

COMMITTEE AGENDA REFERENCE: 5E

APPLICATION REF:	RU.22/1508
LOCATION	Longcross South, Longcross Road and Kitsmead Lane
PROPOSAL	Two Film Studio Sound Stages (for a temporary period of 5 years) (retrospective)
TYPE	Full Planning Permission
EXPIRY DATE	27/01/2023
WARD	Longcross, Lyne and Chertsey South
CASE OFFICER	Melissa Gale
REASON FOR COMMITTEE DETERMINATION	Major Development
<i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

It is recommended the Planning Committee authorises the CHDMBC:	
1.	Grant subject to Conditions

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site is located within the southern part of the designated Longcross Garden Village as set out under Policy SD9 of the Local Plan. 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 wider Longcross south site originally formed a significant facility of the Defence & Research Agency (DERA). It comprises former tank testing facilities, including a concrete test track (forming a circuit around the site's periphery) and significant other areas of hardstanding associated with tank testing and other military vehicles, including a 'multi-gradient vehicle drop' and large central 'skid pan' area of hardstanding. Much of the site is wooded, in particular at 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 461.
- 2.2 The current application site relates to an area of land centrally located within the wider Longcross south site and covers a total area of approximately 2.94 hectares including access to the public highway. The site area of the stage buildings and adjacent land covers just over 1 hectare. The site lies directly to the north of an existing hardstanding skid pan

and to the south east of the existing road bridge over the M3 connecting the northern and southern site. The site lies within the 5 – 7 km of the TBHSPA, 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.

- 2.3 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. To the north of the stage buildings is an existing belt of trees. To the south east is a Bowl Barrow earth mound which is a Scheduled Ancient Monument and beyond this the Grade 2 Listed Building of Barrows Hill House and adjacent terrace. In addition, beyond the site to the south is Grade 2 listed Longcross Church. There are two points of access into the southern Longcross site, either from the existing vehicular access off Longcross Road to the south or over the internal bridge over the M3 which links the northern and southern sites. The northern and southern site have over recent years been used for film purposes with the use of the southern site having intensified following the lease of the northern studio site to Netflix.

3. APPLICATION DETAILS

- 3.1 Retrospective planning permission is sought for the erection of two film studio sound stages for a temporary period of 5 years. The stages have been recently constructed on the southern Longcross site and as such this is a retrospective application. Each stage measures 43.4m by 48m, with floor area each of 1845 sq.m (GIA), and with a ridge height of 18m (14m to eaves), with pitched roof design. The studio buildings have been constructed using prefabricated components that will be deconstructed and re-used at the end of the stages use. The upper sections of the building are clad in coated steel panels with a lower block wall section. Both buildings include external enclosed staircases to both the northern and southern elevations providing access to internal gantry's.
- 3.2 Consent is sought for a temporary period of 5 years, with the stages to be dismantled and removed from the site before the site is brought forward for residential development. Supporting information advises 'The applicant currently has agreements in place with production companies to provide facilities in order to meet planned released dates, which reflects the pressing need for such studio space within the UK at this current time'. The planning statement explains how the halting of global filming during the Covid pandemic has created a backlog for filming schedules and demand for studio facilities. It advises that the film studio stages are required to 'meet a pressing demand from film and TV production companies' The applicant has agreements in place with production companies to provide facilities requiring a need for studio space within the UK at the current time. The northern and southern site at Longcross has been used as a venue for film production for a number of key films and television series.
- 3.2 It is acknowledged that there are several existing stage buildings, marquees and structures which have been erected on the site over the recent couple of years in response to demand from film production companies and enabling various film productions to take place on site. The current application relates to just two existing stages currently sited within the Longcross south site. A separate planning application is due to be submitted to address the remaining unauthorised structures and stages within the southern site.

