



SURREY
COUNTY COUNCIL

To: Planning & Regulatory Committee
By: Planning Development Manager

Date: 25 September 2024

District(s) Runnymede

Electoral Division(s):

Englefield Green
Miss Marisa Heath

Case Officer:
Dawn Horton-Baker

Purpose: For Decision

Grid Ref: 499367 171284

Title: Surrey County Council Proposal RU.24/0071

Summary Report

Former Birchlands Care Home, Barley Mow Road, Englefield Green, Egham, TW20 0NP

Outline application for the erection of a part single storey, part 3 storey building (with additional basement) for extra care accommodation, comprising self-contained apartments, staff and communal facilities and associated parking, including new vehicle access from Barley Mow Road. Appearance and landscaping reserved.

The application site is located close to Englefield Green village centre, on land owned by Surrey County Council. The site, which fronts onto Barley Mow Road, was previously occupied by the former Birchlands care home. The site is enclosed by hoarding and the former buildings have been demolished.

The site is in a predominantly residential area with St Jude's Infant School lying directly to the east.

This is an outline application seeking self-contained extra care accommodation with associated facilities (indicatively 48 units). The application has been submitted by Surrey County Council under Regulation 3 of the Town and Country Planning General Regulations (1992). At this outline stage the planning considerations relate only to the principle of the development, including the layout, scale and means of access. The detailed design (appearance) and site landscaping are reserved matters which would be submitted at a later stage.

A total of 21 representations were received in relation to the application with 20 raising objections as summarised in the report. Runnymede Borough Council raised no objection, subject to conditions. Other statutory and technical consultees have provided

advice on a range of issues, and this has either been reflected in additional information submitted during the course of the application or in proposed conditions.

Officers are satisfied that development of this scale and nature could be satisfactorily accommodated on the site, subject to details which would be submitted at the reserved matters stage or required by condition.

It is recommended that pursuant to Regulation 3 of The Town and Country Planning General Regulations 1992, the Committee grants outline planning permission for application ref: RU.24/0071, subject to planning conditions.

Application details

Applicant

SCC Property

Date application valid

27 December 2023

Period for Determination

Extension of time agreed to 09 October 2024

Amending Documents

- An Archaeological Trial Trench Evaluation, Surrey County Archaeological Unit, dated January 2024.
- Email entitled, "RE: Planning Application Consultation/Notification for SCC_Ref_2023-0223 Former Birchlands Care Home, Barley Mow Road, Englefield Green, Egham, TW20 0NP, dated 13 February 2024.
- Email entitled, "RE: Planning Application Consultation/Notification for SCC_Ref_2023-0223 Former Birchlands Care Home, Barley Mow Road, Englefield Green, Egham, TW20 0NP" dated 15 June 2024.
- Bat Winter Hibernation Survey Report, Surrey Wildlife Trust Ecology Services, dated March 2024.
- Email entitled, "2023-0223 Birchlands outline planning application - 3D images for report & planning committee" dated 19 April 2024.
- Email entitled, "Planning Application Ref: RU.24/0071: Former Birchlands Care Home" dated 26 April 2024.
- Arboricultural Method Statement, Keen Consultants, dated April 2024.
- Technical Note 01, Response to Tree Officer Comments, Keen Consultants, dated 19 April 2024.
- Drawing ref: 2066-KC-XX-YTREE-TPP01 Rev C, Tree Protection Plan dated 24 April 2024.
- Responses to Assistant Transport Development Planning Officer's comments dated 04 March 2024.
- Statement supporting the case for Extra Care Housing Applications to be made under Use Class C2 (final), C Bell, dated May 2024.
- Bat and Reptile Presence/Likely Absence Survey Rev 1.3, Surrey Wildlife Trust Ecology Services, dated June 2023.
- Email entitled, "Application RU.24/0071 Former Birchlands Care Home", dated 10 June 2024

- Drawing Ref: 5221714-ATK-XX-RF-DR-A-02103 Rev P5, Proposed Site Plan dated 6 June 2024.
- Technical Note, Parking and Bus Stop Surveys Rev 1.1, [AtkinsRéalis](#), dated 07 June 2024.
- 30 July 24 email from Agent Attaching Two Updated Drawings dated 30 July 2024
 - Proposed Site Plan dated 30 July 2024
- 16 August 2024 email from agent regarding off site planting for BNG and Plan 5221714-ATK-XX-RF-SK-A-02104 RevP1 showing the location of 18 trees on the neighbouring school site.

Summary of Planning Issues

This section identifies and summarises the main planning issues in the report. The full text should be considered before the meeting.

ISSUE	Is this aspect of the proposal in accordance with the Development Plan?	Paragraphs in the report where this is considered
Principle and Need	Yes	22 - 35
Layout, Design and Character	Yes	36 - 60
Residential Amenity	Yes	61 - 77
Highways, access and parking	Yes	78 - 93
Trees and Landscaping	Yes	94 - 114
Ecology and Biodiversity Net Gain	Yes	115 - 127
Thames Basin Heaths SPA	Yes	128 - 136
Heritage Assets	Yes	137 - 156
Flood Risk and Drainage	Yes	157 - 165
Sustainable Design	Yes	166 - 182

Illustrative material

Site Plan

Plan 1 - Site Location and Application Site

Aerial Photographs

Aerial 1 - Surrounding Area

Aerial 2 – Application Site

Site Photographs

Figure 1: Birchlands Photo Montage

Figure 2: Birchlands Infrastructure Photo Montage

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Background

Site Description

1. The application site is located in the settlement and urban area of Englefield Green, approximately 315m (metres) north of the village centre. The site is owned by Surrey County Council. It falls within Character Area 2b (Formal Suburban – landscape) as defined in the Runnymede Design Supplementary Planning Document (2021).
2. The 0.69-hectare (ha) site was formerly occupied by a 52-bed elderly persons' care home which was constructed in the 1970s. This was two-storeys in height and has recently been demolished. The site lies in a predominantly residential area with the existing site access situated in the north-west corner of the site on Barley Mow Road. Directly to the east is St Jude's Infant School. The vacant site is currently secured, with hoardings along its boundaries.
3. Development in the vicinity comprises predominantly two storey detached residential properties. The nearest dwellings lie to the north on the opposite side of Barley Mow Road. The extensive rear gardens of properties on St Jude's Road to the west adjoin the western boundary of the site.
4. There are no designated and non-designated heritage assets within the boundary of the Application Site. The Englefield Green Conservation Area borders the application site boundary on its western extent. The locally listed building of the Old Vicarage and the Site of Bulkeley House gardens, Middle Hill, Englefield are in close proximity to the application site and there are statutorily listed buildings further afield.
5. There are a significant number of existing trees on the site predominantly along its north and west boundaries.

Planning History

6. In December 2023, prior approval (ref: RU.23/1716) was granted for the demolition of the two-storey former care home and two storey detached caretaker's house and garage.
7. Planning permission (ref: RU.01/0135) was granted in January 2001 to alter the former residential care home involving ground and first floor extensions to the main building, works to increase the height of the parapet wall and alterations to windows and doors.

8. In November 2000, planning permission (ref: RU.00/0104) was granted for the refurbishment and extension of the former residential care home for the elderly.
9. Planning permission (ref: EGH.70/13493/2) was granted in March 1970 for the erection of an old age person's home and matron's house.

The proposal

10. The proposal seeks to demolish the existing buildings and redevelop the site for extra care housing (Use Class C2). In addition to the accommodation, the proposal will incorporate the necessary communal spaces such as dining room, lounge and multi-purpose/activity rooms along with staff and support facilities; laundry, kitchen, stores and plant. This proposal is an outline application, seeking permission for means of access, layout, and scale. Appearance and landscaping are reserved matters.
11. The proposed building would contain up to 48 extra care apartments, indicatively shown as comprising 45 x 1-bed and 3 x 2-bed self-contained apartments. The building would comprise two separate wings, each being 3 storeys in height, joined by a single storey link with a green roof.
12. A new access would be formed from Barley Mow Road at the eastern end of the site leading to a parking area for 23 vehicles comprising parking spaces for residents, staff, and disabled spaces. The access would also provide service access to the school playing field beyond. The existing access at the western end of the site would be retained to serve 3 of the proposed parking spaces, one of which would be a disabled space. The existing centrally located pedestrian access would be retained.
13. Ground floor accommodation would comprise communal facilities, such as dining room, communal lounge, activity room and multipurpose room. Remaining ground floor space would be occupied by apartments. The first and second floors would consist entirely of apartments. A basement would be provided to accommodate plant at the northern end of the building. Both proposed buildings would be flat roofed with a maximum height of 10.1m, rising to 13.1m where plant on the roof of each block would be located.
14. The proposed building would sit centrally within the site. Existing vegetation around the periphery of the site including mature trees would be retained. The proposal includes the planting of 18 trees off site (on school sites within the vicinity – final location to be determined but presently indicated as being feasible on the adjacent school) to compensate for those trees that would be lost as part of the development and contribute towards achieving a Biodiversity net gain.

Consultees (Statutory and Non-Statutory)

Runnymede Borough Council

No objection provided additional information is provided to enable the CHA to support the development and conditions recommended by the SCC ecologist are secured

Transport Development Planning	No objection subject to conditions
Arboriculturalist	Requested further information which was provided. No objection subject to conditions
Landscape	<p>No objection overall. Buildings closer to western boundary not ideal. Loss of trees in eastern part of sit unfortunate.</p> <p>But compensated by on and off-site provision including within adjacent SCC owned school grounds.</p> <p>At reserved matters stage, would require:</p> <ul style="list-style-type: none"> (1) landscape scheme (2) long-term management plan.
County Ecologist	Requested further information which was provided. No objection subject to conditions
Historic/Listed Buildings	<p>The harm in terms of scale, massing (urbanising impact) and siting is from approaches to and from the conservation area along Barley Mow Road and in views from The Green. Careful design and landscaping required to reduce harm to <i>less than substantial</i>. The same matters would result in a low level of harm to the setting of The Old Vicarage owing to the urbanisation of its surroundings. Whilst great weight must be applied to the setting of the conservation area, the low level of harm is outweighed by the benefits of providing extra care accommodation.</p> <p>At the reserved matters stage, the applicant will need to ensure the scheme is well designed to ensure any harm is successfully limited. The most sensitive part of the application site is the north-west corner. Applicant should think strongly here about the materiality of the hard surfacing (such as resin bound paving), retaining green boundaries and avoiding metal vehicular gates (or using wooden gates if necessary). Any necessary rooftop plant machinery should try to be located away from the conservation area to limit visibility. The use of recessive colours or timber cladding would be welcomed to try and</p>

blend the building in more with the tree coverage for the site. If necessary, new planting should be considered to help blend the building in with wider views of the site.

SUDS Team (LLFA)

Satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents and are content with the development proposed subject to conditions. Comments that the applicant has submitted 2 alternative drainage strategies. Discharging to a watercourse is more preferential than discharge to a combined sewer. During detailed design, consideration should be given to the discharge to a watercourse and ensuring downstream connectivity. The preliminary hydraulic calculations appear to use the incorrect climate change allowance which were updated in May 2022 based on a catchment approach. This development is located within the 'Wey and tributaries Management Catchment' which shows the upper end allowance (recommended by SCC) as 35% for the 3.3% annual exceedance rainfall event and 45% for the 1% annual exceedance rainfall event.

Archaeological Officer

No requirements for any additional work.

HSE

No interest in the development

ESP Utilities Group

Does not affect ESP apparatus

Cadent Gas

The proposal will not affect any Cadent Gas infrastructure, the closest of which comprises a Low-Pressure main which runs beneath the northern edge of Barley Mow Road.

Scottish and Southern Electricity Networks

There is a Low Voltage main running beneath the southern edge of Barley Mow Road together with the presence of a service cable crossing beneath Barley Mow Road and running a short distance along the southern boundary of Barley Mow Road near the eastern end of the application site. Both pieces of utility infrastructure are in the vicinity of the proposed new access and may have the potential to be impacted by its construction. The 11Kv underground cable crossing beneath Barley Mow Road just

beyond the western end of the site would appear unlikely to be impacted by the development.

