However, it is recognised that partnership working is needed for the potential of the plan to be realised. Partnership and joint working will be key elements in the successful implementation of the plan. The main organisations and the roles that they can play are summarised below.

- **Runnymede Borough Council** - Planning Policy, Development Control, Housing Management and Improvement, Economic Development, Open Spaces, Recreation and Community Facilities
- **Surrey County Council** - Drainage, Highways and Transport, Education and Social Services, Minerals and Waste

- **RHUL** – the Forum will continue their efforts to engage with the college and students prior to any development related changes proposed by the college being submitted to RBC as planning applications.
- **Adjoining Neighbourhood Forums** – Assessing impacts of large scale planning applications and discussing local facilities.
- **Environment Agency** - the planning, design and delivery of development, taking account of: Flood risk management; Water quality and water resources, Waste management, Land contamination and soil and other regulation.
- **Site owners and developers** will need to liaise with the Forum as well as the other agencies involved in development.

Funding and Implementation Mechanisms

- 2.7. Financial contributions will be sought from developers through Section 106 agreements and the Community Infrastructure Levy (CIL) which provides a legal framework to raise funds to provide the infrastructure needed to cope with new developments. RBC introduced the CIL charging schedule on 1st March 2021.
- 2.8. The Neighbourhood Planning Regulations of the 2011 Localism Act enable areas with a Neighbourhood Plan in place to receive at least 25% of the CIL raised in their area to direct to their own local infrastructure priorities. These contributions will be targeted on the priority need to deliver new community infrastructure.
- 2.9. In addition, the Forum will seek to influence annual and other budget decisions by RBC on housing, open space and recreation, economic development, community facilities and transport, through the Local Transport Plan.
- 2.10. The Forum will also work with the appropriate agencies and organisations to develop funding bids to help to achieve Neighbourhood Plan policies and objectives. This might include: The Lottery; UK Government programmes; land fill tax credits, EU Funds and LEP funding.
- 2.11. The Plan will be used by the Forum to:
 - guide comments on planning applications
 - negotiate with landowners and developers to achieve the best possible outcomes from new development
 - direct financial resources to the village in a structured way
 - bring together groups or working parties to improve the village environment
 - lobby local authorities to support the Areas residents wishes and aspirations.

Monitoring and Review

- 2.12. It is important to check that progress is made towards meeting the objectives and policies of the Plan. The Forum will report on the implementation of the Plan every 5 years and consider
 - if progress is being made to achieve the vision and the objectives of the Plan
 - if progress is being made towards the implementation of the policies in the Plan
 - if financial contributions available to the community arising from development is being targeted towards the identified plans and projects
 - if the Plan remains based on the most up to date information
 - if the Plan is being taken into account by RBC when determining planning applications.

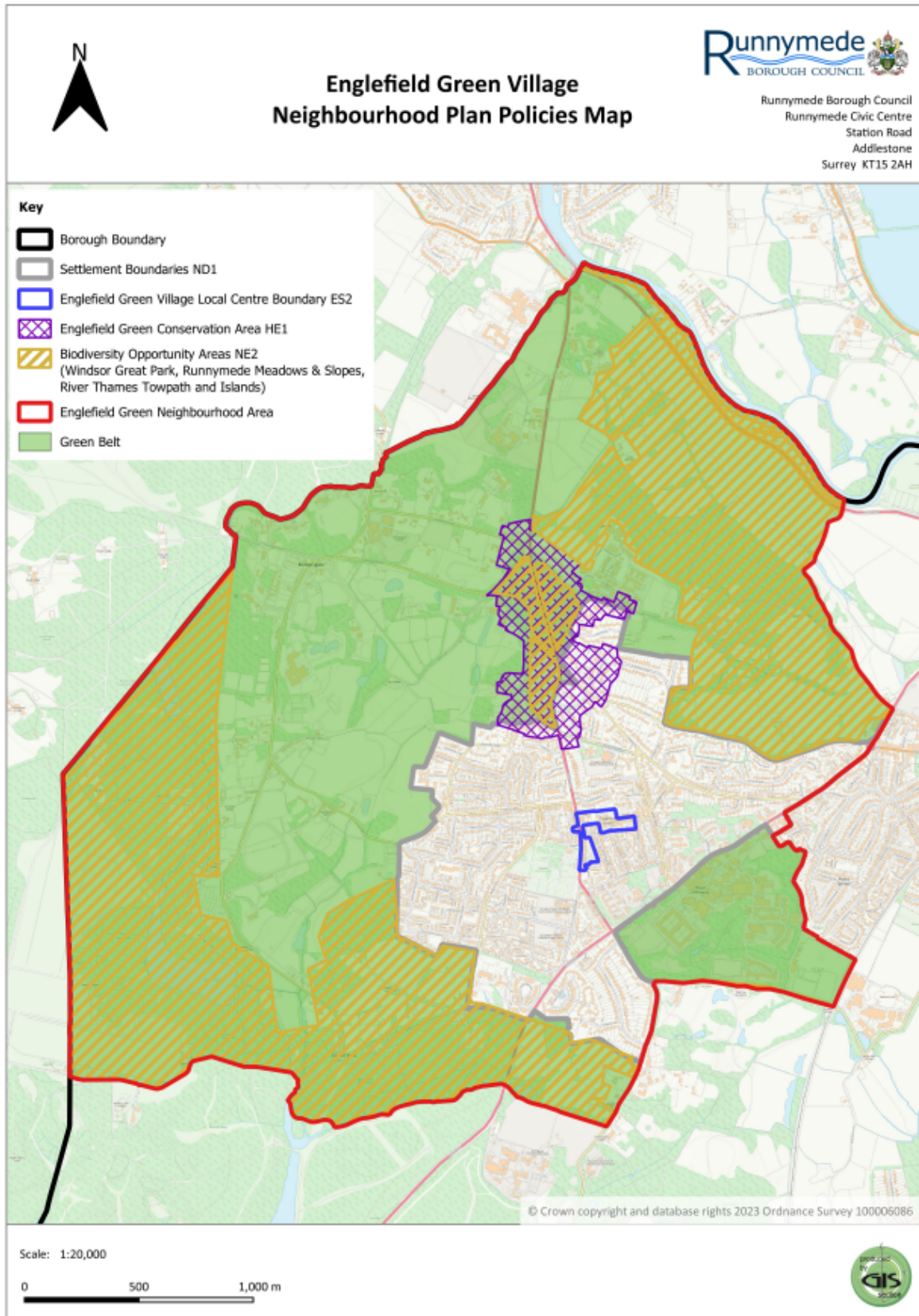
- 2.13. It will then conclude whether a review is required. If so, it will secure opinions of residents and stakeholders to update the Plan.
- 2.14. A full review of the Plan will also be necessary should the emerging new Runnymede Local Plan, covering the period beyond 2030, be adopted by RBC during the next five years.

