

**UPDATE SHEET****SURREY COUNTY COUNCIL PROPOSAL RU2014/0464****LAND AT LYNE AND LONGCROSS C OF E SCHOOL, LYNE LANE, LYNE****Para 19**

One further representation has been received, from the promoter of the petition submitted in support of the application.

It argues that the need for the development in providing additional school places, meeting the demand for faith places, and addressing the right balance between infant and junior places where there are separate infant and junior schools as well as all through primary schools, outweigh objections on Green Belt grounds. It would be an important asset at the heart of the local community. The green part of the site is unaffected and mitigation measures are in place to counter traffic impacts.

**After para 59**

There are no specific policies in the Runnymede Local plan governing sustainable construction and renewable energy. Para 95 of the NPPF expects local planning authorities to plan for new development in locations and ways which reduce greenhouse emissions; actively support energy efficiency improvements to existing buildings and be consistent with zero carbon buildings policy.

The application is accompanied by an energy audit which proposes energy saving measures in the design of the new building to achieve an energy performance better than that required by Part L and L2 of the Building Regulations. This includes the following;

- Enhanced insulation values and airtightness standards for walls floors, roofs, windows and doors
- Use of high efficiency condensing gas boilers and separate condensing water heating enabling boiler plant to switched off in summer
- Underfloor heating arranged zonally with room temperature sensors
- Use of natural ventilation throughout
- Energy efficient lighting; use of multi sensor lighting responsive to external light levels and rooms being left unoccupied
- External directional lighting controlled by time clocks.

These measures produce a 37.5% carbon saving over the notional building and the applicant is not therefore proposing the use of any on site renewable energy.

Subject to implementation of the measures described in the energy audit officers consider that the proposed building achieves a satisfactory standard of sustainable construction. A condition is recommended to secure this.

**Para 51**

When members of the committee visited the site on 8 October, it was suggested that permission should be tied to the provision of the car park improvements, and that it was desirable for the car park to be lit if it was to be used as a base for a walking bus in the winter months.

The connection between the development and the provision of car park improvements is made by the recommended Condition 9.

Officers do not consider that it is necessary to require a lighting scheme in association with the proposed school development. It is not expected that the car park will be used by the school when it is dark. It is intended to facilitate the walking bus, which will operate at normal school start and finish times, when demand for parking is at its peak. Even in midwinter the peak will not be during hours of darkness. The school does have breakfast and after school clubs which may extend the school day into hours of twilight or darkness, but pick up and drop off for these will be away from the peak, when parking in the lay by and on street parking closer to the school can be expected to be available and the walking bus will not be in operation. Otherwise, officers consider that lighting would have an unnecessary urbanising effect on the car park.

**Add condition:**

16            The development hereby permitted shall be carried out in full accordance with the energy efficiency details contained in section 3.0 and Appendix 1 of the Energy Audit submitted with the application.

Reason;        To ensure the new building is constructed to a satisfactory standard of energy efficiency and sustainability pursuant to para 95 of the NPPF.

**Add reason for Condition 8:**

8            to ensure mitigation of the transport impacts of the proposal in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and in the interests of the residential amenities of the area pursuant to Policy MV4 of the Runnymede Borough Local Plan Second Alteration 2001.