4. RELEVANT PLANNING HISTORY

4.1 The following history is considered relevant to this application:

Reference	Details
RU.22/0393	<p>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 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.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>Grant consent 21/01/022 (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> <p>(1) the testing & evaluation of tracked and wheeled military vehicles;</p> <p>(2) driver training courses using military vehicles;</p> <p>(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</p> <p>(4) Subject to (i) below and between the hours of 8am to 6pm Monday to Friday for:</p> <p>(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;</p> <p>(b) automotive club events including static exhibitions and shows of all makes and models of vehicles;</p> <p>(c) corporate driving events including recreation, entertainment and corporate hospitality events, and</p> <p>(d) driver training courses using civilian vehicles</p> <p>(5) Subject to (i) below and between the hours of 08.00 to 18.00 for a maximum of ten motor rally events per annum to be held no more frequently than one event every four weeks and each event to last no</p>

	<p>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. Policies SD3, SD4, SD7, SD8, EE1, EE2, EE3, EE4, EE7, EE9, EE10, EE11, EE12, EE13

5.3 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
RBC Contaminated Land Officer	No objection raised. Initially proposed a condition to secure assessment of potential for contamination on site and where required details for remediation. Following submission of additional information, advised that is considered sufficient to fully address the requirements of the recommended condition. But also advises that if the end use were to change to a more sensitive residential receptor, the risk assessment would need to be re-assessed
RBC Environmental Health Officer	No comments regarding this application
RBC Drainage Officer	No comments received
Surrey Lead Local Flood Authority (LLFA)	No objections subject to condition to ensure that the SuDS scheme is properly implemented and maintained through the lifetime of the development.
Surrey County Highways Authority	No highway requirements
Surrey Archaeology	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 I have no archaeological concerns in this case
Surrey Wildlife Trust	No objections raised. Considers retrospective assessment to be suitable and conclusions justifiable. Recommends following completion of the project, a Restoration and Ecological Enhancement Plan is a condition of the development.
Natural England	No comments to make
National Highways	No objections raised.
Surrey Heath Borough Council	No comments received

Representations and comments from interested parties

- 6.2 15 Neighbouring properties were consulted in addition to being advertised on the Council's website, within the press and a site notice erected at both the northern and southern entrances to the Longcross South site. 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 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. An associated 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.

7.3 Whilst the proposed use will provide an 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 as 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. The stage buildings occupy just a small part of the wider Longcross south site and are located in an area which is likely to come forward as a second phase of development. The location of the stages would not prejudice the likely first phases of the garden village development or the delivery of any associated infrastructure provision. A temporary consent for 5 years is considered to be an appropriate timescale having regard to the likely phasing and delivery of the southern Garden Village application and will ensure that the delivery of the garden village is not undermined.

7.4 The application has been submitted retrospectively, with parts of the southern site currently being used for film production. This use has intensified recently following the lease of the northern Longcross Studio site to Netflix and therefore no longer available for other film companies, and in response to increasing demand within the film industry. The applicant currently has agreements in place with various production companies to provide facilities for studio space for filming. It is recognised that there are other existing stage buildings and associated structures which do not have the benefit of planning permission and a separate planning application has recently been submitted for these. The current application relates to just two existing stage buildings. The current application supports the use of the site for film studio use in the short-term pending the redevelopment of the Longcross Garden Village.

7.5 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). The site lies within the urban area and the stages and associated film use would provide an effective and efficient use of the site prior to its redevelopment and would support economic growth.

7.6 Design/Appearance

The stages are located on an area of previous hardstanding within the southern site. Whilst there has been a change to the surface treatment immediately around the stage buildings, including areas of tarmac, providing a level and smooth site to assist with the use of the buildings and enable parking immediately around the buildings, this has not significantly changed the appearance of this area of the site prior to the erection of the stage buildings. Whilst the buildings are large and have a height of 18m and are of a functional industrial appearance reflecting the nature of the use; they are centrally located within the southern site and some distance from the site boundaries (approximately 200m from the M3 to the north, and over 250m from the nearest residential property to the south, and approximately 400m from Longcross Road). The surrounding topography and extensive tree coverage that surrounds the site assists in minimising views of the stages from outside the site. The neutral colour finish further assists in providing a muted appearance which is not readily visible 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. As the application is sought for a temporary period, and with only limited views of the stages gleaned from outside of the site, the design and appearance of the stage buildings is considered acceptable.