Annex A: Table of Aims and Policies

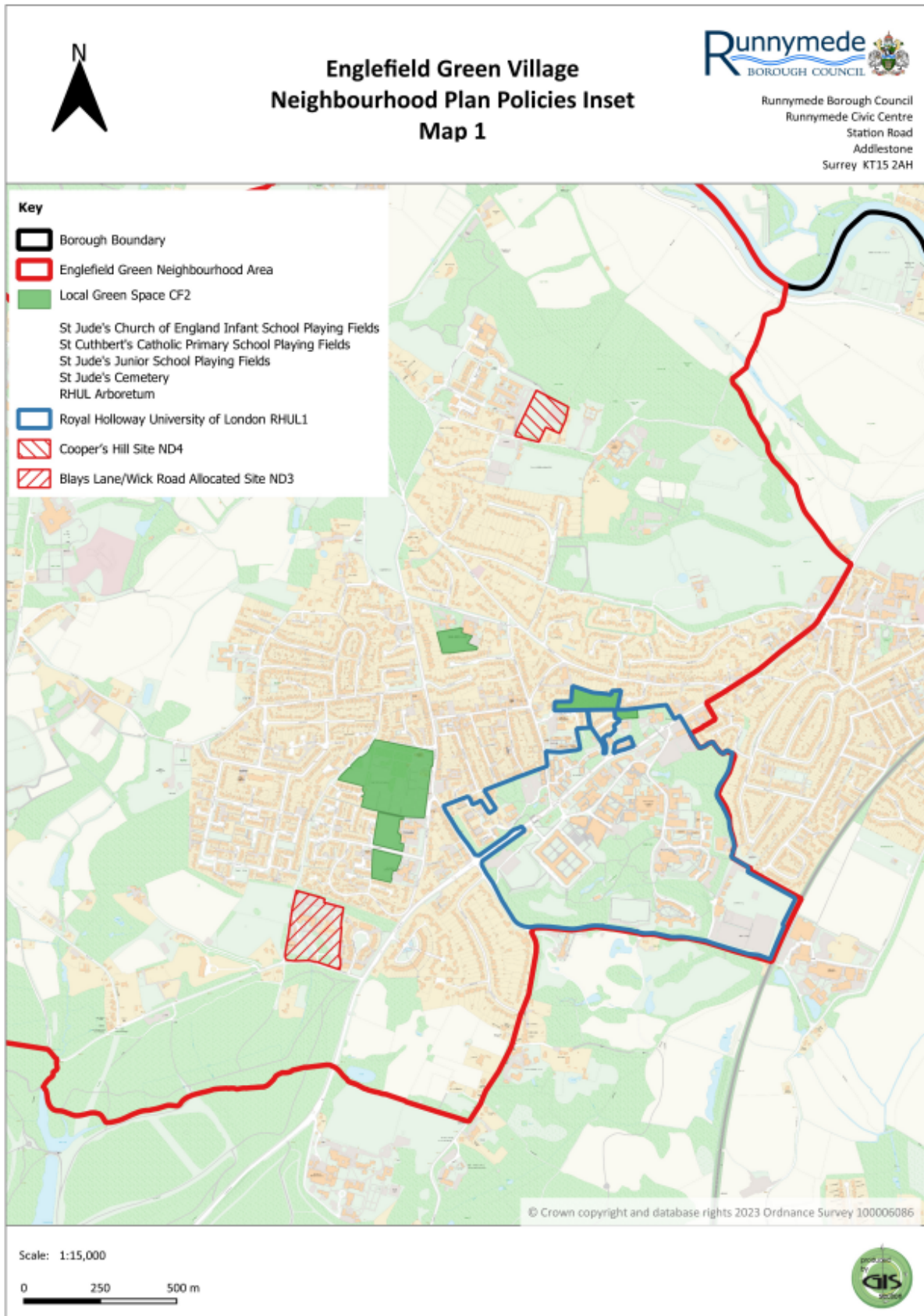
Neighbourhood Plan Aims		Background Documents	NP Policies
1	To ensure that all new development is well-designed, sympathetic and sustainable and enhances the character and function of Englefield Green.	Design Code Masterplans	ND1 ND5 ND6
2	To respond to housing needs by supporting suitable housing for people of all ages and means.	Design Code Masterplans	ND2 ND3 ND4
3	To identify and support measures to develop the function, identity and appearance of the centre of Englefield Green Village.	Design Code I-Transport Study Placemaking Report	C1
4	To preserve and enhance Englefield Green Village's Green, Conservation Area and Victorian centre, and preserve heritage assets (whether listed or not).	Design Code Conservation Area Assessment (SCC) <i>(not yet completed)</i>	C1 C2 HE1 HE2
5	To protect the rural aspect of the countryside outside of the urban areas and preserve special views.	Design Code Views Background Paper	C1 C2
6	To protect, enhance and where possible add to the green and blue infrastructure and to encourage the planting of trees within the urban area.	Biodiversity Report Design Code Placemaking Report	C1 NE1 NE2 NE3 CF2
7	To support, protect and enhance the social assets, community facilities and services (including schools and healthcare, leisure and recreation) to meet residents' needs.	Placemaking Report	CF1 CF2
8	To support existing local businesses and encourage new small and medium-sized businesses and shops which provide sustainable employment opportunities and enable people to shop locally.	Local Centre Audit (to be completed)	ES1 ES2 ES3
9	To identify and support appropriate infrastructure developments which reflect the community's needs and keep it an attractive, well-planned and safe place for everyone.	Placemaking Report	I1
10	To identify and support measures which improve traffic management including parking and speed control measures.	Placemaking Report	TT1
11	To identify and support measures to encourage walking, cycling, as a means of fulfilling shorter journey.	Design Code Placemaking Report	TT2 TT3
12	To ensure that the development of Royal Holloway University of London is in harmony with the development of the surrounding urban and rural areas.	https://royalholloway-estateplan.co.uk/estate-plan/ https://royalholloway-estateplan.co.uk/advice-notes/ Design Code	RHUL1