Summary of publicity undertaken, and key issues raised by public

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- 15 The application was publicised by the posting of 3 site notices and an advert was placed in the local newspaper. A total of 145 owner/occupiers of neighbouring properties were directly notified by letter.
- 16 Twenty-one letters of representation have been received, including one from the Englefield Green Village Neighbourhood Forum, 20 of which object to the application with the remaining response asking several questions. Some of those objecting acknowledge the need for the proposed development. A summary of the reasons for objecting is set out below.
- Loss of privacy from increased building height and buildings being around 11 metres closer to the rear boundary of properties on St Jude's Road.
 - Proposed 3-storey accommodation should be no nearer the boundary than the existing building.
 - Mature trees on western boundary are not evergreen so do not provide necessary screening to protect privacy.
 - Mature trees on western boundary may not be high enough in places to prevent overlooking.
 - Gaps in between mature trees on western boundary provide a line of sight into neighbouring properties.
 - Loss of privacy enables residents to see into garden, kitchen, living room (which has bi-fold doors) and bedrooms which are all at the rear of property on St Jude's Road.
 - A screen should be put in place to maintain privacy.
 - Loss of privacy will reduce feeling of comfort living in our own home.
 - Overlooking poses potential safety and security risks to homes and families living on St Jude's Road.
 - Overlooking may lead to a loss of property value.
 - Location of windows should be assessed to prevent overlooking into Larchmoor and neighbouring properties.
 - Separation distance from western boundary should be increased or the building height should be reviewed.
 - Significant lack of proposed on-site parking provision (not in line with parking standards).
 - Guidelines indicate that 28 parking spaces are required including 24 for residents and 4 for staff.
 - Adverse impact of overflow parking / should ensure there is no more on-street parking.
 - Request for double yellow lines to prevent overspill parking. Request for parking restrictions on Bulkeley Close.
 - Concern over impact of additional on-street parking at school pick-up and drop-off times when such parking is already a problem.
 - Request for traffic calming.
 - Request for improved lighting.
 - Only down lighting should be provided to minimise impact on surrounding area which is naturally dark.

- Noise.
- Drainage, particularly on southern side of Barley Mow Road (high level of ground water).
- Is contrary to Neighbourhood Plan design policy.
- Height, bulk and massing.
- Unappealing box design is inappropriate next to a conservation area.
- Design should add to the village and be built with longevity and aesthetics in mind.
- Lack of sensitivity to the character of the village and surrounding houses.
- Community deserve to be surrounded by pleasing architecture.
- Flat roof is out of character with the area, pitched roof preferred or otherwise a mansard roof.
- Requirement for flat roof to provide PV panels not proven.
- Noise impact on residents inside building from ASHPs.
- MVHR could act as a noise transmitter.
- Robust noise conditions need to be included.
- Preference for central GSHPs instead to reduce noise.
- Hope that solar panels will not be unattractive in appearance from the ground and houses opposite.
- Request for replacement pavement and road surface.
- Impact on bats.
- The need to provide BNG.
- Location of new vehicular access is opposite a driveway serving two properties and is too close to the school.
- Impact of overlooking on York House.
- Does not enhance the character of the area.
- Is not of a locally inspired or distinctive character.
- Building should be more akin to surrounding houses.
- Should be conditional that the developer manages the off-site parking of their contractors and suppliers.
- Obstruction from poor school parking could exacerbate potentially dangerous situation driving in and out of Bulkely Close.
- Any littering from contractors and suppliers should be cleared away.
- Pavements and roads will be destroyed by big building vans and lorries arriving.
- Any damage to roads, pavements, drainage or verges should be made good.
- Apart from the architectural design, the noise impact of ASHPs and MVHR on residents and inadequate parking, very positive about development as the proposed use is much needed in the area and the aspiration to achieve near Passivhaus building efficiency standards is fantastic, leads by example and conforms with aspirations of the Neighbourhood Plan and its design codes.
- Is still a need for a more formal environment for respite care as was available years ago at Queen Elizabeth House.
- The current plan proposes a significant shortening of the existing parking bay on the northern side of the School and Birchlands. This parking bay provides essential space for parents dropping off and collecting their children from the school.
- The adjacent School's drop off hours are between 8am and 9am and collection hours are 2.45pm – 3.15pm. These hours should be avoided for deliveries and haulage within the Construction Traffic Management Plan
- The design is contrary to Policy ND5 of the Neighbourhood Development Plan, the box-like flat roof like the Primary School repeats mistakes of the past and does not reflect the character of the area.

- A pitched roof would be preferable to comply with Policy ND5, a mansard roof would be more sympathetic to the surrounding area.
- PV panels on the roof is inconsistent with ASHPs also sited on the roof.
- Concern over continuous noise from air source heat pumps and would prefer central ground source heat pumps.
- Parking standards require 28 spaces, not 14 as proposed. Avoid on-street parking given proximity to school.

Planning considerations

Introduction

- 17 The guidance on the determination of planning applications contained in the Preamble/Agenda frontsheet is expressly incorporated into this report and must be read in conjunction with the following paragraphs.
- 18 In this case the statutory development plan for consideration of the application consists of the Surrey Waste Local Plan Part 1 – Policies and Part 2 – Sites, which together form the Surrey Waste Local Plan 2019-2033 (**SWLP**), the Runnymede Borough Local Plan 2030 (**RBLP**) and the Englefield Green Village Neighbourhood Plan 2022-2030 (**EGVNP**), adopted in January 2024, and the South East Plan 2009 (retained Policy NRM6 only) (**SEP**).
- 19 In addition, Runnymede Borough Council has adopted relevant Supplementary Planning Guidance as follows; Runnymede Design SPD July 2021 (**RD**); and Runnymede Parking Guidance SPD 2022 (**RPG**). The Englefield Green Conservation Area Appraisal and Management Plan was adopted in December 2023 (**EGCAAMP**).
- 20 In considering this application the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations.
- 21 In assessing the application against development plan policy it will be necessary to determine whether the proposed measures for mitigating any environmental impact of the development are satisfactory. In this case the main planning considerations are; the principle of the development and its impact on character of the area, including the adjacent Conservation Area, with particular reference to height, massing and design; impact on residential amenity, highways considerations; the impact on trees and the satisfactory provision of Biodiversity Net Gain (BNG).

PRINCIPLE AND NEED

Runnymede Borough Local Plan 2030 (RBCLP)

Policy SD1: Spatial Development Strategy

Policy SD5: Infrastructure Provision and Timing

Policy SL20: Affordable Housing

Policy SL23: Accommodating Older Persons and Students

Englefield Green Village Neighbourhood Plan 2022 (EGVNP)

Policy ND1 – Development within the settlement boundary

Policy CF1 – Community Facilities

Policy I1 – Infrastructure and New Development

22 Paragraph 60 of the National Planning Policy Framework (2023) states:

‘To support the government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.’

23 Paragraphs 61 and 62 set out how housing need should be determined, and the NPPF goes on to state in Paragraph 63:

‘Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.’

24 RBCLP Policy SL20 seeks the delivery of affordable housing as a proportion (30%) of all housing delivered over the Plan period, of which around 70% will be delivered as Affordable/Social Rent. Policy SL23 states that the Council will support proposals for specialist accommodation for older people, including sheltered housing, care homes and other appropriate forms of accommodation on suitable sites, to meet needs that have been identified in the Council’s most up to date Strategic Housing Market Assessment (SHMA). It will be expected that proposed development is readily accessible to public transport, shops, local services, community facilities and social networks for residents, carers and their visitors.

25 EGVNP Policy ND1 supports the provision of new development within the settlement boundary. Policy CF1 seeks to resist the loss of community facilities and encourages the provision of new facilities. Policy I1 states that the infrastructure requirements of development proposals will be assessed in terms of the impacts arising from the proposed new development upon existing community, transportation and environmental infrastructure, and mitigation provided where required.

26 These policies sit within the wider framework set out in the RBCLP, which seeks in Policy SD1 (Spatial Development Strategy) to deliver a minimum of 7507 net additional dwellings over the plan period, and in Policy SD5 (Infrastructure Provision and Timing) to deliver social and community infrastructure which includes affordable housing.

27 The County Council has produced “Planning Guidance for Accommodation with Care for Older People” (April 2024). The guidance refers to housing (C2) within care settings and states that the following elements should be provided: -

- support for older people with care and other needs;
- support for independent living ensuring residents remain active;

- support for residents to avoid admission into care homes as their needs increase;
- provision of facilities for residents such as craft rooms, communal lounge and dining room;
- provision of office space for secure record keeping;
- alarm system to call for support in cases of emergencies;
- best practice design standards, layout and accessibility in the overall design;
- 24/7 on-site support to residents and emergency care response;

28 Surrey County Council's (SCC) Cabinet approved an Accommodation with Care and Support (AwCS) Strategy on 16 July 2019. Underlying this Strategy is the significant strain being experienced by the care and support system, and the challenges being faced due to Surrey's ageing population and the lack of specialist accommodation which enables older people to remain and be cared for in their communities as their needs increase.

29 'Extra Care' is a term applied to housing for older people, often (but not exclusively) in the social rented sector, provided in self-contained units with access to care, support, domestic, social, community and other services. SCC has identified that of the various types of specialist housing, extra care accommodation has the greatest shortfall between demand and provision, particularly in terms of affordable rented provision.

30 As part of its AwCS Strategy, SCC seeks to achieve a minimum of 25 extra care units per 1000 of Surrey's population of over 75s by 2030. This site has been identified along with a number of others in Surrey as being suitable for extra care housing. If approved, the delivery of up to 48 extra care units as proposed would meet an identified need in Runnymede and deliver against the target set in the Strategy.

31 There is no objection in land use terms to this site being developed to provide extra care accommodation. The site was previously occupied by a residential home for the elderly, constructed in the 1970s and demolished in 2021. As such there would be no change of use of the land, and the site would continue to provide accommodation for older people. The EGVNP identifies the Birchlands Care Home as a community asset for which there is a presumption in favour of retention (paragraph 3.26).

32 The proposal would meet an identified need for accommodation which supports older people with care needs, enabling residents to live independently within their local community. Additional and/or more complex care needs would be available to residents should it be required. Communal facilities such as craft and therapy rooms, dining, lounge and kitchen areas would be provided, encouraging residents to participate in shared activities to promote health and wellbeing. A bespoke care package, suitable to meet the residents' needs, would be delivered by care workers. Staff would be on-site 24/7 to ensure that care needs are met, and emergencies responded to.

33 As outlined in the Statement of Need accompanying this application (paragraph 3.06), planning permission has been granted for extra care provision on a number of sites in Runnymede in recent years. However, as set out in paragraph 3.05 their

tenure is generally leasehold or private rental, leaving a significant demand gap to be filled by SCC and partner organisations in the delivery of affordable extra care units.

- 34 Outline planning consent has recently been granted by SCC for another affordable extra care housing scheme (up to 51 units) in Runnymede, this being for the former Brockhurst Care Home site in Ottershaw (planning reference RU.23.0474). However, there remains an ongoing and increasing need for this type of accommodation, as set out in the Runnymede planning profile for accommodation with care for older people (April 2024). More broadly a need continues to exist across Surrey where there remains a significant demand gap to be filled by SCC and partner organisations in the delivery of affordable extra care units.
- 35 The development of this site for up to 48 units would be in accordance with national and development plan policy which seeks to boost the supply of housing generally, and specialist housing for different groups in the community in particular – in this case older people. The proposal would also align with the aims of the AwCS Strategy and contribute to closing the identified gap in the supply of affordable extra care housing across the County. The principle of the proposal is therefore considered to be acceptable.

LAYOUT, DESIGN AND CHARACTER

Runnymede Borough Local Plan 2030 (RBCLP)

Policy EE1 – Townscape and Landscape Quality

Runnymede Design SPD – July 2021

Englefield Green Village Neighbourhood Plan 2022 (EGVNP)

Policy ND5 – High Quality Design

- 36 Paragraphs 131-141 of the National Planning Policy Framework (2023) seek to promote the creation of well-designed places. Paragraph 135 states that:

‘Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

- 37 Further detailed guidance is set out in the National Design Guide (2019). This sets out the Government's priorities for design in the form of ten characteristics, stating that the underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people at all stages of life (including the elderly) and communities.
- 38 RBCLP Policy EE1 states 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. New development should seek to create attractive and resilient places which contribute positively to the Borough's townscape, with particular reference to enhancing the public realm, providing safe environments and ensuring accessibility in all its forms. Particular regard should be had to the layout, scale, materials and detailing of development, as well as the Runnymede Design SPD and (where applicable) adopted Neighbourhood Plans. It should be ensured that there would be no adverse impact on the amenities of occupiers of the proposed development, or to neighbouring properties, and provide all development should provide an appropriate standard of private amenity space.
- 39 EGVNP Policy ND5 supports the provision of good quality new development, where they are in accordance with guidelines and design codes as set out in the Englefield Green Design Codes document.
- 40 The Runnymede Design SPD (RD) (2021) defines twelve 'aspirations' for the Borough, describing the place the Council wants Runnymede to be in the future. These include the creation of healthier and safer communities, with greater emphasis on walking and cycling, the provision of 'inclusive' people friendly places delivering a range of high-quality new homes and new development, the need to address sustainability and climate change and the future proofing of development. A series of 25 'design standards' are then provided, based on these aspirations, with four overarching standards; (1) Strengthening Runnymede's Character, (2) Making People-Friendly Places (3), Place-Making and Creating Character and (4) Achieving Sustainable Design. The guidance is set against the wider policy context that Runnymede is expected to deliver around 500 dwellings per year over the plan period (to 2030) and the need to make good use of land whilst respecting the environmental characteristics of individual sites.
- 41 The RD categorises areas of the borough by character, the Birchlands site being in Character Area Area 2b (Formal Suburban – Landscape). Characteristics of Area 2b are; residential dwellings facing the street in semi-detached or detached formations, but loosely grouped on larger than average plots; streets less well defined by buildings; more open; buildings set back but visible with greater evidence of trees and greenery influenced by a more distinctive setting (e.g, rising land, settlement edge); sense of space and width.
- 42 Within this broad context, specific standards seek to guide development such that it (amongst other considerations) responds positively to the site, local character

and history; uses building heights positively paying attention to roofscape; results in good buildings and well-designed spaces between them; uses focal points and corners to create variety and; ensures residential amenity.