7.7 Amenity

The stages are located centrally within the southern site, and a distance more than 250m from the nearest residential property. The buildings are therefore located a significant distance from the nearest neighbouring residential property such that there would be no neighbouring impact from the structures themselves. A noise assessment has been submitted to support the application. To the north the nearest residential properties are located on the opposite side of the M3 motorway which creates a degree of background noise in any event. The stage buildings themselves have good sound insulation which helps to contain noise within the stage buildings and which helps support the function of the building for filming. Notwithstanding this, calculation of activity noise emissions from construction and striking of film sets has been prepared which demonstrates that noise emissions are very low and would not be expected to be audible at any residential dwelling. The stages are already present on the site and therefore there are no further construction activities required. The use of the proposed stage buildings would not result in a significant noise impact and would not lead to harm to neighbouring residents in this regard and is considered acceptable in line with national and local policy, including policy EE2.

7.8 Lighting

The supporting information indicates that any external lighting would be limited to emergency exit lighting and a downwards facing flood light above each roller door, fixed to the building.

Given the separation distance this would not result in harm to residential amenity. However, having regard to tree cover and presence of bats within the wider Longcross South site, a condition is recommended to secure the details of the external lighting and restrict further lighting to ensure that the siting, degree and timing of illumination and positioning is acceptable not only in the interests of neighbouring amenity but also having regard to potential ecological impacts which are considered further below.

7.9 Access/Highways

Vehicular access to the site is through the existing points of access which serves the wider Longcross South site. This comprises the existing main roundabout junction serving the northern site off Chobham Lane and over the internal M3 accommodation bridge, with a second existing access off Longcross Road to the south. Given the nature of the film related use, traffic movements and activity on site will vary dependant on filming schedules. A Transport Assessment has been submitted to support the application which considers the potential trip generation resulting from the proposed development. This estimates the proposed stages would result in a net increase of 12 two-way am and pm peak trips. 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. The existing internal bridge link to the northern site also ensures the site is accessible to Longcross railway station to the north as well as wider footpaths and cycleways north of the site.

- 7.10 Surrey County Highways Authority have reviewed the application and have raised no objections. In addition, National Highways have also assessed the application and are satisfied that the proposal would not materially affect the safety, reliability and/or operation of the strategic road network and have raised no objections to the application. The application is therefore considered compliant with Policies SD3 and SD4 of the Local Plan.

7.11 Heritage

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.

- 7.12 The site lies approximately 180m to the north-west of the scheduled ancient monument comprising a Bronze Age Barrow. The stage buildings and associated site boundary also lie outside of the defined Area of High Archaeological Potential. The application has been reviewed by Surrey County council Archaeology, who have raised no archaeological concerns. They have advised that the structures do not require extensive and deep foundations and so as the level of ground disturbance is unlikely to have disturbed archaeological remains should they be present. The proposed stage buildings are considered compliant with Policy EE3.

- 7.13 Barrow Hills House is a Grade 2 Listed Building which is in excess of 350m to the west of the stages and to the south of the site is Longcross Church, which is some 250m away. Given the significant separation distances to existing heritage assets as well as the nature of the site's terrain and intervening tree coverage, the stages are not readily visible from the listed buildings. As a result, the stage buildings are not considered to result in harm to the setting or significance of existing listed buildings, and would be compliant with Policy EE4

and The Local Plan and NPPF.