Annex B: Maps

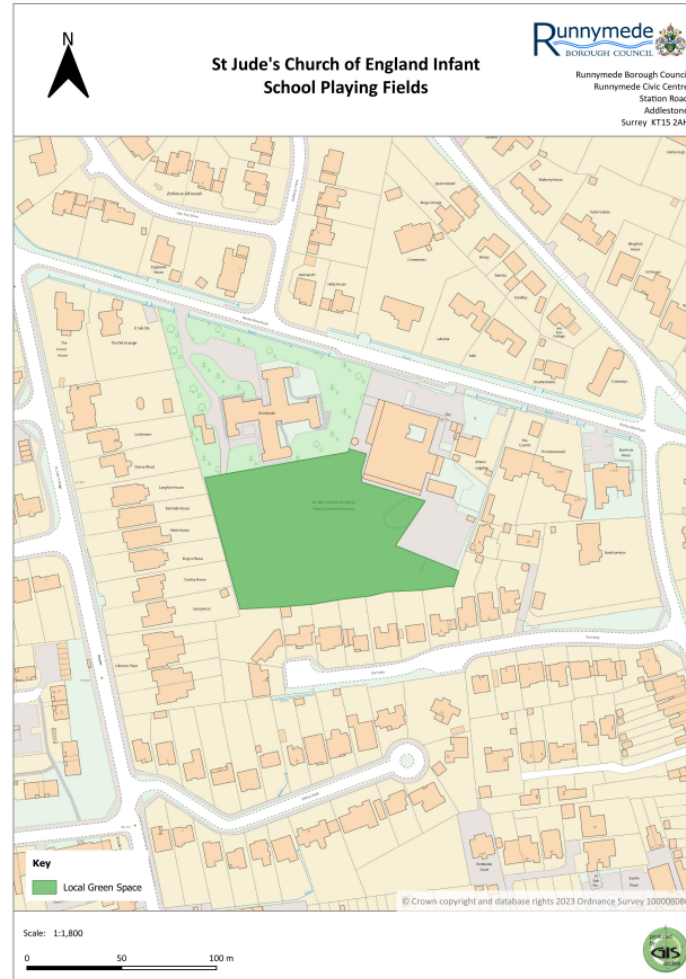
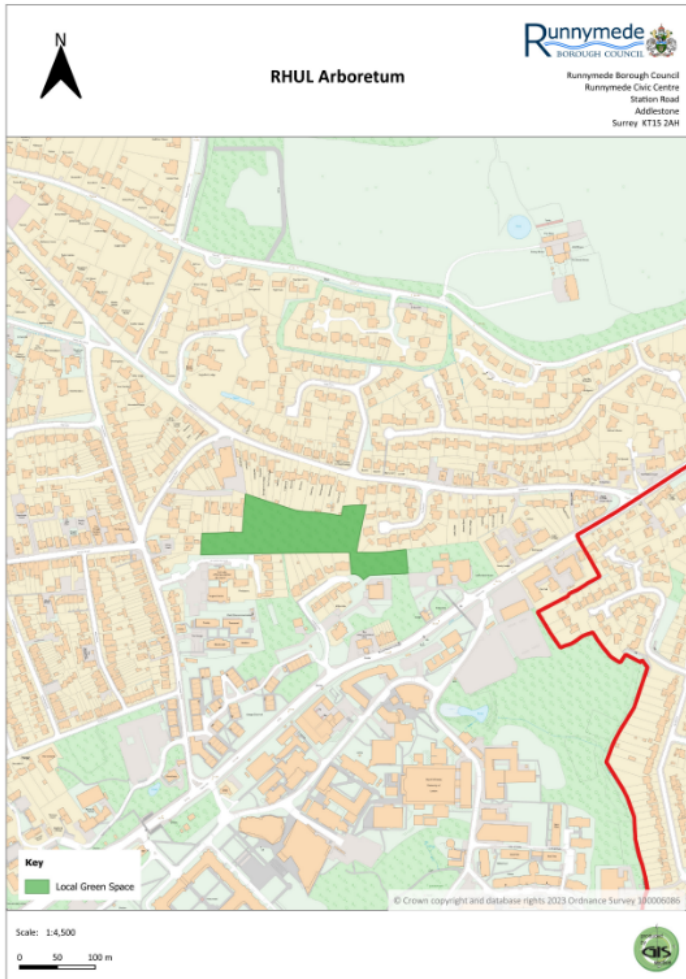
Policies Map

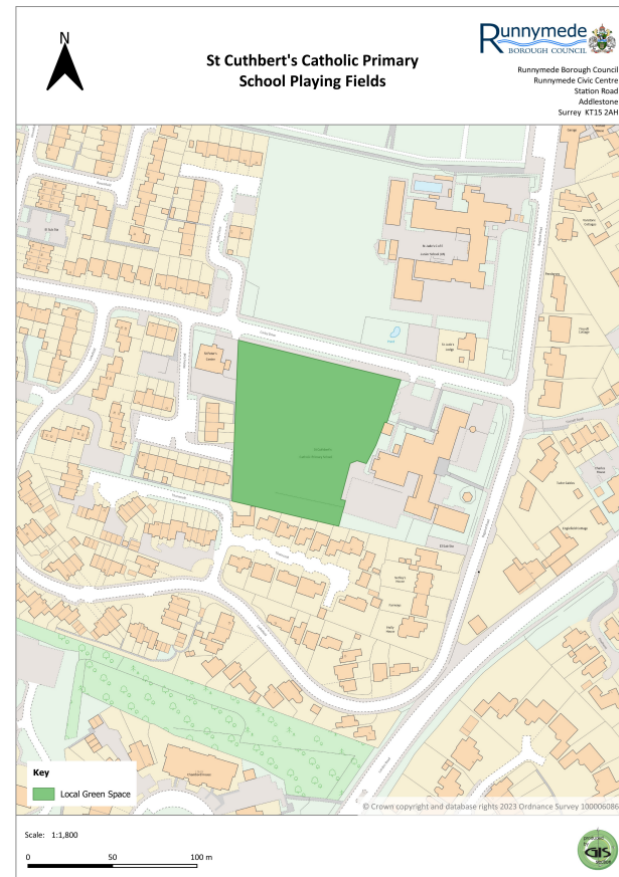
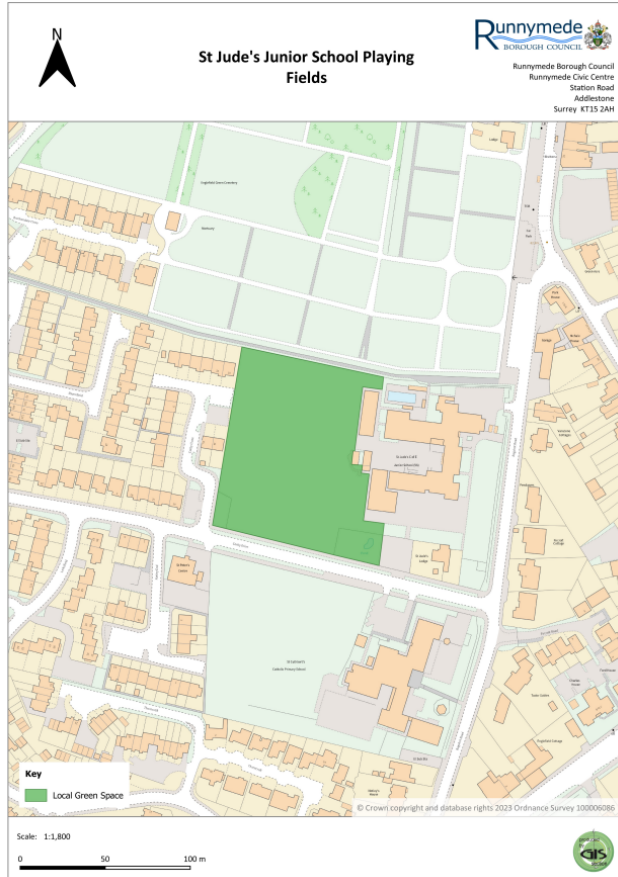
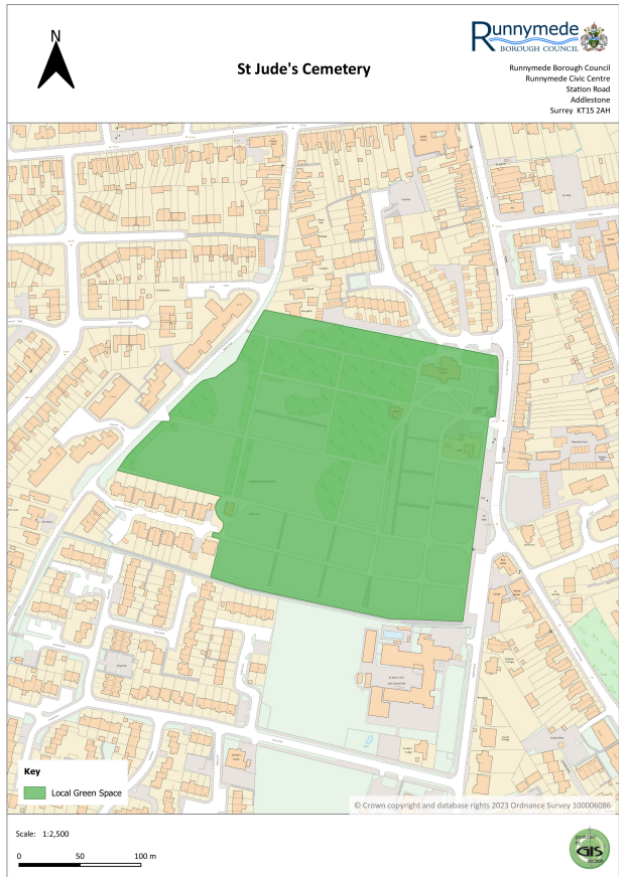