- 43 The Design Code which supports the EGVNP subdivides these character areas further, with the Birchlands site located in the North East Character Area of post-war and medium and low density housing, and adjacent to (to the west) the North Edge Character Area of larger properties surrounding the green. Both fall under the broader 'built up area' design code zone, to which a number of design principles apply (grouped under the headings of mobility, character, environment & landscape, community, housing and sustainability). Design principles relating to character include those relating to townscape and landscape quality, heritage and conservation areas. Guidance is also provided on wayfinding and perception (including the positioning of buildings within their plots and the creation of safe and lively spaces).
- 44 This proposal is in outline, with layout, scale and access for consideration at this stage, and appearance and landscaping as 'reserved matters' for future consideration.
- 45 'Layout' is defined in the National Planning Practice Guidance (NPPG) as 'the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development'. 'Scale' is defined as the 'height, width and length of each building proposed within the development in relation to its surroundings'.
- 46 As such, whilst the layout and overall scale of the development can be considered, the building's external appearance including - for example, the position of window openings and balconies, materials and other detailing - is not for consideration at this stage. Similarly, details of hard and soft landscaping would be reserved for future consideration, though the spaces they would occupy form part of the 'layout' and can be assessed accordingly.
- 47 'Access', defined as 'the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network', is also for consideration at this stage and would include the access routes (vehicular and pedestrian) and car parking area.
- 48 In terms of layout, the proposed building would have a broadly T shaped footprint, formed of three wings and positioned centrally within the site. The majority of the parking provision and turning area would be located to the east side of the building, with the remainder of the site landscaped with a mix of planted, grassed and hard surfaced areas, trees, and provision of ancillary structures including seating. Trees would be retained to the north, south and west site boundaries.
- 49 In terms of scale, the building would be mainly three storeys in height, with a small single storey section connecting the three wings.
- 50 It should be noted that whilst illustrative details have been submitted with the application, to show how the development might look on completion, they are not

for consideration at this stage and are subject to change. The assessment below will be carried out on this basis.

- 51 The previous building on site was two storeys in height, cruciform in footprint, and flat roofed. Due to its set back position and presence of trees on the boundary, the building was not prominent in the street scene and partially glimpsed through the two access points (vehicular and pedestrian). By contrast, the proposed building due to its height, configuration and position on site would have greater visibility in the street scene.
- 52 As set out above, the RD sets out 25 'design standards' for new development, with four overarching standards; strengthening Runnymede's character, making people-friendly places, place-making and creating character and achieving sustainable design. Other design standards relate to site context (responding positively to the site, local character and local history); site layout and masterplanning (making good connections, creating a permeable and legible structure, using building heights positively, reinforcing landscape character and biodiversity and using landmarks, gateways, focal points and corners are used to create variety); and detailed design (designing the space between buildings, protecting and enhancing ecology and biodiversity, providing for vehicle and cycle parking, ensuring residential amenity and remembering 'forgotten' elements).
- 53 As set out in the planning history section above, the previous residential care home for the elderly was built in the 1970s. Historic maps indicate that this building replaced an early 20th century house (Surrenden) which was set back from the road in a large plot (comprising what is now the Birchlands plot and St Judes Primary School). A number of mature trees on the site, and that of the school, are likely to date from this time. The wider area has since been redeveloped for housing on an incremental basis, resulting on a patchwork of frontage development and residential cul de sacs of mid/late C20th and early C21st date, mainly detached and two storeys in height.
- 54 Based on the previous lawful use of the site as a nursing home and existing, predominantly residential, development in the wider area, the proposed use is considered appropriate for the site. In locational terms, it is relatively close to the services and facilities in the centre of Englefield Green to the south (Victoria Street and St Jude's Road) which would be accessible for future residents (see also paragraphs 59 below in relation to public transport provision).
- 55 The proposed building would be of greater height than the previous building on site (which has been demolished), and that of other buildings on Barley Mow Road. Comments made in representations regarding the height and massing of the building, and its impact on the character of the area, are noted, particularly in relation to the recently adopted Neighbourhood Plan and its associated design codes. It is also recognised that the RD SPD makes specific reference to the height, bulk and massing of new buildings, and requires that it relates well to its local context.
- 56 It is acknowledged that development of greater than two storeys in height does not form part of the character of this part of Englefield Green, and that the majority of buildings in the immediate vicinity of the site are of domestic scale (two storeys, some with roofspace accommodation). The majority are also of

traditional form with brick elevations and pitched roofs. The provision of a building formed of three storey wings, with a flat roof, would therefore be a departure from the established pattern of development in the area. However, it is considered that subject to detailed design, a building of this height and massing could be successfully accommodated on the site, noting also the relatively substantial footprint of the existing building on site. Furthermore, the site would retain its treed appearance and character, including to the Barley Mow Road frontage. See also the assessment made under the heading ‘Heritage Assets’ below.

57 Furthermore, as set out in national planning guidance and National Design Guide, in addition to appearance and detailing, design encapsulates the function and connectivity of development, encouraging the provision of well-designed and well-built places that benefit people at all stages of life, including the elderly. The potential of sites should be optimised to accommodate and sustain an appropriate amount and mix of development, and should be safe, inclusive and accessible places which promote health and well-being.

58 As set out previously, this development seeks to meet an urgent need for modern, purpose-built affordable housing for the elderly. Extra care housing facilities need to include both self-contained living accommodation, and ancillary and communal facilities for residents and staff. This requires a critical mass of development, and a layout which functions for this use. Such development should also be well located in relation to local facilities and services, with good connectivity to them including on foot, and by bicycle and mobility scooter.

59 As set out above, this site is relatively well located in relation to the services and facilities in Englefield Green, with continuous interconnecting footways facilitating access on foot. Buses serving Englefield Green connecting with Egham and Staines stop near the site. This connectivity and accessibility accord with RD design standard 10 which requires development to make good connections, including with nearby services, facilities and transport nodes. The proposal includes both shared and private amenity areas for future residents

60 It is considered that development of this site as proposed provides an appropriate balance between making efficient use of land and safeguarding the character of the area and as such the proposal accords with the policies within the development plan.

RESIDENTIAL AMENITY

Runnymede Borough Local Plan 2030 (RBCLP)

Policy EE1 – Townscape and Landscape Quality

Policy EE2 – Environmental Protection

Englefield Green Village Neighbourhood Plan 2022 (EGVNP)

Policy ND1: Development within the Settlement Boundary

Runnymede Design SPD – July 2021

Surrey County Council Guidelines for Noise and Vibration Assessment and Control - January 2020

61 Paragraph 191 of the National Planning Policy Framework (2023) states that:

'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- (a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life ;*
- (b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and*
- (c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'*

62 RBCLP Policy EE1 states that development proposals will be supported where they ensure that there is no adverse impact on the amenities of occupiers of the development proposed or to neighbouring property or uses and provide an appropriate standard of private amenity space.

63 EGVNP Policy ND2 requires that new development does not result in any significant adverse impacts on the amenities of the occupiers of neighbouring properties, requiring mitigation measures to reduce those impacts to acceptable levels.

64 RD 2021 Design Standard 24 states that all dwellings must be designed with high quality internal and external space to accommodate different lifestyles and a range of private and communal activities. Accommodation must be designed to provide suitable levels of natural daylight and sunlight to new and existing properties, and designs should make sure that habitable rooms enjoy reasonable levels of privacy and provide private amenity spaces where possible and appropriate. To safeguard privacy, a distance of 22m between facing habitable rooms is considered acceptable as a rule of thumb for flatted development. However it also states that as buildings get higher, greater spacing may be required between elevations to avoid overlooking and compromised privacy. It also states that distance may also need to be increased to avoid overshadowing.

Loss of light/overlooking/loss of outlook

Impact on residential dwellings to the west

65 The application site has residential properties immediately adjoining it to the west. These properties front St Jude's Road and have rear gardens backing onto the application site extending to over 35m. The distance that would be maintained between the rear elevations of these dwellings and the proposed new building (more than 45m), means that the proposed development would not give rise to any loss of light or outlook to these dwellings.

66 The three storey elements of the proposed building would be set in some 9-10m from the common boundary, with tree screening along the boundary, some of the trees being sited within neighbouring gardens. As a distance of at least 45m

would be retained between the elevations of opposing properties the proposal would not give rise to any unacceptable overlooking between facing windows. The indicative floor plans suggest the inclusion of balconies on the western elevation of the building and officers again consider that again given the distances involved and the tree screening to be retained these would not give rise to unacceptable overlooking. Representations made by the occupiers of these dwellings have referred to the need to ensure that the final positioning of the windows takes account of the location of existing trees to ensure the maximum boundary screening. As the exact positioning of the windows would be considered at the reserved matters stage officers propose to add an informative in this regard.

Impact on residential dwellings to the north

67 The existing dwellings on the other side of Barley Mow Road to the north are over 35m away and given the orientation of those dwellings, the proposed site layout and considerable tree screening along the northern site boundary the proposal would not have any adverse impact on those dwellings in respect of loss of light, loss of outlook or overlooking.

Impact on St Jude’s Infant School

68 The school lies close to the eastern boundary of the site and has outside play areas adjacent to the common boundary. To the south of the application site lies the playing fields for the school. The eastern three storey wing of the proposed building extends to within 16m of the boundary with the school but presents an end elevation to it which does not require windows to serve habitable rooms. Given the distances and orientation of the proposed buildings the proposal will not have any adverse impact on the school building by virtue of loss of light, loss of outlook or overlooking.

Impact on residential amenity from noise

69 A residential use of the nature proposed is compatible with the existing use and would not give rise to any unacceptable noise impacts. The construction phase of the development would have implications for noise disturbance, but this can be mitigated with conditions restricting hours of construction and would only sustain for a short period of time.

70 The proposed development includes the provision of external plant on the roof though at this outline stage the full details of this are not available. An Acoustic Assessment was submitted with the application to establish, inter alia, background noise levels at locations representative of the sensitive receptors that may potentially be affected by noise from the proposed development. This cites guidance within Surrey County Councils Guidelines for Noise and Vibration Assessment and Control which states '*plant installations should be assessed following the guidance in BS 4142:2014.... It is recommended that for normal working hours (weekdays between 07:00 and 19:00 hours) that the difference between the rating level and the background sound level should be no greater than +5 dB, depending upon the context. Lower differences may be appropriate at other sensitive times of the day, depending upon the context.*'

71 In accordance with similar proposals granted planning permission recently officers consider it appropriate to ensure that the proposed plant at this site is designed to achieve a rating level which would not exceed the background sound level, indicative of a low impact in terms of BS 4142:2014+A1:2019, which is slightly more onerous than SCC's standard approach but may be appropriate in this context where plant will operate 24 hours. This accords with pre-application advice that the applicant received from Runneymede's Environmental Health Officer. Should permission be granted, officers recommend that a planning condition is attached to the permission to reduce the risk of adverse noise impacts by stipulating these noise levels.

Impact on residential amenity arising from pollution (traffic, construction dust and lighting)

Traffic

72 The applicant has submitted an Air Quality Statement that correctly identifies that the application site is not in an Air Quality Management Area (AQMA). Runneymede Borough Council has declared three Air Quality Management Areas (AQMAs)¹³, but none are close to (within 2 km of) the proposed development. The nearest is the M25 AQMA, which is 2.1 km east of the proposed development. The EPUK/IAQM¹ Planning Guidance Stage 1 screening criteria requirements for air quality assessment are exceeded by the proposed development, which comprises more than 10 residential units (48 units) and more than 10 parking spaces (23 spaces). However the proposed development will generate relatively low volumes of traffic: a total of 83 daily two-way trips (between 07:00 to 19:00), with AM and PM peak hour flows of 6 and 5 two-way trips respectively. Given the proposed development is not located within or adjacent to an AQMA these estimated additional flows are well below the EPUK / IAQM screening criterion indicating there is no requirement for further assessment.

Dust

73 The applicant's Air Quality Statement concludes that in respect of construction dust, suitable best practice mitigation measures, proportionate to the highest risk of dust impacts (MEDIUM), should be applied during the construction phase by the appointed contractor. Officers recommend that a condition is applied if planning permission is granted requiring the submission of a Dust Management Plan.

Lighting

74 Having regard to the Preliminary Ecological Appraisal and BNG Assessment and the Bat Survey submitted by the applicant there is the potential for disturbance to ecological interests due to external lighting – this is considered under Ecology section of the report below. The County Ecologist advises that a lighting plan should be required to be submitted and assessed by a suitably qualified ecologist to demonstrate that the retained habitats will not be adversely affected by

¹ EPUK / IAQM (2017) Land Use Planning and Development Control: Planning for Air Quality. V1.2. Institute of Air Quality Management, London. Available at <http://iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf>

lighting.