7.14 Energy and sustainability

Whilst the stage buildings are proposed as temporary structures, they are constructed in prefabricated components which can be re-used once the stages have been deconstructed. This enables the re-use of materials and reduction of waste as supported by Policy SD7. Initial power supply provision would be through the use of generators. These will be hybrid generators with a large battery pack, meaning that the generator will only be running 50% of the time when in use. Given the significant separation distance to neighbouring properties this would not impact on neighbouring amenity as considered at 7.7 above. Given the temporary use of the stage buildings this is considered an acceptable provision for electricity. However, the applicant is exploring alternative options including potential renewable energy options which would also support the wider film studio use of the site, and this would be the subject of a separate planning application.

7.15 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 LLFA has reviewed the application and are satisfied that the proposed drainage scheme meets the requirements of the NPPF, PPG and the Non-Statutory Technical Standards for sustainable drainage systems, subject to conditions. As this application is retrospective, it is considered appropriate to secure the details sought by condition within 2 months of the date of this decision.

7.16 Contamination

Having regard to the former use of the site the Council's Contaminated Land Officer initially recommended a condition to secure an assessment of the contamination risks of the site and if found to be required a scheme of remediation. As this is a retrospective application with the stages already constructed on site, additional information has been sought during the application to provide clarity regarding contamination risks prior to decision. A Contaminated Land Ground Investigation report has been provided following ground investigation works. The report advises that there are no contamination concerns, having regard to the commercial use proposed and no remedial works were considered necessary. The Council's Contaminated Land Officer has reviewed the additional report submitted and is satisfied that this is sufficient to fully address the requirements of what would have been otherwise secured by condition. Whilst they have also advised that if the end use were to change to a more sensitive residential receptor, the risk assessment would need to be re-assessed. It can therefore be concluded that the proposed use is acceptable, as such a change of use would require further planning permission.

7.17 Trees

The application is supported by an Arboricultural Statement which acknowledges that a small number of trees on the site were felled in early 2022 prior to a site wide Tree Preservation Order which was imposed in March 2022. Existing tree plans from a 2019 survey and reflected through aerial photographs, show a dense area of willow trees and area of brambles and grass which have subsequently been cleared within part of the current application site area. Whilst it is not fully clear to what extent the area of the site had been cleared in advance of occupation/ use of the southern site by 'serious stages', nevertheless this would have been prior to protection by a Tree Preservation Order. No additional trees

are required to be felled under the current application for the two retrospective film stages. 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. The site of the stages preserves the significant trees within the wider site and important areas of high-quality woodland. With no additional trees proposed for removal the application is considered acceptable in this regard and would not result in harm to the wider verdant character of the site.

7.18 Ecology

This is a retrospective application, and the stages are located on an area of land that had previously been partially cleared and comprised bare ground and hardstanding. More recently additional clearance around the area of the stages has taken place prior to the making of an area Tree Preservation Order affecting trees within the wider Longcross South site. Surrounding the stages are areas of hardstanding and beyond this surrounded by semi-mature trees and scrub. An ecological Assessment has been submitted to support the application which considers the application site area to have negligible ecological value. Surrey Wildlife Trust has reviewed the application and considers that overall, the retrospective assessment appears to be suitable and the conclusions justifiable. The Ecological Assessment identifies an existing Tree within the site as having a low suitability to support a bat roost, and a further tree to southern part lying outside the application site, assessed as moderate suitability. These trees are to be retained as the application does not include the removal of any additional trees. Furthermore, the tree identified as of moderate suitability lies outside of the application site area and is protected through a site wide Tree Preservation Order. The works are retrospective and as such the tree would not be impacted by the proposed development. The application is not considered to result in harm to protected species.

- 7.19 Surrey Wildlife Trust have recommended a Restoration and Ecological Enhancement Plan as a condition following completion of the project. 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 secure appropriate new tree planting and ecological mitigation enhancements as part of the Garden Village. 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. However, a condition is recommended to secure details of restoration of the site including to secure new planting or ecological enhancement measures in the event planning permission is not secured for the wider redevelopment of the Longcross Garden Village.