Policies Map Inset 1



Large-scale Maps of Local Green Spaces

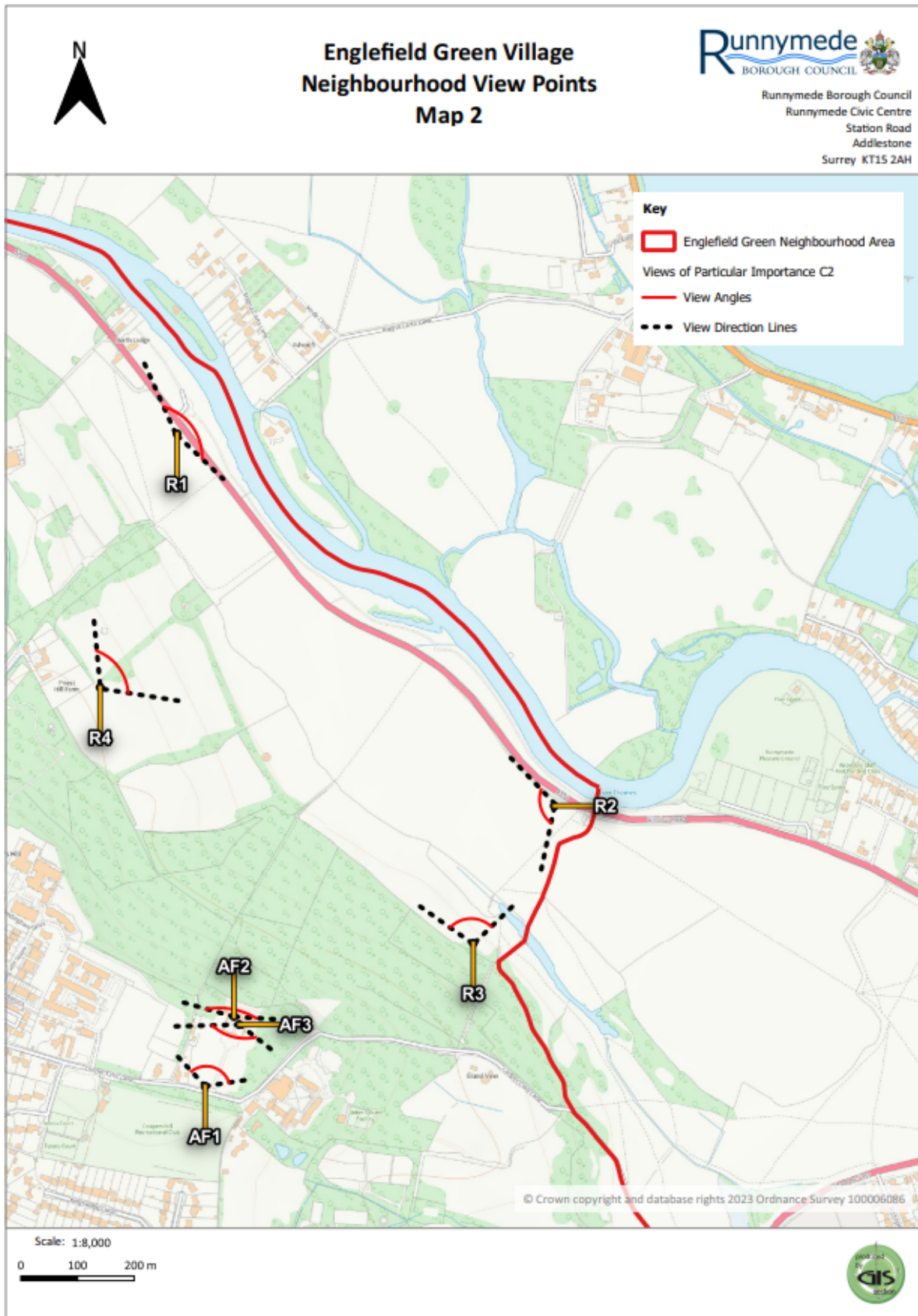




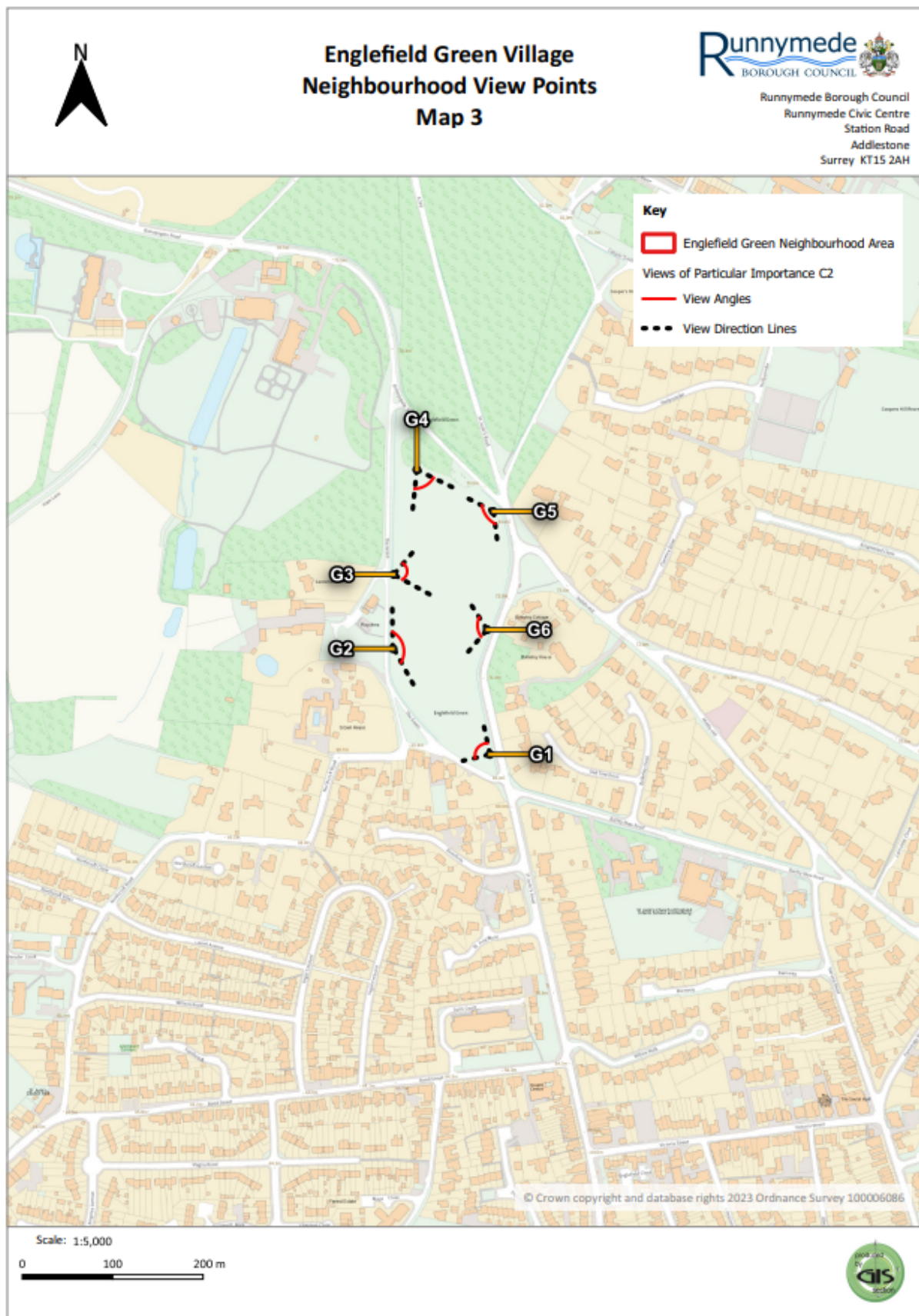
Policies Map View Points 1



Policies Map View Points 2

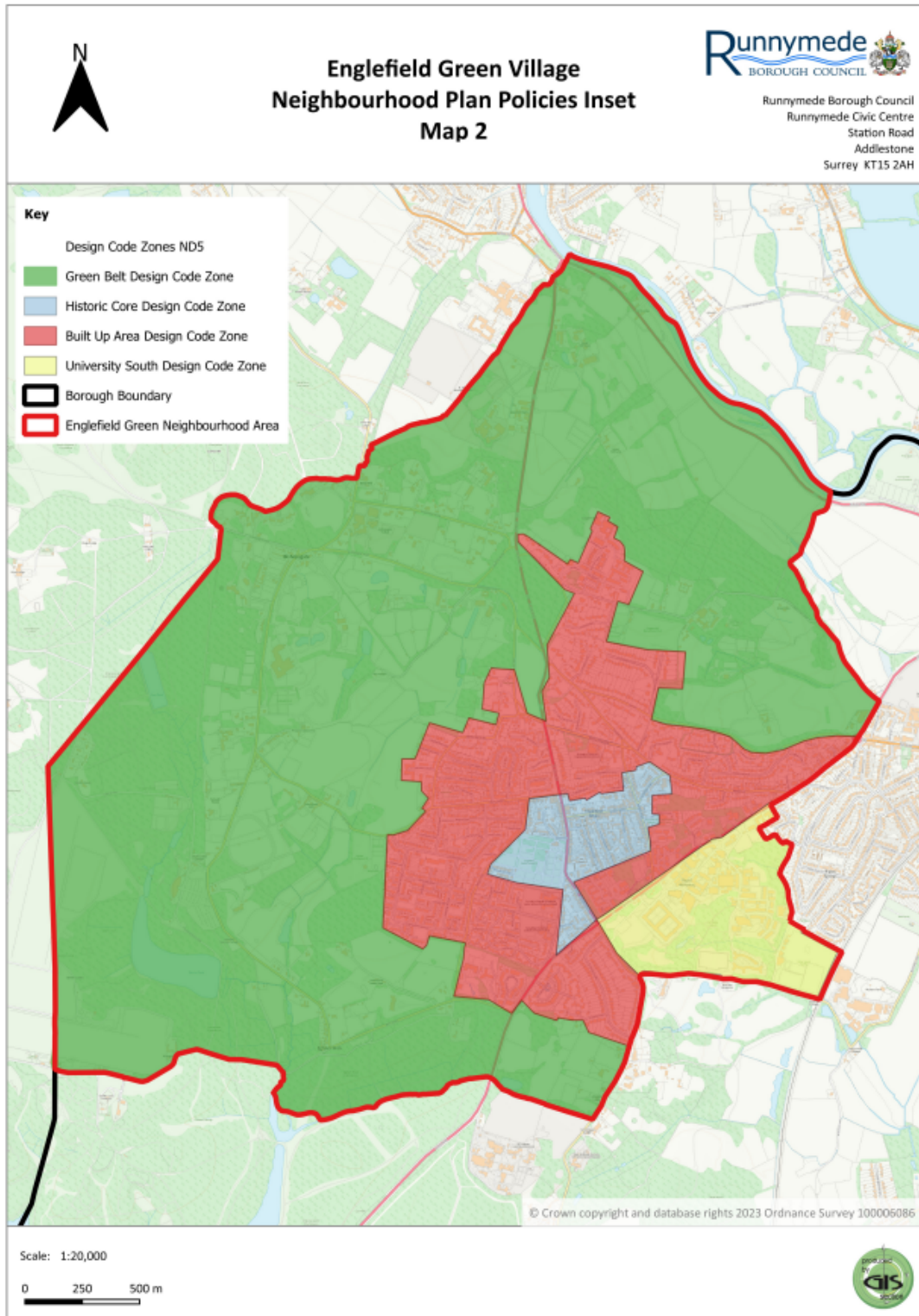


Policies Map View Points 3



Annex C: Policies Inset Map 2

For avoidance of doubt, all design codes in the Urban Area Design Code Zone (Section 5 of the Design Code Document) also apply to the Historic Core and Rural Area Design Code Zones (Sections 6 and 7). In case of conflict, the design codes for the Design Code Zone in which the development is being proposed will take precedence. Design Codes for the Historic and Rural Area Core Design Code Zones do not generally apply to the Built Up Area Design Code Zone.



Annex D – Proposed Local Heritage Assets for Further Review

Englefield Green – Proposed Non-Designated Heritage Assets (NDHAs)

No	House name and/or number(s)	Name of Road	Building Type	Date
1	15-23	Albert Road	Houses	Late C19
2	Mary Drew Almshouses	Albert Road	Almshouses	1951
3	1-3	Alexandra Road	House	Late C19
4	10	Alexandra Road	Former Public House (The Jolly Sandboy)	Late C19