75 In respect of impacts to residential dwellings there is currently insufficient information in terms of lighting design to determine the impact of the lighting proposed for this development. Officers consider it is reasonable and necessary to extend the requirements of any lighting condition such that the lighting scheme for the site also has regard to the residential dwellings adjacent. In addition to the ecological requirements this would require

- A complete lighting scheme which has been developed in consultation with a suitably experienced ecologist complete with associated lux plots.
- A definite lighting design and calculations demonstrating that the scheme is in compliance with CIE 150 - Guide on the Limitation of the Effects of Obtrusive Light.
- Confirmation of the type of fittings to be mounted on the building façade, if any (with recommendations that the fittings do not have any element of up-lighting).
- Details of lighting controls for the lighting installation and timings.

76 Officers consider that a condition in this regard is reasonable and necessary.

CONCLUSION OF IMPACT ON RESIDENTIAL AMENITY

77 Subject to conditions as set out in the above paragraphs officers are satisfied that the proposed development would not have an unacceptable impact on residential amenity and therefore accords with development plan policy in this regard.

HIGHWAYS, ACCESS AND PARKING

Runnymede Borough Local Plan 2030 (RBCLP)

Policy SD3 - Active & Sustainable Travel

Policy SD4 - Highway Design Considerations

Englefield Green Village Neighbourhood Plan 2024

Policy ND1: Development within the Settlement Boundary

Policy TT1 – Car Parking

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

Policy TT3 – Provision for Pedestrians, Cyclists and Horse Riders

Runnymede Design SPD – July 2021

Runnymede Parking Guidance SPD Version 1.1 – November 2022

78 Paragraph 114 of the National Planning Policy Framework (2023) states:

'In assessing.....specific applications for development, it should be ensured that:(a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;

(b) safe and suitable access to the site can be achieved for all users;

(c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code ; and

(d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.'

79 It goes on the state in Paragraph 115 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.'

80 And in Paragraph 116 that:

'Within this context, applications for development should:

(a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;

(b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;

(c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;

(d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and

(e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.'

81 RBCLP Policy SD3 states that the Council will support schemes and development proposals which enhance the accessibility and connectivity between people and places by active and sustainable forms of travel.

82 RBCLP Policy SD4 states that 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 will be supported, subject to appropriate mitigation measures being secured. Relevant design and parking standards for vehicle and cycle parking within development proposals will be assessed against the Council's current adopted guidance.

- 83 EGVNP Policy TT1 states that parking should be provided in line with Runnymede Borough Council's parking standards and provide adequate on-site parking to meet current and future needs. Electric charging points for cars should be provided. 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.
- 84 EGVNP Policy TT2 requires that development provides cycle parking in accordance with Runnymede Borough Council's relevant parking standards, and that appropriate storage facilities and charging points are provided 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.
- 85 EGVNP Policy TT3 requires that for proposed new development requiring the submission of a Transport Assessment/Statement and/or a Travel Plan, any necessary mitigation measures should be identified to secure improvements for pedestrians, cyclists and horse riders, and that any such improvements are designed in accordance with the policies and guidance of the highway authority and should seek to reflect the character of the area and, where appropriate, the local heritage.
- 86 EGVNP Policy ND1 supports proposals which contribute to achieving sustainable development, for example by reducing car usage.
- 87 The proposal is to create a new main vehicular access onto Barley Mow Road, on the eastern boundary of the site. To facilitate the new access, an existing layby on Barley Mow Road would be modified to start approximately 10m away from the new site boundary. This would improve the visibility for vehicles exiting the site from the new access road. The existing vehicular access to the site to the west would be retained for access to the three parking spaces, including one disabled bay, located on the west side of the site. There is currently a service road through the west of the site to provide access to the St Jude's Infant School playing fields south of the site. This would be retained but provided via the new access road, east of the site. An existing pedestrian access onto Barley Mow Road (opposite Bulkeley Close) would be retained and improved. A pedestrian footway would also be provided on the western side of the new access road. Pedestrian crossing facilities at both accesses would include a continuous pavement (Copenhagen crossing), providing an uninterrupted route for pedestrians and providing an indication to drivers that pedestrians have priority.
- 88 A total of 23 parking spaces, plus one drop-off bay would be provided on site. A total of five parking bays would accommodate staff and 18 parking spaces would be for residents, including three disabled spaces. Two of the disabled spaces and separate drop-off layby are proposed to be located near the main entrance and can be used by visitors picking up / dropping off residents. The disabled bay to the west of the building would be located near the accessible unit. All 23 parking spaces (100%) would have electric vehicle charging points in line with SCC Guidance.

- 89 In terms of vehicle movements, as set out in the submitted Transport Statement the proposed development would result in a maximum of six two-way vehicle trips per hour, which would have a negligible impact on the local highway network. This figure is less than the vehicle movements of the former care home on the site which would have had more on-site staff.
- 90 In commenting on the application Transport Development Planning requested that consideration be given by the applicant to the following:
- Upgrading the existing bus stops near the site located on the A328/St Jude's Road (both named Barley Mow Road), including funding Real Time Passenger Information (RTPI).
 - Providing a pedestrian crossing to allow for future residents and staff to safely access the bus stop on the western side of the A328/St Jude's Road.
- 91 Following discussions it has been agreed that improvements to the existing bus stops will be undertaken as part of this development. In respect of the crossing point, due to the close proximity of the pelican crossing to the south of the Barley Mow Road/St Jude's Road junction and the narrow width of the footway on the western side of St Jude's Road (A328), it has been agreed that a crossing point with dropped kerbs and tactile paving will be provided (subject to final approval following a safety audit). This crossing point would remove the need for any the proposed informal crossing and new footway to the north of the aforementioned junction. Minor changes to the existing access are also required to secure an improvement to the pedestrian footway.
- 92 Representations have been received from residents and the adjacent school in relation to the fact that the new eastern access to the site would result in the loss of 3 parking spaces in an existing layby on Barley Mow Road. TDP has considered this and advised that as all of the surrounding roads do not have parking restrictions and would be able to accommodate any overspill resulting from the loss of the 3 parking spaces associated with this planning application there is no objection to this on highways grounds.
- 93 Subject to the imposition of several conditions and informatives, TDP has confirmed that the proposal is acceptable on highway safety, capacity and policy grounds, and that it accords with relevant guidance (Surrey's Local Transport Plan 4, Healthy Streets guidance and Surrey Parking Standards), and other development plan policies.

TREES AND LANDSCAPING

Runnymede Borough Local Plan 2030 (RBCLP)

Policy EE1 – Townscape and Landscape Quality

Runnymede Design SPD – July 2021

Englefield Green Village Neighbourhood Plan 2024

Policy NE1 – Green and Blue Infrastructure

Policy NE3 – Trees, Hedgerows and Planting

- 94 Paragraphs 131-141 of the National Planning Policy Framework (2023) seek to promote the creation of well-designed places and highlight the importance of appropriate and effective landscaping as part of this wider objective.

- 95 With specific reference to trees, it states in Paragraph 136:
- ‘Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.’*
- 96 RBCLP Policy EE1 states 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. New development should contribute to and enhance the quality of the public realm and/or landscape setting through high quality and inclusive hard and soft landscaping schemes. This will be demonstrated and implemented through an appropriate landscaping strategy which takes account of existing and proposed townscape/landscape character and features.
- 97 RBCLP Policy EE11 seeks to avoid further habitat fragmentation of Green Infrastructure.
- 98 EGVNP Policy NE1 states that 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’.
- 99 EGVNP Policy NE3 supports and encourages the provision of new trees, hedgerows and planters, and resists the removal or loss of mature trees on development sites where they are healthy and of appropriate species for the location. It states that 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. Planning applications should also include an arboricultural impact assessment where necessary.
- 100 The Runnymede Design SPD (RD) (2021) Design Standard 18 states that new development and associated landscape should retain, incorporate and enhance features that contribute towards landscape character and the biodiversity of the area.

Impact on existing trees

- 101 None of the trees on the application site are subject to a Tree Preservation Order. However, the site contains a number of established trees some of which do contribute to the character of the site and area. Trees currently on site are a mix of deciduous and evergreen trees, with 46 individual trees, five pairs of trees, and four groups identified in the Tree Survey and Impact Assessment. Deciduous species include Beech, Red Oak, English Oak, Turkey Oak, Horse Chestnut

Sycamore, Lime Sycamore and Ash. The trees are predominantly early mature trees, graded at 'B' or 'C', with 1 category A Oak.

- 102 The submitted Impact Assessment comments that the proposed layout of the site incorporates the retention of the significant tree features comprising the rows of trees around the boundaries. The row of trees on the Barley Mow Road frontage would be retained for their contribution to the street scene. One moderate quality lime tree (number 36) is proposed for removal to accommodate the new site access in the northeast corner. The tree contributes to the row of trees although is not an exceptional specimen. Its loss would not materially detract from the appearance of the row as a whole; it would still be perceived as a row of trees and continue to offer high amenity value to the street. In addition a selection of the small stems (from groups 34 and 35) would also be removed. Their loss would create an opening in the tree belt, but this would be in keeping with the surrounding area and would not materially detract from the streetscape.
- 103 The proposed access in the northeast corner would coincide with the root protection area of off-site tree number 55, an English oak. The root protection area for this tree was adjusted to take account of the road however there is also a culverted ditch running along the boundary of the site with the pavement. The localised excavation necessary to marry the levels of the proposed access with the pavement/road would not be likely to encounter significant, or a significant number of, roots from the oak tree. The impact on roots, if any, at this distance from the tree would be considered to be tolerable and not likely to lead to decline of the tree.
- 104 Within the site, as indicated on the submitted Tree Survey and Impact Assessment, it would be necessary to remove trees 27, 30, 32 and 33 to create the new parking area. Of these, numbers 27, 30 and 32 are of moderate quality and value. They are not exceptional specimens, and their loss can be considered acceptable to deliver the benefits this scheme provides. Adjacent to the proposed parking, at the corner of the eastern wing of the proposed building, it would be necessary to remove trees 37 and 38. Of these, number 37 is a moderate quality English oak. Tree 37 is a compromised red oak. Neither tree is of exceptional merit such that it warrants retention. In the south east corner of the parking area a sub-station is proposed. This lies partially within the root protection area of boundary trees 28 and 29 but it is considered that the sub-station is sufficiently remote from these relatively young trees that they would tolerate the intrusion and continue to thrive. Tree 31, a small hawthorn would need to be removed to accommodate the sub-station but this tree is not material to the local tree cover.
- 105 To accommodate the main building it would be necessary to remove trees 10, 53 and 54. These are all of low quality and value and do not warrant retention. The north eastern corner of the main building projects marginally within the outer fringe of the notional root protection area of tree 49, a lime. The root protection area has been adjusted to take account of the road hence it is displaced further into the site but the intrusion would be so minor in relation to the retained rooting environment of the tree that it would not result in material harm. The footpath adjacent tree 49 is proposed to be widened where it meets the pavement. This would require the culvert below the existing footbridge to be widened. Localised excavation would need to be undertaken with care to avoid harm to the tree roots that would be within the soil adjoining these works. Arboricultural supervision would be required to provide direct advice to minimise impact to the roots and a

planning condition requiring the submission of an updated Agricultural Method Statement to cover this and other requirements is recommended should planning permission be granted.

- 106 The existing access in the northwest corner of the site would also be widened where it meets Barley Mow Road. This would also require the culvert to be extended and require localised excavation close to tree 2 and 52. As with those works near tree 49, as in the previous paragraph arboricultural supervision would be required to provide direct advice to minimise impact to the roots.
- 107 Finally an access to the school in the southeast corner of the site would need to consider the presence of the trees and avoid material harm to them. Sections of the proposed access, parking and footpaths are located within a root protection area.
- 108 RBCLP Policy EE1 and its supporting design guidance seek as part of any new development the inclusion of high quality and inclusive hard and soft landscaping schemes. Whilst the retention of existing trees as part of redevelopment proposals can form an important component part of new landscaping proposals, the loss of existing trees needs to be considered in the context of the site and development as a whole, and opportunities for the planting of new trees.
- 109 In this case the proposed development would result in the loss of very few trees. Officers agree with the Impact Assessment that other than the loss of one large tree on the road frontage the loss of the others would be barely perceptible and would not materially detract from the significant tree cover retained at the site. The loss of the one mature lime from the road frontage would result in little change to the perception of the tree-lined street. The applicant has submitted a full tree protection and method statement to ensure that the impact of the development on retained trees will be minimised to that which is necessary.
- 110 The County Arboriculturist had commented that he was broadly supportive of the application as the loss of trees could be mitigated by planting. He notes that tree loss would be confined to the centre of the site and the proposed access road, thereby limiting loss. He required amendments to the Tree Protection Plan to show the RPAs as well as canopies overlaid onto it and the applicant provided this to his satisfaction. He commented that foul drainage needed to be appraised by the Arboricultural Consultant as well as the positioning of the pumping station and access road through to the neighbouring school and he requested that conditions be applied to any planning permission in this regard as this has not yet been provided (officers agree with this). The Arboriculturist raised concerns about the proximity of the trees along the western boundary on grounds that it would be likely that this may result in requests to prune back the canopies to prevent shading to lower levels and to counter the potential for sap drip onto garden furniture, patios and windows. He comments that regular pruning of these trees would need to be avoided as it would have the potential to weaken their resistance to pests and disease.