7.20 Habitats Regulations/AA

Having regard to the proximity of the application site to the SPA and 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 two stage buildings. Having regard to the nature of the use of the buildings 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 considered the

impacts on statutory designated nature conservation sites and have advised that they have no comments to make on this application. It is considered that the development is not likely to result in significant impacts on statutory designated nature conservation sites.

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 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

10.2 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 List of approved plans

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

LOCATION PLAN 1142-SS-LXS-XX-DR-X-0001_Rev A04

Proposed GA Site Plan (As built) (1142-SS-LXS-XX-DR-X-0002

Existing GA/ Proposed Site Plan (1142-SS-LXS-XX-DR-X-0002e)

Proposed Site Section (as built) (1142-SS-LXS-ZZ-DR-X-0405)

PROPOSED SITE PLAN 1142-SS-LXS-XX-DR-X-0002_Rev A06

PROPOSED SITE SECTIONS 1142-SS-LXS-ZZ-DR-X-0405_Rev A04

MEG C PROPOSED GROUND FLOOR PLAN 1142-SS-MNC-00-DR-X-0110_Rev 02

MEG C PROPOSED GANTRY PLAN 1142-SS-MNC-GN-DR-X-0120_Rev 02

MEG C PROPOSED ROOF PLAN 1142-SS-MNC-RL-DR-X-0130_Rev 02

MEG C PROPOSED ELEVATIONS 1142-SS-MNC-ZZ-DR-X-0201_Rev A03

MEG C PROPOSED ELEVATIONS SOUTH 1142-SS-MNC-ZZ-DR-X-0202_Rev A03

MEG C PROPOSED SECTIONS 1142-SS-MNC-ZZ-DR-X-0401_Rev A03

MEG C PROPOSED SECTIONS C3 AND C4 1142-SS-MNC-ZZ-DR-X-0402_Rev A03

MEG D PROPOSED GROUND FLOOR PLAN 1142-SS-MND-00-DR-X-0111_Rev 02

MEG D PROPOSED ROOF PLAN 1142-SS-MND-RL-DR-X-0131_Rev 02

MEG D PROPOSED ELEVATIONS 1142-SS-MND-ZZ-DR-X-0203_Rev A03

MEG D PROPOSED ELEVATIONS 2 1142-SS-MND-ZZ-DR-X-0204_Rev A03

MEG D PROPOSED SECTIONS D1 and D2 1142-SS-MND-ZZ-DR-X-0403_Rev A03

MEG D PROPOSED SECTIONS D3 AND D4 1142-SS-MND-ZZ-DR-X-0404_Rev A03

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

2 External materials (approved details)

The development shall only be carried out in accordance with the materials used in the external elevations of the development hereby approved as detailed on the approved plans

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

3 External lighting and floodlighting

Before any external lighting, including floodlighting, is installed at the site including any lighting fixed to the building(s), details shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include proposed hours of use and measures to ensure that no direct light is projected into the atmosphere above the lighting installation. 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.

4 Temporary permission - reinstatement (buildings)

The buildings hereby permitted shall be removed from the site including any resulting debris on or before 1st January 2028.

Reason: To ensure protection of the amenities of the area and to ensure the buildings 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.

5 Restoration and Ecological Enhancement Plan

Prior to removal of the buildings as required by condition 4 above, a Restoration and Ecological Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority which shall provide details 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 arrangements for its implementation. Development shall be carried out in accordance with the approved Plan 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: To 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.

6 SuDS (scheme for approval - pre-development)

Within 2 months of the date of this decision, details of the design of a surface water drainage scheme shall be submitted to the Local Planning Authority. The building(s) shall not be occupied or brought into use unless and until details of the design of a surface water drainage scheme has 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 (+40% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 2 l/s.
- 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.

7 SuDS (verification)

The buildings hereby approved shall not be occupied or brought into use until a verification report carried out by a qualified drainage engineer has been 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

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.