5	Hope Terrace, Nos 13-16	Alexandra Road	Houses	Late C19
6	17	Alexandra Road	House	Late C19
7	18	Alexandra Road	House	Late C19
8	Victoria Terrace, Nos 24-29	Armstrong Road	Houses	1874
9	Hope Lodge, No 39	Armstrong Road	House	Mid C19
10	Treberfydd	Bagshot Road	House	c1900
11	Bakeham Cottage	Bakeham Lane	House	1890
12	St Annes + Little St Annes + The Coach House + The Cottage + The Lodge	Bakeham Lane	Houses	c1860
13	Alderhurst	Bakeham Lane	House	Late C19
14	Bakeham House	Bakeham Lane	House	1868
15	Byways	Barley Mow Road	House	Late C19
16	Engleston House	Barley Mow Road	House	Early C20
17	Hartford House	Barley Mow Road	House	1927
18	The Laurels and The Homestead	Barley Mow Road	Houses	Early C20
19	The Fox and Hounds	Bishopsgate Road	Gastro Public House	c1700
20	Lodge Cottage, The Dell	Bishopsgate Road	House	1871 & 1996
21	The Dell Cottage	Bishopsgate Road	House	c1900
22	Dell Park Lodge	Bishopsgate Road	House	1887
23	Middle Lodge, East Lodge and West Lodge	Bishopsgate Road	Houses	1882,1902 and 1914
24	Dell Park Farm + Dairy Cottage, Dell Park Farm	Bishopsgate Road	Water tower + Cottage + Farm buildings	c1880
25	Gatehouse	Blays Lane	Gatehouse	Late C19
26	11 & 13	Bond Street	Houses	1881