Proposed Landscaping Strategy

- 111 Although indicative only at this stage, the illustrative landscape masterplan submitted with the application shows the overall strategy which would be applied to the landscaping of the site as described in the *Ecology* section of this report

below.

- 112 The Council's Landscape Officer has commented that he has no objection to the principle of the development from a landscape and visual perspective. The site is within the settlement boundary of Englefield Green and not within or adjacent to a defined landscape character area (albeit, the village green, within LCA SS2, is close by). The impact of the development on publicly available views, e.g. from surrounding roads, would be likely to be within acceptable limits due to the existing suburban context, separation distance and screening provided by intervening tree cover along boundaries.
- 113 The Landscape Officer notes that the proposed building would be closer to the western site boundary than the existing one. He comments that the perception of overlooking to neighbouring properties may be increased (this aspect is assessed in paras 65 and 66 of the report above), and there may be future pressure to prune the mature trees along the western boundary, which would reduce their screening effect (an impact that the arboriculturist also identified as set out in the previous section). The Landscape Officer notes that whilst the outline landscape proposals have been developed in conjunction with the Surrey Wildlife Trust, with a focus on maximising Biodiversity Net Gain, there will be some fairly extensive losses of existing trees in the eastern part of the site, which is unfortunate. As the intention of the applicant is to compensate for this via a combination of on and off-site replacement tree planting, including within nearby SCC-owned school grounds the Landscape Officer requests conditions requiring the submission of a detailed landscaping scheme and long term Management Plan. He notes this should include a variety of new tree species that are longer-lived, spaced quite widely apart in order to achieve a substantial canopy spread when mature, in order to contribute to green infrastructure and climate change mitigation. The proposed green roof should be as species-rich as possible (i.e. avoiding the uniform sedum mat type). Officers agree that a condition requiring a detailed landscaping plan and long term management is reasonable and necessary, and the specific suggestions in respect of trees and the green roof could be conveyed via an informative on any consent granted. The details of the off-site planting on a nearby school site will need to be further considered at the reserved matters stage and the comments of the Landscape Officer will need to be balanced against the impact of the off-site tree planting (as noted by the applicants agent in an e-mail dated 18 August 2024).
- 114 In conclusion officers consider that subject to appropriate conditions and informatives, the applicant has demonstrated that the proposed outline landscape strategy is acceptable for the site. Officers consider that it strikes an appropriate balance between retaining trees and maximising biodiversity and providing an appropriate environment for future occupiers of the site as well as maintaining existing screening for the adjoining properties to mitigate the impact of the proposal.

ECOLOGY AND BIODIVERSITY NET GAIN

Runnymede Borough Local Plan 2030 (RBCLP)

Policy EE9 – Biodiversity, Geodiversity and Nature Conservation

Englefield Green Village Neighbourhood Plan 2024

Policy NE1 – Green and Blue Infrastructure

Policy NE2 – Biodiversity

Runnymede Design SPD – July 2021

115 Paragraphs 180-188 of the National Planning Policy Framework (2023) seek to ensure that planning policies and decision making contribute to and enhance the local and natural environment. In particular, they should seek to minimise impacts on and provide net gains for biodiversity, ensuring that any harm to biodiversity is adequately mitigated. If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused (Paragraph 186 (a)).

116 RBCLP Policy EE9 states that net gains in biodiversity, through creation/expansion, restoration, enhancement and management of habitats and features to improve the status of priority habitats and species will be sought. Development proposals should demonstrate how this will be achieved and should be in accordance with any Supplementary Planning Document produced by the Council.

117 EGVNP Policy NE1 states that 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'. Policy NE2 states that 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. Provision of appropriate species-related measures will be required in new buildings, including extensions, for example, swift bricks, bat and owl boxes.

118 Although this is an outline application and landscaping is a reserved matter, to accord with policy an assessment needs to be made of the impact of the development on biodiversity including any protected species. The applicant has submitted a number of documents in this regard. These set out the ecological constraints of the site, whether any mitigation measures are likely to be required, any additional surveys which may be required, and opportunities for ecological enhancement. They also sets out the baseline BNG unit score for the site and a summary of the position is set out below.

Bats

119 The bat roost assessment survey (SWT Ecology Services, 2022) identified several trees and buildings on site as being of varying suitability to support roosting bats at different times of the year. The Bat and Reptile Presence/Likely Absence Survey report (Surrey Wildlife Trust Ecology Services, 2023a) presented the results of several presence / likely absence surveys and highlighted that further hibernation surveys were needed of Building (B)1, B2, B6 and Tree (T)28, T29 and T31. The applicant then submitted these identified surveys as additional information, as well as the results of the hibernation surveys and clarification on trees T32, T29 and B6 due to an inconsistency in the bat and reptile report (Surrey Wildlife Trust Ecology Services, 2023a).

120 The County Ecologist has confirmed that they are satisfied with the information provided including the clarification on the summer and winter bat roost suitability

of the buildings (which have since been demolished), and with the bat roosting suitability assessments of existing trees T28, T29, T31 and T32. The County Ecologist agrees with the measures proposed within the bat winter hibernation survey report (SWT Ecology Services, 2024). Conditions are recommended in this regard alongside other conditions (summarised in paragraph 126 below).

Great Crested Newt, Reptiles and Other Species

- 121 The Preliminary Ecological Appraisal (PEA) (SWT Ecology Services, 2022) identified a flowing ditch adjacent to the site boundary which has limited suitability for great crested newt (GCN) but terrestrial GCN habitat exists on site and incidental sightings of common toad and frog were seen during the reptile surveys (SWT Ecology Services, 2023a). Incidental sightings of a stag beetle and hedgehog were also reported on site during a bat emergence survey (SWT Ecology Services, 2023a). No reptiles were found during the reptile presence/likely absence survey however it was recommended by SWT Ecology Services (2023a) that a precautionary approach to site clearance is adopted for amphibians and reptiles.
- 122 The County Ecologist agrees with the applicants approach in this regard and again recommends planning conditions to secure certain measures.

Biodiversity Net Gain (BNG)

- 123 A baseline BNG assessment using the Metric 3.1 was carried out for the site in 2022 (SWT Ecology Services, 2022). This was updated using metric 4.0 based on the most up to date landscape plan (SWT Ecology Services, 2023b). The site previously contained a former care home occupying a large footprint (this has now been demolished). The biggest impact on the biodiversity on the site will be the loss of several trees as set out within the Trees and Landscaping section of this report. To compensate for this loss the application is proposing the following (indicated on Landscape Proving Plan dated 14 December 20235221714-ATK-XX-XX-DR-L-00001 P06):
- A traditional orchard planted at the heart of the site, forming a view from the buildings and communal living areas, and providing accessible informal recreation habitat for residents.
 - The management of the ditch along the northern site boundary to enable it to continue to provide valuable biodiversity supporting a range of plants and a fringe of marginal vegetation that will provide foraging habitat for a variety of wildlife.
 - Mixed scrub covering a small area near the rain garden planted with native scrub species beneficial to wildlife around one side of the orchard providing a pollinator resource and visual amenity.
 - Native hedge planted around the boundaries of the site and edge of some buildings consisting of at least six native woody shrub species. These hedges would provide a habitat and foraging resource for a wide variety of birds and mammals as well as a landscape feature and soft boundary
 - Green screen on the edge of the car park
 - Modified grassland along the boundaries of the site
 - Broadleaved woodland areas to be retained and managed

- Other neutral grassland areas to be incorporated around the site with mixes of wildflower and fine grass species
- A rain garden would be created within a shallow depression
- A green roof would be incorporated on part of the building
- The majority of existing established trees would be retained
- New individual trees would be planted on and off site including 18 within the boundary of nearby schools to compensate for the trees to be lost.

124 The above measures will secure a *net gain* in Biodiversity on this site as summarised below:

Headline results		
Onsite baseline	Habitat units	1.52
	Hedgerow units	0.36
Onsite post-intervention	Habitat units	1.64
	Hedgerow units	1.84
Total unit change	Habitat units	0.12
	Hedgerow units	1.48
Total % change	Habitat units	22.60%
	Hedgerow units	410.31%
Trading rules Satisfied	Yes	

125 The County Ecologist raises no objection to the proposal in respect of Biodiversity Net Gain.

CONCLUSION ON ECOLOGY AND BIODIVERSITY NET GAIN

126 In accordance with RBC Policy EE9 the applicant has demonstrated a net gain in biodiversity as a result of the proposals by the creation/expansion, restoration, enhancement and management of habitats and features. The County Ecologist has raised no objection subject to conditions in the following areas:

- An appropriate lighting scheme should be designed and submitted that minimizes impacts to nocturnal wildlife. The scheme should be designed in accordance with the Institution of Lighting Engineers and Bat Conservation Trust Bats and Artificial Lighting at Night Guidance Note 08/23 2023 and should indicate the retained habitats with value for commuting and foraging bats and how lighting in these areas will be minimized. This includes woodland and tree lines, with particular attention to the retained trees with bat suitability in order to minimise disturbance to bats (T28, T29, T31 and T32 have moderate summer bat roosting suitability with T31 also being assessed as having low winter bat roosting suitability);
- A Construction Environment Management Plan (CEMP) is required which should include best-practice construction measures to minimise lighting, noise, vibrations and pollution and ensure that all habitats identified for retention are protected.
- A precautionary method statement of working for great crested newt and other amphibians, reptiles, stag beetle and hedgehog should be produced. This statement should discuss best-practice vegetation clearance methods and the retention of deadwood habitat for stag beetle and could be

incorporated into the Construction and Environmental Management Plan (CEMP)

- A Landscape and Ecological Management Plan (LEMP) should be produced which contains how the habitat enhancement and creation measures stipulated in the update BNG letter report (SWT Ecology Services, 2023b) will be delivered which should contain management prescriptions for 30 years as per the requirement of biodiversity net gain. The LEMP should also include an Ecological Enhancement Plan which will include the locations of enhancements such as bird and bat boxes, bee bricks, insect hotels and log piles.

127 Subject to these and other conditions officers consider that the proposal is acceptable in this regard.

THAMES BASIN HEATHS SPECIAL PROTECTION AREA (SPA)

South East Plan Policy NRM6 – Thames Basin Heath Special Protection Area

Runnymede Borough Local Plan 2030 (RBCLP)

Policy EE9 – Biodiversity, Geodiversity and Nature Conservation

Policy EE10 - Thames Basin Heaths Special Protection Area

128 Paragraph 188 of the National Planning Policy Framework (2023) states that ‘the presumption in favour of sustainable development’ does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site. The application site is located within 5km of the Thames Basin Heaths Special Protection Area (SPA).

129 The South East Plan was formally abolished in 2013, except for Natural Resource Management Policy 6 – Thames Basin Heaths Special Protection Area. This policy requires that new residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.

130 RBCLP Policy EE9 states that development proposals not directly related to the management of Ramsar, SPA, SAC as well as SSSI units forming part of these designations will not be permitted unless it can be demonstrated that the impact of proposals, either alone or in combination, will not result in likely significant adverse effects. If significant adverse effects remain even with the implementation of suitable avoidance and/or mitigation, development proposals will need to demonstrate that alternatives to the proposal have been fully explored and that Imperative Reasons of Overriding Public Interest (IROPI) exist. In these exceptional circumstances the Council will only permit development where suitable compensatory measures can be implemented.

131 RBCLP Policy EE10 requires that additional residential development (including strategic allocations) beyond the 5km zone of influence, 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 Heath Special Protection Area. It states that this is likely for residential developments of 50 new dwellings and above between 5km and 7km from the

Special Protection Area. Likewise, development that falls within a C1 or C2 use may have an impact on the integrity of the SPA. For any sites where impacts are likely, a bespoke solution will need to be assessed on a case by case basis and agreed with Natural England but will be based on the above three options

- 132 The Thames Basin Heaths Special Protection Area SPD (April 2021) (TBHSPA SPD) provides guidance on the implementation of the policy. Based on the principles established in the Delivery Framework adopted by the Thames Basin Heaths Joint Strategic Partnership in 2009 (Runnymede BC being one of the local authority partners), the SPD provides guidance to demonstrate how the adverse effects of development within Runnymede on the integrity of the Thames Basin Heaths SPA should be avoided and mitigated.
- 133 The Thames Basin Heaths account for around two-thirds (approximately 2,000 ha) of Surrey's remaining heathland and were designated on 9th March 2005 as a Special Protection Area (SPA) for internationally important birds; providing habitat for woodlark (*Lullula arborea*), nightjar (*Caprimulgus europaeus*) and Dartford warbler (*Sylvia undata*). These birds nest on or near the ground and as a result they are very susceptible to predation of adults, chicks and eggs (particularly by cats, rats and crows) and to disturbance from informal recreational use, especially walking, cycling and dog walking.
- 134 The policy and guidance (and mitigation measures they seek) are based on the vulnerability of the Thames Basin Heaths SPA (TBHSPA) and the impact of visitors, in particular those with dogs. It is for this reason that alternative recreational provision (including for dog walkers) is sought in the form of SANG (SAMM provision supporting monitoring and management within the SPA itself).
- 135 This site lies between the 5km and 7km boundary from the SPA. The SPD states that large scale residential developments of 50 or more net new dwellings falling between 5-7km from the SPA may be required to provide avoidance and mitigation measures. It states that there are various types of other development which may impact on the integrity of the SPA, including permanent caravan sites, student accommodation and houses of multiple occupation (HMOs). For care homes, mitigation is only likely to be required where the site is within 400m of the SPA, or within the 400m to 5km zone.
- 136 This development would not result in any net increase in new dwellings as the site was previously occupied by a 52 room care home. Having regard to the development plan policy on this basis, it is not considered that the development would result in a significant adverse effect on the SPA, and as such no mitigation is required.