27	25,27,29 &31	Bond Street	Houses	Late C19
28	97 & 99	Bond Street	Houses	1850's
29	Plaques from St Jude's School	Bond Street	Stone plaques	1827
30	Cooper's Ridge, Red Gables, Ormonde Lodge, Little Ormonde, Greyholme + Cosgrove	Cooper's Hill Lane	Houses	1871/1872
31	Gatehouse to Magna Carta Park	Cooper's Hill Lane	Gatehouse	1873
32	Cedar House	Crimp Hill	House	1865
33	North Royd	Crimp Hill	House	Late C19
34	Braeside House	Crimp Hill	House	Late C19
35	Prezzo	Egham Hill	Restaurant	Rebuilt in 1930's
36	No 4 (former Wesleyan Chapel)	Egham Hill	House	1851
37	Apsley Lodge, No 20	Egham Hill	House	c1840
38	Sunnyside, No 28 and Daylesford, No 30	Egham Hill	House	1865
39	1-6 Chilbolton	Egham Hill	House	c1900
40	The Packhorse	Egham Hill	Public House	1930's
41	The Chestnuts, Chestnut Drive	Egham Hill	Building	c1890
42	Wetton's Terrace, Highfield Road	Egham Hill	Terrace	Late C19
43	Woodlands, Highfield Road	Egham Hill	House	1889
44	Milestone	Egham Hill	Milestone	1540-1900
45	The Old Cowsheds + Cowman's Cottage + Middle Cottage	The Green	Houses	Late C19
46	Ha Ha	The Green	Ha Ha	Mid C19
47	11 Lamp Posts	The Green	Lamp Posts	Early C20
48	Ham Lane Cottage	Ham Lane	Cottage	1915
49	The Happy Man, No 12	Harvest Road	Public House	Late C19
50	Nos. 16-17, 24-28 + 30-32	Harvest Road	Houses	1897-1899
51	Constitutional Club, No 33	Harvest Road	Building	1899
52	The Social Hall	Harvest Road	Building	1880
53	46 & 48	Harvest Road	Houses	1880
54	52-58	Harvest Road	Houses	Late C19
55	59	Harvest Road	House	Late C19
56	The Limes, No 72	Harvest Road	House	1880s
57	St Agnes Cottage	Kings Lane	House	1879
58	Town Green Farm	Kings Lane	Farm	Early C18

59	Amanda	Kings Lane	House	1882
60	Kings Lane House	Kings Lane	House	Late C19
61	Carfax	London Road	House	Early C20
62	The Pines	London Road	House	Early C20
63	Victorian Pillar Box	London Road	Pillar Box	1837-1901
64	No 2	Middle Hill	House	Late C18
65	16 & 17	Middle Hill	House	Mid C19
66	The Beehive, No 34	Middle Hill	Public House	1870's
67	Lairg, No 38	Middle Hill	House	Late C19
68	53 & 54	Middle Hill	Houses	1889
69	55 & 56	Middle Hill	Houses	1890
70	Holly Cottage	Middle Hill	House	Late C18
71	Mattingleys	Middle Hill	House	Mid C18
72	Crossways	Middle Hill	House	1908
73	No 1 + 1A	Northcroft Road	Houses	1884
74	Crown Cottage	Northcroft Road	House	Early C19
75	Schroder Court	Northcroft Road	Former Isolation Hospital	1910
76	Moss Lea, No 38 & Park View, No 40	Northcroft Road	Houses	c1900
77	Nos 1-12	Northcroft Villas	Houses	1890
78	Beaumont Farm and Farm Stables	Priest Hill	Farm and Stables	1820
79	South Lodge Farm + 1 & 2 Stable Cottages + 1 & 1A North Lodge	Priest Hill	Houses	Late C19
80	Priest Hill House	Priest Hill	House	Late C19
81	Runnymede House	Priest Hill	House	Late C19
82	Magna Carta Memorial in garden of Runnymede House* HER No 21518 – MSE21518	Priest Hill	Memorial stone	1905
83	County Boundary Sign (Berkshire/Surrey)	Priest Hill	Cast iron county boundary sign	c1900
84	No 7	Prospect Lane	Houses	Late C19
85	Jurors Chairs	Runnymede	Piece of Art	2015
86	Indian tribute to Magna Carta	Runnymede	Stone plaque	1994
87	Writ in Water	Runnymede	Piece of Art	2019
88	Nos 1A,2A,3A,4A & Chapel End No 5	South Road	House	c1900
89	The Holly Tree	St Jude's Road	Public House	1841

90	17-19	St Jude's Road	Shops	Mid C19
91	20-27	St Jude's Road	Houses	1867
92	Acacia Place Nos 59-61	St Jude's Road	Houses	1822
93	Cemetery railings	St Jude's Road	Railings	1859
94	New War memorial	St Jude's Road	War memorial	2018
95	2 x Lamp Posts near St Jude's Church	St Jude's Road	Lamp Posts	1859
96	Grave of Baron Schroder etc.	St Jude's Road	Grave	1910
97	Grave of Woolf Barnato	St Jude's Road	Grave	1948
98	Grave of Diana Barnato	St Jude's Road	Grave	2008
99	Grave of Wilbur Gunn	St Jude's Road	Grave	1920
100	Grave of Robert Dennis (Danny) Blanchflower	St Jude's Road	Grave	1993
101	Victorian pillar box	St Jude's Road	Pillar box	1837-1901
102	No 1, The Elms, Falconwood	Tite Hill	House	Late C19
103	The Armstrong Gun, No 44	Victoria Street	Public House	Mid C19
104	8 & 8A	Victoria Street	Shop	Late C19
105	Carriage shed at back of Nos 9-11	Victoria Street	Carriage shed	Late C19
106	George V Pillar Box	Victoria Street	Pillar Box	1910-1936
107	Dell Park + Dell Farm Stables	Wick Lane	Gates and Stables	c1900
108	The Sun Inn	Wick Lane	Former Public House	1856
109	Parkside House	Wick Lane	House	Early C19
110	Parkside Cottage	Wick Lane	House	Mid-late C19
111	Parkside Nursery Cottage	Wick Lane	House	Late C19
112	Castlewood	Wick Lane	House	Early C20
113	Wick Cottage	Wick Lane	House	Late C19
114	Glade Cottage	Wick Lane	House	Early C19
115	The Bailiwick	Wick Road	Gastro Public House	1877
116	1-3 Transvaal Cottages	Wick Road	Houses	c1850
117	Post to Cheeseman's Gate	Wick Road	Post	1864
118	Sandylands	Wick Road	House	c1860
119	Cast iron tree label	Wick Road	Tree label	1820
120	Brook Lodge	Wick Road	House	1874
121	Park House Stable Block	Wick Road	Stable Block	1791
	* indicates also listed as a Monument			

Annex E - Audit of existing Class E & Sui Generis units

Type of Shop	Current Use	Estimated floor area (m2)
St Jude's Road (within local centre boundary)		
1. Lloyds Pharmacy	Class E	58
2. Ruby Wines	Class E	42
3. Megna Restaurant	Class E	45
4. Caspari Restaurant	Class E	112
5. Holly Tree Pub	Sui Generis	139
6. Alan Greenwood Undertakers	Class E	30
7. Bellini Restaurant	Class E	117
8. Aspen Estate Agent	Class E	42
9. Spar food shop	Class E	105
10. Ashleigh Ryan Beauty & Aesthetics	Class E	19
11. Picnic on the Green Coffee shop	Class E	19
12. Browns Estate Agents	Class E	33
13. Stirling Ackroyd Estate Agent	Class E	42
14. Zaza's Lebanese Restaurant	Class E	67
15. Smiths Newsagent & Food Shop	Class E	70
16. Lloyd Charles Hairdresser	Class E	45
17. Blades Hairdresser	Class E	45
18. Lodge Undertakers	Class E	30
19. Janet's Dancewear	Class E	37
20. Stopps Bakery	Class E	30
Victoria Street (within local centre boundary)		
21. Empty Shop (formerly Estate Agent)	Class E	27
22. Empty Shop	Class E	13.5
23. Capelli Hairdresser	Class E	28
24. Armstrong Gun Pub	Sui Generis	126
25. Heaven at No. 7 Hairdresser	Class E	65
26. Frivolous Spender Upholstery Service	Class E	3.5
27. Village Pizza	Sui Generis	10
28. Victoria Wines	Class E	95
29. Genevieve Gift Shop	Class E	63
30. Chloe Cosmetics	Class E	30
31. Haircraft	Class E	30
32. 2 empty shops	Class E	54
33.	Class E	
34. 4 empty shops	Class E	62
35.	Class E	
36.	Class E	
37.	Class E	
Beyond Local Centre Boundary		

Staines Diesels Used Cars	Sui Generis	302
Exceed Recruitment Consultants	Class E	?
Ashwood Road		
Mini Market	Class E	93
Bond Street		
Bond Street Newsagent	Class E	55.7
Ansells Butchers	Class E	37.1

Annex F: Glossary

Adoption		The procedure by which a plan becomes formal council responsibility. The Neighbourhood Planning Regulations also call this stage 'made' for the purposes of a Neighbourhood Plan.
Affordable housing		Housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision
Allocation		A piece of land that has had a particular use earmarked via a Neighbourhood Plan or Local Plan. This might be for housing, employment or another use such as open space.
Amenity		A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the interrelationship between them, or less tangible factors such as tranquillity.
Biodiversity		The whole variety of life encompassing variations, including plants and animals.
Brownfield		Land that has been previously developed on (excluding agricultural or forestry buildings and residential gardens)
Conservation Area	CA	An area designated under Section 69 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 as being of 'special architectural or historical interest' the character and appearance of which it is desirable to preserve and enhance.
Consultation Statement		A document which details when, where and how the public and stakeholders have been consulted, issues that were raised and how they were addressed.
Countryside		Land not within settlement boundaries
Community Infrastructure Levy	CIL	An amount of money payable to the Council on new housing and other development which is used for infrastructure and community facilities and services
Developer Contributions/Planning Obligations/Section 106		Developer contributions, also known as planning obligations, can be secured via a section 106 legal agreement or planning condition attached to a planning permission. They help mitigate any adverse impacts generated by new development on infrastructure and facilities.
Development Plan Document	DPD	Development Plan Documents are planning policy documents which make up the Local Plan. They guide development within a local planning authority area by setting out the detailed planning policies, which planning

		officers use to make their decisions on planning applications.
Employment Land		Land that is used or is proposed to be used for offices, industry and/or storage and distribution – covered by the B Class in the Use Classes Order
Evidence Base		The information and data gathered by local authorities and other plan makers to inform and support the policy approaches to be set out in a Local Plan or Neighbourhood Plan
Examination		For neighbourhood planning, an independent assessment carried out by an examiner to determine whether your plan meets the Basic Conditions
Flood risk		The combination of probability of a particular flood event and its corresponding hazard and is used to refer to the scale of flood effect, combining hazard and probability, upon a particular site. Flood Zones 1-3b describes land with a specific probability of flooding with 1 being the least affected. Development may be restricted by Flood Zones.
General Permitted Development Order	GPDO	A statutory document that allows development (such as small house extensions) to be undertaken without planning permission.
Greenfield		Land where there has been no previous development.
Green Belt	GB	Designated areas around major built up areas which can only be developed under very special circumstances set out in the NPPF
Green Infrastructure	GI	A network of multi-functional green space and other environmental features, urban and rural, including both established and new sites - which support natural and ecological processes, and are capable of delivering a wide range of environmental and quality of life benefits for local communities.
Habitats Regulation Assessment	HRA	Tests the impacts of a plan or project on nature conservation sites of European importance and is required under EU legislation.
Heritage asset		A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (and 'Non-Designated Heritage Assets which can be identified by the local Planning authority and/or the Neighbourhood Forum)

Infrastructure		Refers to the fundamental facilities and systems serving an area, including the services and facilities necessary for its residents and economy to function, including transport.
Internal Drainage Board	IDB	A local public authority established in areas of special drainage need in England and Wales. IDBs have permissive powers to manage water levels within their respective drainage districts, undertake works to reduce flood risk to people and property and manage water levels to meet local needs
Local Nature Reserve	LNR	A site of importance for wildlife, geology, education or public enjoyment, declared by district, borough and county councils.
Local Plan		The main planning document in an area which sets out what type and how much development will occur across the area for the next 15 years. It also provides a suite of policies that help manage development including for design, access and amenity
Local Wildlife Site (some areas County Wildlife Site)	LWS/CWS	Non statutory sites of substantive nature conservation interest determined locally according to national, regional and local biodiversity needs.
National Planning Policy Framework	NPPF	Sets out the Government's planning policies for England and how these are expected to be applied.
National Planning Practice Guidance	NPPG	A web-based resource, provides more detailed guidance on the contents of the NPPF
Neighbourhood Area		This is the area that the Neighbourhood Plan will focus on. It has been formally designated.
Neighbourhood Development Plan or Neighbourhood Plan	NDP/NP	Will set out the vision for a neighbourhood area and the planning policies for the use and development of land. These policies will be at a local level to support the strategic policies within the emerging Local Plan. Plans should guide development rather than stop it. If adopted, a Neighbourhood Plan will become a statutory plan carrying equal weight with adopted local plan policies
Neighbourhood Forum		An organisation specifically formed to produce a neighbourhood plan for a specified Neighbourhood Area.
Policy		A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.
Policies Map		Illustrates the spatial extent of the planning policies and designated areas.
Qualifying Body		Either a parish/town council or neighbourhood forum, which can initiate the process of neighbourhood planning.
Referendum		A vote by the eligible population of an electoral area who may decide on a matter of public policy. Neighbourhood