HERITAGE ASSETS

Runnymede Borough Local Plan 2030 (RBCLP)

Policy EE1 – Townscape and Landscape Quality

Policy EE3 – Strategic Heritage Policy

Policy EE7 - Scheduled Monuments, County Sites of Archaeological Importance (CSAIs) and Areas of High Archaeological Potential (AHAPs)

Policy EE8 – Locally Listed and other Non-Designated Heritage Assets

Englefield Green Village Neighbourhood Plan 2024

Policy HE1 – Conservation Area and its setting

137 Paragraph 200 of the National Planning Policy Framework (2023) states that:

‘In determining applications, Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.’

138 It goes on to advise that in determining applications, LPAs should identify and assess the particular significance of any heritage asset that may be affected by the development, taking account of any available evidence and any necessary expertise. Paragraph 205 states that:

‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’

139 Paragraphs 206 and 207 provide guidance on how to assess potential impacts on designated heritage assets, stating that consent should be refused where a proposed development would result in significant harm to (or total loss of significance of) a designated asset unless there is clear justification, including in relation to substantial public benefit.

140 Paragraph 208 states that:

‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.’

141 Paragraph 209 states:

‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’

- 142 RBCLP Policy EE1 states 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.
- 143 RBCLP Policy EE3 sets out the Borough's strategic policy in relation to heritage assets, stating 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.
- 144 RBCLP Policy EE7 requires that an archaeological assessment, and where appropriate the results of a site evaluation, will be required to accompany a planning application for proposals for development on sites which exceed 0.4ha in size and further archaeological work as required.
- 145 RBCLP Policy EE8 states that development will be required to preserve the character and significance of locally listed and other non-designated heritage assets, their setting and any features of architectural or historic interest.
- 146 EGVNP Policy HE1 requires that development within or affecting the setting of the Englefield Green Conservation Area should achieve the highest quality design, set in a clear context in terms of materials, scale, setting and layout. Development proposals should also take account of the policy guidance contained in the Englefield Green Conservation Area Appraisal and Management Plan (2023).
- 147 EGVNP Policy HE2 requires that development proposals affecting identified local heritage assets, including non-designated heritage assets, will be required to take into account the character, context and setting of the assets, with design taking account of local styles, materials and detail.
- 148 In accordance with the above paragraphs the applicant has submitted a Heritage Assessment with the application. To establish baseline conditions for this assessment, the Study Area for this includes the Application Site and those heritage assets within a 250m radius centred on the Application Site. A 250m Study Area was adopted for proportional consideration of the local topography, the surrounding built environment, and the scale of the proposed development. Officers share the applicants view that it is sufficient and appropriate to inform the historic environment baseline, at this planning stage for the purposes of defining impacts, by reference to relevant guidance and based on professional judgement.
- 149 The Heritage Assessment concludes that given the indicative scale and massing of the proposed development, there would be *less than substantial harm* to the designated and non-designated heritage assets identified within the 250m Study Area. It acknowledges that whilst the proposed development would result in a change to the setting of the locally listed building of the Old Vicarage, this would not appreciably reduce the extent to which the locally listed building derives significance from its setting and would result in *less than substantial harm* to the building. The potential for a minor impact to the conservation area has also been identified due to change within its setting, resulting in *less than substantial harm* to the asset. The report comments that at the reserved matters stage further

information would be provided with regards to detailed design and materials of the proposed development, which would respond to the local character and aid the integration of the development into the setting of surrounding heritage assets, further mitigating its visual impact.

- 150 The Council's Historic Buildings Officer considers that the proposed building has some potential to have a harmful urbanising impact on the conservation area, due to its scale and massing and position closer to the north-west corner of the site. This harm would be from approaches to and from the conservation area along Barley Mow Road, but also in views from The Green itself. However he considers that with careful design and landscaping, this could be limited to a low level of *less than substantial harm*.
- 151 Similar conclusions are reached in relation to the impact of the development on the setting of The Old Vicarage, which is considered to be a low level of harm.
- 152 The Council's historic building officer comments that in terms of the reserved matters, the applicant should aim to preserve the semi-rural setting of the conservation area to reduce any potential harm. The most sensitive part of the application site is the north-west corner. He has suggested the applicant could:
- Carefully consider the nature of the hard surfacing (such as resin bound paving)
 - Retain green boundaries
 - Avoid metal vehicular gates (use wooden gates if necessary)
 - Try to locate any necessary rooftop plant machinery away from the conservation area to limit visibility
 - Use recessive colours or timber cladding, if possible, to try and blend the building in more with the tree coverage for the site.
 - New planting should be designed to help blend the building in with wider views of the site.
- 153 The Council's Historic Building Officer concludes that whilst great weight must be applied to the setting of the conservation area, given the low level of harm there is the potential for this to be outweighed by the benefits of scheme, which will meet an identified need for extra care accommodation within the county. This would be subject to the details of the scheme at the reserved matters stage being well designed, to ensure any harm is successfully limited.
- 154 Officers consider that careful consideration will need to be given to this proposal at the reserved matters stage to minimise any harm to the heritage assets. It is concluded that given the nature of the site, its relationship with the conservation area and the development proposed it is appropriate to conclude that *less than substantial harm* to heritage assets will be caused. In line with paragraph 208 of the NPPF, this resultant harm is acknowledged but officers considers this is outweighed by the need for the type of specialist housing that would be provided in this case.

Archaeology

- 155 In line with the policy requirement set out in RBCLP Policy EE7, an Archaeological Desk Based Assessment has been carried out. Further field evaluation was then undertaken, with three trial trenches excavated in the area of the proposed new building. None of the trenches contained significant archaeological remains and it appears that this area of the site had been landscaped, probably during the original construction of the current buildings. As it has been demonstrated that the site does not contain significant archaeological remains, the County Council's Archaeological Officer confirms that there is no requirement for any further archaeological work to be undertaken.

Conclusion on Heritage Assets

- 156 Officers consider that the applicant has met the requirements of development plan policy and government guidance in that they have identified and described the significance of the relevant heritage assets in this case. It is agreed that a *less than substantial harm* will arise as a result of the proposed development, and this has been given great weight in the consideration of the planning application. Officers consider that this harm is outweighed by the public benefits of the proposal providing specialist housing.

FLOOD RISK AND DRAINAGE

Runnymede Borough Local Plan 2030 (RBCLP)

Policy EE13 – Managing Flood Risk

Englefield Green Village Neighbourhood Plan 2024

Policy NE2 – Biodiversity

- 157 Paragraphs 165-175 of the National Planning Policy Framework (2023) set out the role the planning system is expected to play in minimising the risk of flooding and mitigating its effects. Development should be directed away from areas at highest risk, and in determining applications LPAs should ensure that flood risk is not increased elsewhere.
- 158 In order to minimise flood risk, including surface water flooding, Paragraph 175 states that:
- ‘Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:*
- (a) take account of advice from the lead local flood authority;*
 - (b) have appropriate proposed minimum operational standards;*
 - (c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and*
 - (d) where possible, provide multifunctional benefits.’*

- 159 RBCLP Policy EE13 seeks to minimise flood risk, including surface water flooding for which sustainable drainage provision should be made as part of development.
- 160 EGVNP Policy NE2 states that opportunities should also be taken by developers and landowners to link sustainable drainage solutions in new development to complement nature conservation objectives.
- 161 A Flood Risk Assessment (FRA) has been submitted with the application. This indicates that as the proposed development is located in EA Flood Zone 1, there is a very low risk of fluvial flooding (a 0.1% or 1 in 1,000 risk). An Exception Test is required when there is a need to demonstrate wider benefits that outweigh flood risk, and that the development will be safe from flooding without increasing risk elsewhere. The site is classified as 'More Vulnerable' and is considered appropriate for development in Flood Zone 1, without the need for an Exception Test.
- 162 The site is located within an area of high risk of surface water flooding. The EA have produced the Risk of Flooding from Surface Water (RoFSW) mapping. This is based on high-level, coarse modelling that, while not suitable for site-specific assessment, can be used to indicate the risk of flooding to the site. The EA's definitions of risk are as follows:
- High risk of surface water flooding means that the area has a greater than 3.3% (1 in 30) AEP of flooding.
 - Medium risk of surface water flooding means that the area has a chance of flooding of between 1% (1 in 100) and 3.3% (1 in 30) AEP; and
 - Low risk of surface water flooding means that the area has a chance of flooding of between 0.1% (1 in 1000) and 1% (1 in 100) AEP.
- 163 The EA's Flood Map for Surface Water is contained within the applicants FRA. It indicates that water pooled along the western face of the former building and came from the road onto the site. The depths adjacent to these buildings was indicated to be between 150mm and 300mm. In the medium risk event, the depths against the building would have still been less than 300mm. A Site-Specific Ground Investigation was conducted in November 2023. Three boreholes on the site were investigated: the shallowest level is 0.58m below ground level, and the deepest was 1.07m below ground level. It is concluded that groundwater could impact the construction of the site, as well as the basement.
- 164 The FRA concludes that the site does have a risk of flooding from surface water. Although the RoFSW (mapping) is based on coarse modelling, it is likely that water will flow down Bulkeley Close and across the northeast corner of the site. While the assessment concludes there is a risk of surface water flooding to the site, this might, in reality, be lower than shown as a benefit of the ditches not being fully understood. The remaining water on the site will be mitigated through the layout design and drainage strategy. This will be based on the northern perimeter ditches and the offsite overland flow route that crosses the northeast of the site being maintained such as not to obstruct, in order to avoid any detriment either on or offsite. The ground design will be such that any ponding water will not enter the building and will be supplemented with raised finished floor levels. The management of onsite flows will be considered in the drainage strategy and safely discharged in all events up to and including the 1 in 100-year storm plus an

appropriate allowance for climate change. The drainage strategy avoids the offsite flow path to ensure that the system has capacity for this design event.

- 165 These details have been reviewed by the LLFA who are satisfied that subject to the imposition of conditions the requirements of the NPPF, its accompanying PPG and the Non-Statutory Technical Standards for sustainable drainage systems are met. Subject to the imposition of conditions, the proposal is considered to meet the requirements of RBCLP Policy EE13.

SUSTAINABLE DESIGN

Surrey Waste Local Plan 2020

Policy 4 – Sustainable Construction and Waste Management in New Development

Runnymede Borough Local Plan 2030 (RBCLP)

Policy SD7 – Sustainable Design Development

Policy SD8 - Renewable & Low Carbon Energy

Englefield Green Village Neighbourhood Plan 2024

Policy ND1: Development within the Settlement Boundary

Policy ND6 – Provision of Energy Efficient Buildings

Runnymede Design SPD – July 2021

- 166 Paragraphs 158-164 of the National Planning Policy Framework (2023) sets out the role the planning system is expected to play in supporting the transition to a low carbon future in a changing climate. As part of this, it states in Paragraph 162 that:

‘In determining planning applications, local planning authorities should expect new development to:

(a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and

(b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

- 167 SWLP Policy 4 seeks to minimise waste generated during the construction, demolition and excavation phase of development, maximise opportunities for re-use and for the recycling of such waste, encourage the provision of on-site facilities to manage the waste arising during the operation of the development and storage facilities to facilitate the reuse and recycling of waste.
- 168 RBCLP Policy SD7 states that development proposals will be supported where their design incorporates measures which facilitate materials recycling, encourage sustainable modes of travel, maximise energy efficiency, incorporate renewable technologies, protect biodiversity, maximise accessibility and incorporate sustainable construction and demolition techniques.
- 169 RBCLP Policy SD8 supports the provision of renewable technologies, and requires that development proposals of 1,000sqm or more of net additional

- floorspace will be expected to incorporate measures to supply a minimum of 10% of the development's energy needs from renewable and/or low carbon technologies unless it can be demonstrated with evidence that this is not feasible or viable.
- 170 EGVNP Policy ND1 supports proposals which contribute to achieving to sustainable development, for example by reducing car usage and incorporating high standards of sustainable construction and energy-efficiency.
- 171 EGVNP 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.
- 172 The Runnymede Design SPD (RD) (2021) includes as one of its underpinning 'aspirations' the need to future proof new development and encourage more flexible design and use of buildings, and the need to address sustainability and climate change in all thinking on new development. Design Standard 4 'achieving sustainable design' requires that all proposals should deliver sustainable development in terms of their structure, landscape, movement and buildings.
- 173 A Sustainable Design and Construction Statement has been submitted with the application. This states how the various strands of national and local policy encompassing sustainability in all its forms are reflected in the proposals. These include; operational energy (including the provision of renewable technologies to meet the RBLP Policy SD8 requirement of 10%); embodied carbon; biodiversity and ecology; adaption and resilience; health and wellbeing; connectivity; social value; resource efficiency; and construction waste.
- 174 A number of key Surrey County Council documents forming part of its Organisation Strategy are cited, including its Community Vision for Surrey in 2030, which includes the desire for Surrey to be a great place to live, work and learn, and a place where communities feel supported and people are able to support each other. It also cites the Council's four key priorities - growing a sustainable economy so everyone can benefit; tackling health inequality; enabling a greener future; empowering communities, as well as the Council's Environmental Policy and Action Plan, its Climate Change Strategy and Action Plan, Local Transport Plan and Sustainable Construction Standing Advice Note.
- 175 Measures proposed in the Statement include those relating to the design of the building, to ensure that it is energy efficient, minimising heat loss and utilising low carbon energy systems (with an ambition to achieve net zero carbon in operation). Other efficiencies would be sought through the use of measures such as the installation of efficient fittings to reduce water consumption.
- 176 A Resource Management Plan (RMP) would be developed, which would set out key objectives for achieving efficient use of material resources and to reduce the amount of waste produced through construction activities on site, in line with the Surrey Waste Local Plan 2020. In accordance with the principles set out in Policy S4 of the SWLP, and in response to the relevant regulatory, policy and guidance context, it is stated that the RMP should set out several strategies to reuse, recycle or recover at least 90% of construction and demolition waste. The submission of these details would be required by condition.

- 177 For the detailed design stage (reserved matters) embodied carbon reduction strategies and circular economy principles would be explored and implemented to reduce overall waste generation, and that compliance with the waste hierarchy is also embedded (ie. through the provision of accessible waste storage with containers for different waste streams).
- 178 Improved health and wellbeing would be achieved through the project as a whole, as residents with extra needs would be able to better access support to enhance their quality of life, including through communal living and the social cohesion that would bring. The building has been designed such that it focuses on indoor air quality, and the provision of sufficient daylight, together with the provision of shared and private outdoor amenity space.
- 179 Enhancing biodiversity would be achieved through landscaping design, the planting for which would include a range of species with ecological value and measures to create a range of natural habitats.
- 180 The incorporation of Sustainable Drainage System techniques (SuDS), which would build in climate change resilience.
- 181 Various measures would be incorporated to encourage active travel, and reduce car use (the site is close to local bus routes). 100% provision would also be made for electric charging points.
- 182 It is considered that subject to the implementation of the range of measures set out above, (controlled by conditions) the proposal meets national and local policy objectives in relation to sustainable construction.
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Human Rights and Equalities Implications

183. The Human Rights Act Guidance for Interpretation, contained in the Preamble to the Agenda is expressly incorporated into this report and must be read in conjunction with the following paragraph.
184. In this case, it is the Officer's view that the scale of such impact is not considered sufficient to engage Article 6 or Article A of Protocol 1 and any impacts can be mitigated by conditions. The proposal is not considered to interfere with any Convention rights.
- 185 The Council is required by section 149 of the Equality Act 2010 to have due regard to the need to eliminate conduct prohibited by the act, advance equality of opportunity and foster good relations between people with protected characteristics and people who do not. The level of "due regard" considered sufficient in any particular context depends on the facts.
186. In this instance, the Council has considered its duty under the Equality Act 2010 and has concluded that this application does not give rise to any equalities considerations.
-

Conclusion

- 187 This is an outline application, seeking approval for layout, scale and means of access (with appearance and means of access reserved for future consideration).
- 188 The proposal accords with national and local planning policy regarding the provision of housing for boosting the supply of housing generally, and specialist housing for different groups in the community. The site is well located in relation to public transport links to local services and facilities.
- 189 It is recognised that the proposed building, as shown indicatively as part of this outline application, would be of different and greater massing than that previously on the site, resulting in a change to the site and how it would be viewed in the public realm. It would also result in the loss of some existing trees, and three on street parking spaces.
- 190 Weighing in its favour, and attributed significant weight, the proposal would deliver up to 48 modern, extra care units on an existing, unused brownfield site in a sustainable location. It would also accord with the Borough's aspirations as set out in the Runnymede Design SPD (RD) (2021), namely the creation of healthier and safer communities, with emphasis on walking and cycling, the provision of 'inclusive' people friendly places delivering a range of high-quality new homes and new development, and the need to address sustainability and climate change and the future proofing of development. It would also result in a positive benefit in terms of biodiversity, delivering a net gain in this regard and provide upgrades to existing bus stops in the area including improving pedestrian access to them.
- 191 Taking all factors into account, including the presumption in favour of sustainable development which underpins the National Planning Policy Framework 2023 (NPPF), it is considered that the benefits of the scheme outweigh the harms. It is therefore recommended that outline consent should be granted for this development.

Recommendation

- 192 Pursuant to Regulation 3 of The Town and Country Planning General Regulations 1992, the Committee resolves to grant outline planning permission for application ref: RU.24/0071 subject to the following planning conditions.

Conditions:

IMPORTANT - CONDITION NOS 12, 15, 19, 21, 22 AND 24 MUST BE DISCHARGED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT.

Commencement

1. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Approved Plans

2. The means of access, siting, layout and scale of the development hereby approved is as shown on the following approved plans/drawings:

5221714-ATK-XX-00-DR-A-02100 Rev P4 Existing Location Plan dated 14 December 2023

5221714-ATK-XX-00-DR-A-02102 Rev P4 Existing Site Plan dated 14 December 2023

5221714-ATK-XX-00-DR-A-90112 P3 Indicative General Arrangements - Proposed Plans - Ground Floor dated 14 December 2023

5221714-ATK-XX-01-DR-A-90113 P3 Indicative General Arrangements - Proposed Plans - First Floor dated 14 December 2023

5221714-ATK-XX-02-DR-A-90114 P3 Indicative General Arrangements - Proposed Plans - Second Floor dated 14 December 2023

5221714-ATK-XX-B1-DR-A-90111 P3 Indicative General Arrangements - Proposed Plans - Basement Floor dated 14 December 2023

5221714-ATK-XX-RF-DR-A-90116 P3 Indicative General Arrangements - Proposed Plans - Roof dated 14 December 2023

5221714-ATK-XX-ZZ-DR-A-02300 P3 Existing Site Sections dated 14 December 2023

5221714-ATK-XX-ZZ-DR-A-02301 P2 Indicative Proposed Site Sections dated December 2023

5221714-ATK-XX-XX-DR-L-00001 P06 Landscape Proving Plan dated 14 December 2023

5221714-ATK-XX-ZZ-DR-A-91200 P2 General Arrangements - Elevations (1 of 2) dated 14 December 2023

5221714-ATK-XX-ZZ-DR-A-91201 P2 General Arrangements - Elevations (2 of 2) dated 14 December 2023

2066-KC-XX-YTREE-TCP01 A Tree Constraints Plan dated 17 November 2023

2066-KC-XX-YTREE-TPP01 C Tree Protection Plan dated 24 April 2024

5221714-ATK-XX-RF-DR-A-02103 P7 Proposed Site Plan dated 30 July 2024

5221714-ATK-XX-RF-SK-A-02104 P1 Proposed Site Plan Off Site Trees Sketch (Draft) dated 15 April 2024

Reserved Matters

3. Approval of the details of the design and external appearance of the building, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the County Planning Authority in writing before any development is commenced and carried out as approved. Plans and particulars of the reserved matters referred to above, shall be submitted in writing to the County Planning Authority before the expiration of three years from the date of this permission.

Drainage

4. The installation of the drainage infrastructure required for this development shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the County Planning Authority.

The design must satisfy the SuDS Hierarchy and be compliant with the national NonStatutory 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. 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 1.2 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) Details of the watercourse and downstream connectivity.
- 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.

The development shall be implemented in accordance with the approved details.

5. Prior to the first occupation of the 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 surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Highways, Traffic and Access

6. No part of the development shall be first occupied unless and until the proposed vehicular access (new eastern access) to the site from Barley Mow Road has been constructed and provided with visibility zones in general accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.
7. No part of the development shall be first occupied unless and until the modified vehicular access (western access) to the site from Barley Mow Road has been constructed and the existing bellmouth access is stopped up, with any kerbs, verge, footway, fully reinstated and visibility zones provided in accordance with a scheme to be submitted and approved in writing by the County Planning Authority and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.
8. The development hereby permitted shall not be first occupied unless and until the proposed development has been provided with bicycle parking in a robust, secure enclosure in accordance with a scheme to be submitted and approved in writing by the County Planning Authority and thereafter retained solely for cycle parking use. Within the proposed cycle storage, facilities for the charging of e-bikes are to be provided, consisting of a standard three-point plug socket
9. The development hereby permitted shall not be occupied unless and until all of the parking spaces are provided with a fast charge Electric Vehicle Charging Point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the County Planning Authority and the facilities provided shall thereafter be retained for use.
10. The development hereby permitted shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.
11. The development hereby permitted shall not be first occupied unless and until a pedestrian crossing point, with dropped kerbs and tactile paving across St Jude's Road on the southern side of the Barley Mow Road/St Jude's Road junction, is built in accordance with a scheme to be submitted to and approved in writing by the County Planning Authority and thereafter retained.
12. 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) programme of works (including measures for traffic management)

(e) provision of boundary hoarding behind any visibility zones

(f) HGV deliveries and hours of operation

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

(h) no HGV movements to or from the site shall take place before 0915, between the hours of 1430 and 1530 and after 1800 Monday to Friday; or before 0900 and after 1300 on Saturday; nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Barley Mow Road, Harvest Road, St Jude's Road, Middle Hill or Tite Hill during these times.

(i) on-site turning for construction vehicles

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

The development shall be implemented in accordance with the approved details.

13. The development hereby permitted shall not be first occupied unless and until the southbound bus stop on St Jude's Road (named Barley Mow Road) is upgraded to include Real Time Passenger Information Systems, access for all compatible kerbing, shelters, lighting and power; and the northbound bus stop on St Jude's Road (named Barley Mow Road) is upgraded to include Real Time Passenger Information Systems.

Limitations

14. The height and scale of the proposed building shall not exceed that shown on Plan Numbers 5221714-ATK-XX-ZZ-DR-A-91200 P2 General Arrangements - Elevations (1 of 2) dated 14 December 2023 and 5221714-ATK-XX-ZZ-DR-A-91201 P2 General Arrangements - Elevations (2 of 2) dated 14 December 2023 hereby approved.

Dust Management

15. Prior to the commencement of the development hereby permitted, a Dust Management Plan for the construction phase of the development shall be submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved details.

Noise levels

16. The Rating Level, L_{A,r},T_r, of the noise emitted from all plant, equipment and machinery (including any kitchen extract etc), associated with the application site shall not exceed the existing representative LA₉₀ background sound level at any time by more than +5 dB(A) at the nearest noise sensitive receptors (residential or noise sensitive building). The assessment shall be conducted in accordance with the current version of British Standard (BS) 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.

The existing representative LA₉₀ background sound level shall be determined by measurement that shall be sufficient to characterise the environment. The representative level should be justified following guidance contained within the

current version of BS 4142:2014:A1+2019 and agreed with the County Planning Authority in the event of complaints arising in respect of noise.

Hours of operation

17. No construction activities shall take place on the site except between the hours of 0800 and 1800 Mondays to Fridays and 0800 to 1300 Saturdays.

External Lighting

18. There shall be no external lighting installed on the site in connection with the development hereby permitted (with the exception of temporary lighting required during the active period of construction as approved within the CEMP) unless and until details of the proposed lighting have been submitted to and approved in writing by the County Planning Authority. Details to be submitted shall include:
 - The type of any fittings to be mounted on the building façade
 - Details of lighting controls including timings of lighting illumination
 - Details of any freestanding or other lighting installations with associated lux plots
 - Confirmation that the lighting design and calculations are in compliance with the International Commission on Illumination's Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations Second Edition (CIE 150:2017).
 - Details to confirm that all lighting to be installed minimizes impacts to nocturnal wildlife within retained habitats with value for commuting and foraging bats. (This includes woodland and tree lines, with particular attention to the retained trees with bat suitability in order to minimise disturbance to bats - T28, T29, T31 and T32 have moderate summer bat roosting suitability with T31 also being assessed as having low winter bat roosting suitability). This is in accordance with the Institution of Lighting Engineers and Bat Conservation Trust Bats and Artificial Lighting at Night Guidance Note 08/23 2023

Only the external lighting which has been approved in accordance with this Condition shall be installed on the site.

Trees and Landscaping

19. Prior to the commencement of the development hereby permitted, an updated detailed Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the County Planning Authority. The AMS shall include details of:
 - a) The construction of paths and retaining walls and access to the school land at the rear;
 - b) The location of services (in relation to trees). Any service ducts must comply with NJUG 4 and all supervision is to be photographed and supplied to the CPA.
 - c) Surfacing round T28 & T 29 to be a permeable surface. Specialist methods of construction required around T17

d) Details of the substation including a no dig construction and localised excavation near tree 49 all to be undertaken under supervision of the approved arboricultural consultant.

The development shall be carried out strictly in accordance with the approved AMS.

20. No trees shall be removed except for those identified for removal within the document 2066-KC-XX-YTREE-T - Tree Survey and Impact Assessment Revision A dated December 2023 and 2066-KC-XX-YTREE-TCP01 A Tree Constraints Plan dated 17 November 2023.
21. Development shall not commence on the site unless and until the tree protection measures shown on drawing 2066-KC-XX-YTREE-TPP01 C Tree Protection Plan dated 24 April 2024 have been installed. These measures shall be retained for the duration of the construction period.

Biodiversity and Habitat Management

22. Prior to the commencement of the development hereby permitted, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the County Planning Authority. This should include:
 - Details of best-practice construction measures including a wildlife-sensitive lighting strategy for the proposals, to minimise lighting, noise, vibrations and pollution and ensure that all habitats identified for retention are protected during active works
 - A precautionary method statement of working for great crested newt and other amphibians, reptiles, stag beetle and hedgehog to include discussion on best-practice vegetation clearance methods and the retention of deadwood habitat for stag beetle

The approved CEMP shall be adhered to and implemented throughout the construction period.

23. Within 6 months from the date of the approval of the landscaping 'Reserved Matter' application, a landscape and ecological management plan (LEMP) shall be submitted to the County Planning Authority for approval in writing.

The LEMP shall include:-

- (a) detailed planting schedules for the proposed landscaping and habitats to be created within the site and replacement trees to be provided off site within nearby schools
- (b) updated biodiversity net gain score based on the final landscaping and planting scheme
- (c) management recommendations for the created habitats and landscape features
- (d) details of the body or organisation responsible for implementation of the monitoring plan
- (e) specification and locations of bird, bat and invertebrate boxes (and other appropriate biodiversity features)

- (f) detailed 30 year habitat creation and monitoring plan to ensure the management of the landscaping delivery of biodiversity net gain on and off site
- (g) annual maintenance scheme for trees and hedgerows and measures for replacements of those failing within 5 years

The approved details shall be incorporated into the development prior to the first occupation of any part of the development and permanently maintained in accordance with the approved details thereafter.

Resource Management

24. Prior to the commencement of the development hereby permitted a Resource Management Plan (RMP)/details of measures to demonstrate the following shall be submitted to and approved in writing by the County Planning Authority:
- a. That waste generated during the construction of development is limited to the minimum quantity necessary.
 - b. Opportunities for re-use and for the recycling of construction residues and waste on site are maximised.
 - c. On-site facilities to manage the waste arising during the operation of the development of an appropriate type and scale have been considered as part of the development.
 - d. Integrated storage to facilitate reuse and recycling of waste is incorporated in the development.

The development shall be implemented in accordance with the approved details.

Use Class Restriction

25. The extra care accommodation hereby permitted shall remain within Use Class C2 Residential Institutions in accordance with The Town and Country Planning (Use Classes) Order 1987, or any subsequent Order amending or replacing this Order, and shall remain as affordable housing for rent in accordance with the definition within the National Planning Policy Framework 2023 Annex 2: Glossary, or any subsequent Government guidance.

Reasons:

1. To comply with Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interests of proper planning.
3. To comply with Article 5 of the Town and Country Planning (General Development Procedure) (England) Order 2015 (or any order revoking and re-enacting that Order) and Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.
4. 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 in accordance with National Planning Policy Framework 2023 paragraphs 173, 175 and 180; and Runnymede Borough Local Plan 2030 Policy EE13.

5. 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 in accordance with National Planning Policy Framework 2023 paragraphs 173, 175 and 180; and Runnymede Borough Local Plan 2030 Policy EE13.
6. To ensure that the development does not prejudice highway safety or cause inconvenience to other highway users, in accordance with National Planning Policy Framework 2023 paragraphs 108, 112, 114, 116 and 135; and Runnymede Borough Council Local Plan 2030 Policies SD3 and SD4.
7. To comply with the terms of the Surrey County Council Local Transport Plan 4, Healthy Streets for Surrey design guidance, and Surrey County Council Parking Standards by ensuring that safe and secure parking for sustainable transport modes, with appropriate charging facilities, is made available to all users at the earliest opportunity in accordance with National Planning Policy Framework 2023 paragraphs 108, 112, 114, 116 and 135; and Runnymede Borough Council Local Plan 2030 Policies SD3 and SD4.
8. To comply with the terms of the Surrey County Council Local Transport Plan 4, Healthy Streets for Surrey design guidance, and Surrey County Council Parking Standards by ensuring that safe and secure parking for sustainable transport modes, with appropriate charging facilities, is made available to all users at the earliest opportunity in accordance with National Planning Policy Framework 2023 paragraphs 108, 112, 114, 116 and 135; and Runnymede Borough Council Local Plan 2030 Policies SD3 and SD4.
9. To comply with the terms of the application, the Surrey County Council Local Transport Plan 4, Healthy Streets for Surrey design guidance, and Surrey County Council Parking Standards by ensuring that electric vehicle charging points are available to all users at the earliest opportunity in accordance with National Planning Policy Framework 2023 paragraphs 108, 112, 114, 116 and 135; and Runnymede Borough Council Local Plan 2030 Policies SD3 and SD4.
10. To ensure that the development does not prejudice highway safety or cause inconvenience to other highway users, in accordance with National Planning Policy Framework 2023 paragraphs 108, 112, 114, 116 and 135; and Runnymede Borough Council Local Plan 2030 Policies SD3 and SD4.
11. To comply with the terms of the application and Surrey County Council Local Transport Plan 4, Healthy Streets for Surrey design guidance, and Surrey County Council Parking Standards by ensuring access to sustainable transport modes and reduce reliance on the private car in accordance with National Planning Policy Framework 2023 paragraphs 108, 112, 114, 116 and 135; and Runnymede Borough Council Local Plan 2030 Policies SD3 and SD4
12. To ensure the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with National Planning Policy Framework 2023 paragraphs 108, 114, 115, 116 and 194; and Runnymede Borough Council Local Plan 2030 Policies SD3 and SD4. The condition is required pre-commencement as the details to be submitted and approved relate to the construction period of the development.

13. To comply with the terms of the Surrey County Council Local Transport Plan 4, Healthy Streets for Surrey design guidance, and Surrey County Council Parking Standards by ensuring access to sustainable transport modes and reduce reliance on the private car in accordance with National Planning Policy Framework 2023 paragraphs 108, 112, 114, 116 and 135; and Runnymede Borough Council Local Plan 2030 Policies SD3 and SD4
14. To ensure that the scale of the development respects the character and appearance of the area within which it is located, in accordance with Runnymede Borough Local Plan 2030 Policy EE1.
15. In the interests of the residential amenities of neighbouring dwellings, in accordance with Runnymede Borough Local Plan 2030 Policies EE1 and EE2. The condition is required pre-commencement as the measures relate to the construction phase of the development.
16. In the interests of the residential amenities of neighbouring dwellings, in accordance with Runnymede Borough Local Plan 2030 Policies EE1 and EE2.
17. In the interests of the residential amenities of neighbouring dwellings, in accordance with Runnymede Borough Local Plan 2030 Policies EE1 and EE2.
18. In the interests of the residential amenities of neighbouring dwellings and the ecological interest of the site, in accordance with Runnymede Borough Local Plan 2030 Policies EE2 and EE9.
19. To safeguard existing trees and landscape features and to ensure their contribution to the character of development and the character of the local area in accordance with Runnymede Local Plan 2030 Policy EE1. This condition is required pre-commencement as it requires details of measures to protect existing trees during construction.
20. To safeguard existing trees and landscape features and to ensure their contribution to the character of development and the character of the local area in accordance with Runnymede Local Plan 2030 Policy EE1.
21. To safeguard existing trees and landscape features and to ensure their contribution to the character of development and the character of the local area in accordance with Runnymede Local Plan 2030 Policy EE1.
22. To enhance and protect habitats and biodiversity and in accordance with the National Planning Framework and Runnymede Borough Local Plan 2030 Policy EE9. This condition is required pre-commencement as measures required relate to the construction phase of the development hereby permitted.
23. To enhance and protect habitats and enhance biodiversity and in accordance with the National Planning Framework and Runnymede Borough Local Plan 2030 Policy EE9.
24. To ensure the minimisation of waste and maximisation of recycling in accordance with Policy S4 of the Surrey Waste Local Plan 2020. This condition is required pre-commencement as some of the details will be implemented during the construction phase of the development.

25. To ensure that the proposed development remains solely for the use intended and meets the definition of affordable housing in order to contribute to the Runnymede and wider Surrey affordable housing need in accordance with National Planning Policy Framework 2023 paragraphs 66 and 124; Runnymede Borough Local Plan 2030 Policies SL20 and SL23.

Informatives:

1. In determining this application the County Planning Authority has worked positively and proactively with the applicant by: entering into pre-application discussions; scoping of the application; assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework including its associated planning practice guidance and European Regulations, providing feedback to the applicant where appropriate. Further, the County Planning Authority has: identified all material considerations; forwarded consultation responses to the applicant; considered representations from interested parties; liaised with consultees and the applicant to resolve identified issues and determined the application within the timeframe agreed with the applicant. The applicant has also been given advance sight of the draft planning conditions. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2023.
2. This approval relates only to the provisions of the Town and Country Planning Act 1990 and must not be taken to imply or be construed as an approval under the Building Regulations 2000 or for the purposes of any other statutory provision whatsoever.
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 our website.
4. Sub ground structures should be designed so they do not have an adverse effect on groundwater
5. It is noted that the applicant has submitted 2 alternative drainage strategies. The LLFA advises that discharging to a watercourse is more preferential than discharge to a combined sewer. During detailed design consideration should be given to the discharge to a watercourse and ensuring downstream connectivity. The preliminary hydraulic calculations appear to use the incorrect climate change allowance. In May 2022 the climate change allowances were updated based on a catchment approach. This development is located within the 'Wey and tributaries Management Management Catchment' which shows the upper end allowance (recommended by SCC) as 35% for the 3.3% annual exceedance rainfall event and 45% for the 1% annual exceedance rainfall event.

6. The applicant is advised when considering the finished design to give particular consideration to preserving the semi-rural setting of the conservation area. The most sensitive part of the application site is the north-west corner and the applicant is encouraged to carefully consider proposed materials for the hard surfacing (such as resin bound paving), as well retaining green boundaries and avoiding metal vehicular gates (or using wooden gates if necessary). It is recommended that rooftop plant machinery is located away from the conservation area to limit visibility. The use of recessive colours or timber cladding should be considered to try and blend the building in more with the tree coverage on the site.
7. The applicant is requested when considering the finished design to give careful consideration to the siting of windows on the western elevation of the building with a view to ensuring that the existing screening along that boundary is used to help to maintain maximum privacy to neighbouring dwellings gardens to minimise the impact of the development on those neighbouring dwellings.
8. In view of the number of trees lost to facilitate development the applicant is advised to consider introducing a variety of new tree species into the landscaping scheme to be submitted. Trees that are longer-lived, spaced quite widely apart and can achieve a substantial canopy spread when mature should be considered in order to contribute to green infrastructure and climate change mitigation. The proposed green roof should be as species-rich as possible (i.e. avoiding the uniform sedum mat type if possible)
9. 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 2023.
10. 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.
11. 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.

12. 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 to install dropped kerbs. www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs
In the event that the access works require the felling of a highway tree not being subject to a Tree Preservation Order, and its removal has been permitted through planning permission, or as permitted development, the developer will pay to the County Council as part of its licence application fee compensation for its loss based upon 20% of the tree's CAVAT valuation to compensate for the loss of highway amenity
13. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in domestic dwellings, the residence should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises.
14. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Contact Dawn Horton-Baker/David Maxwell

Email Dawn.hortonbaker@surreycc.gov.uk

Background papers

The deposited application documents and plans, including those amending or clarifying the proposal, and responses to consultations and representations received, as referred to in the report and included in the application file.

For this application, the deposited application documents and plans, are available to view on our [online register](#). The representations received are publicly available to view on the district/borough planning register.

The Runnymede Borough Council planning register entry for this application can be found under application reference RU.24/0071.

Other documents

The following were also referred to in the preparation of this report:

Government Guidance

[National Planning Policy Framework](#)

[Planning Practice Guidance](#)

The Development Plan

Surrey Waste Local Plan Part 1 – Policies and Part 2 – Sites, which together form the Surrey Waste Local Plan 2019-2033

Runnymede Borough Local Plan 2030

Englefield Green Village Neighbourhood Plan 2022-2030 adopted in January 2024

South East Plan 2009 (retained Policy NRM6 only).

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