		Plans are subject to a referendum of the eligible voters within a neighbourhood area. There is a specific question set in Regulations which has a yes or no answer.
Settlement Hierarchy		Many Local Plans set out a hierarchy of settlements according to their population and facilities. Different levels of growth may be attributed to each tier.
Site of Special Scientific Interest	SSSI	Designated under the Wildlife and Countryside Act 1981 by Natural England they are a protected area designated as being of special interest by virtue of its flora, fauna, geological or geomorphological features.
Strategic Environmental Assessment	SEA	European requirement assesses the significant environmental impacts of plans and programmes.
Strategic Flood Risk Assessment	SFRA	An assessment of the probability of flooding within a particular area.
Strategic Housing Land Availability Assessment	SHLAA	Assesses the suitability, availability and deliverability of land that have been promoted as sites for housing development
Strategic Housing Market Assessment	SHMA	Assessment of the local housing market, which studies the supply and demand of housing, the need for affordable housing and the affordability of the local housing market
Supplementary Planning Document	SPD	A document which elaborates upon a policy (ies) of the Local Plan to provide additional guidance for a particular topic or type of development.
Sustainability Appraisal	SA	An assessment of the environmental, social, and economic impacts of a Local Plan to check that the plan accords with the principles of sustainable development.
Sustainable Development		An approach to development that aims to allow economic growth without damaging the environment of natural resources thereby development which 'meets the needs of the present without compromising the ability of future generations to meet their own needs.'
Sustainable Drainage System	SuDS	An artificial drainage solution which reduces and slows the quantity and rate of surface water run off from new development, dealing with it as close to the source as possible
Tree Preservation Order	TPO	An order made by a local planning authority to protect a specific tree, a group of trees or woodland. TPOs prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.
Use Classes Order	UCO	The Town and Country Planning (Use Classes) Order 1987 (as amended) defines the categories of use of buildings or land for the purposes of planning legislation. In most cases,

		planning permission must be obtained to change the use of a building or land to another use class
Windfall Site		Sites which have not been identified as available in the Local Plan. They normally comprise previously-developed sites that have unexpectedly become available.

Appendix 2-Proposed minor changes to the Englefield Green Village Neighbourhood Plan

Changes to text to allow the document to be adopted.

Existing Text	Amendment	Reason
Front cover "Referendum Version".	Delete.	Referendum complete.
Front cover - December 2023.	Replace with Adopted January 2024.	Month document due to be adopted.
Paragraph 3.13 – "A review of the Englefield Green Conservation Area has been underway for the last two years, with the final boundary changes to the Conservation Area and the accompanying Englefield Green Conservation Area Appraisal and Management Plan expected to be adopted in the near future (end of 2023). It is proposed that some changes are made to the Conservation Area boundary, including some additions and some deletions."	"A review of the Englefield Green Conservation Area has recently concluded, and on 25 October 2023 the Council decided to designate the revised Conservation Area boundaries and adopt the associated Conservation Area Appraisal and Management Plan (available at www.runnymede.gov.uk/planning-policy/conservation-areas/6). These changes came into effect from 1 December 2023."	Conservation Area review now complete and changes have come into effect. Provides clarity for developers.
Paragraph 10.4 – "...and extended in 1978. It covers the extent of the Green and neighbouring areas. It has been reviewed by RBC in 2021 and the emerging Conservation Area Appraisal and Management Plan proposes further revisions to the boundary. The most up-to-date Conservation Area boundary is shown on the 2030 Local Plan Policies Map..."	"...and extended in 1978. It covers the extent of the Green and neighbouring areas. It has been reviewed by RBC between 2021 and 2023, and the revised Conservation Area boundary and updated Conservation Area Appraisal and Management Plan came into effect from 1 December 2023. The most up-to-date Conservation Area boundary is shown on the 2030 Local Plan Policies Map..."	Conservation Area review now complete and changes have come into effect. Provides clarity for developers.
Policy HE1: Conservation Area and its Setting – "Development proposals should also take account of the policy guidance contained in the emerging Englefield Green Conservation Area Appraisal and Management Plan, which was published for consultation in July 2023."	"Development proposals should also take account of the policy guidance contained in the Englefield Green Conservation Area Appraisal and Management Plan, which was adopted in December 2023."	Conservation Area Appraisal and Management Plan now adopted. Provides clarity.

Appendix 3

Englefield Green Village Neighbourhood Plan

DRAFT Regulation 19 Decision Statement (Decision to Make the Plan)

The Council's Decision

Runnymede Borough Council made (adopted) the Englefield Green Village Neighbourhood Plan ('the Plan') under Section 38(A) of the Planning and Compulsory Purchase Act 2004. The decision to make the Plan was made at a Planning Committee meeting held on 31 January 2024.

Reasons for the Decision

The Englefield Green Village Neighbourhood Plan was examined from May to September 2023. The examiner recommended that the Plan should be modified and then progressed to a referendum of eligible residents within the Englefield Green Village Neighbourhood Area. The Council accepted the examiner's recommendations.

The referendum took place on Wednesday 13 December 2023 and the majority of those voting voted in favour of the Council making the Plan. The Council is required by the Planning and Compulsory Purchase Act 2004 (as amended) to make the Plan as soon as reasonably practicable after the positive referendum result, unless doing so would breach, or otherwise be incompatible with, any EU or human rights obligations. It was not considered that to do so would breach these obligations. Therefore, the Council decided to make the Plan.

Further information

The report considered by the Council, which sets out the reasons for the recommendation to make the Englefield Green Village Neighbourhood Plan, is available on the following webpage: [– Runnymede Borough Council](#).

The minutes of the meeting will be available on the same page in due course. This decision statement and the Englefield Green Village Neighbourhood Plan can be inspected online at www.runnymede.gov.uk/planning-policy/neighbourhood-planning/4 or in paper form at:

- Main reception at Runnymede Borough Council's Civic Offices, Station Road, Addlestone KT15 2AH during opening hours (available here: www.runnymede.gov.uk/contact-us-1)
- Forest Estate Community Hub, 57 Larchwood Drive, Englefield Green, TW20 0SL (opening times 8am – 11.30pm Monday-Sunday)
- The Village Centre, 68 Victoria Street, Englefield Green, Egham TW20 0QX (opening times 9am-2pm Monday-Friday)

A copy of this Decision Statement will be sent to:

- the qualifying body, namely Englefield Green Village Neighbourhood Forum; and
- any person who asked to be notified of the decision.

For further information about the Englefield Green Village Neighbourhood Plan, please visit www.runnymede.gov.uk/planning-policy/neighbourhood-planning/4 or contact the Council's

Planning Policy Team by telephoning 01932 425273 or emailing planningpolicy@runnymede.gov.uk. Alternatively, please write to:

Planning Policy Team
Runnymede Borough Council
Civic Centre
Station Road
Addlestone
KT15 2AH

These are also the contact details for any queries relating to this Decision Statement.

By virtue of paragraph(s) 6a, 6b, 7 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted