

Notification under Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)

Adoption Statement

Green & Blue Infrastructure Supplementary Planning Document (SPD)

In accordance with the above regulations, notice is hereby given that Runnymede Borough Council formally adopted the Green & Blue Infrastructure (GBI) SPD on **24 November 2021**. The SPD will come into force on the **1 December 2021**.

The GBI SPD sets out guidance, best practice and signposts to advice and other stakeholder strategies on how to secure protection, enhancement and/or provision of GBI within development.

The adopted SPD incorporates modifications made pursuant to Section 23(1) of the Planning & Compulsory Purchase Act 2004 (as amended). A list of the modifications made are set out in the table below.

In accordance with Regulation 11(2)(c) & (d) of the Town & Country Planning (Local Planning)(England) Regulations 2012 (as amended), any person with sufficient interest in the decision to adopt the GBI SPD may apply to the High Court for permission to apply for judicial review of that decision. Any such application must be made promptly and in any event not later than 3 months after the date on which the SPD was adopted.

Further information

For further information, please contact a member of the Planning Policy Team by email at planningpolicy@runnymede.gov.uk or by telephone at 01932 838383.

Table of Modifications to the Green & Blue Infrastructure SPD

Additional text is set out in red text with deletions crossed through

Paragraph	Original Text	Text as Modified on Adoption	Reason
Foreword	<p>5th Bullet</p> <p>The Supplementary Planning Document is a material consideration in relation to planning applications and planning appeals.</p> <p>Bullets 6-11</p> <p>This draft version of the SPD is open to public consultation for a period of 7 weeks from 9 August to 27 September 2021.</p> <p>All representations made during the course of the consultation must be made in writing. Anonymous representations will not be accepted. Any comments that could be construed as derogatory towards any particular individual or group will not be recorded or considered.</p> <p>Copies of comments received during the course of the consultation will be made available for the public to view on the Council’s website. Comments therefore cannot be treated as confidential. Personal details will be redacted prior to publishing. Data will be processed and held in accordance with the Data Protection Act 2018.</p>	<p>5th Bullet</p> <p>The Supplementary Planning Document was adopted on the 24 November 2021 with implementation from the 1 December 2021 and is a material consideration in relation to planning applications and planning appeals.</p> <p>Bullets 6-11</p> <p>This draft version of the SPD is open to public consultation for a period of 7 weeks from 9 August to 27 September 2021.</p> <p>All representations made during the course of the consultation must be made in writing. Anonymous representations will not be accepted. Any comments that could be construed as derogatory towards any particular individual or group will not be recorded or considered.</p> <p>Copies of comments received during the course of the consultation will be made available for the public to view on the Council’s website. Comments therefore cannot be treated as confidential. Personal details will be redacted prior to publishing. Data will be processed and held in accordance with the Data Protection Act 2018.</p>	To identify the adopted version of the SPD and delete details of public consultation.

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	<p>We would like you to send us your views electronically if possible. Representations should be sent to: planningpolicy@runnymede.gov.uk</p> <p>If you are unable to submit your comments electronically please send your written comments to the Planning Policy and Economic Development team, Runnymede Borough Council, Civic Centre, Station Road, Addlestone, KT15 2AH to arrive by the close of the consultation period.</p> <p>If you need help with your representation, please contact the Technical Administration team in the first instance on 01932 425131 or email planningpolicy@runnymede.gov.uk</p>	<p>We would like you to send us your views electronically if possible. Representations should be sent to: planningpolicy@runnymede.gov.uk</p> <p>If you are unable to submit your comments electronically please send your written comments to the Planning Policy and Economic Development team, Runnymede Borough Council, Civic Centre, Station Road, Addlestone, KT15 2AH to arrive by the close of the consultation period.</p> <p>If you need help with your representation, please contact the Technical Administration team in the first instance on 01932 425131 or email planningpolicy@runnymede.gov.uk</p>	
1.1.1	Green and Blue Infrastructure (GBI) can embrace a range of natural green and blue assets – from country parks, lakes and woodlands to urban interventions such as green roofs and street trees.	Green and Blue Infrastructure (GBI) can embrace a range of natural green and blue assets – from country parks, rivers, watercourses , lakes and woodlands to urban interventions such as green roofs and street trees.	Additional examples of blue infrastructure features.
1.2.4	Blue infrastructure assets include watercourses and lakes which are a key characteristic of the Borough with the River Thames running along the Borough’s northern and eastern boundary and the Basingstoke Canal forming the south eastern boundary. The River Wey (and the River Wey Navigation), Addlestone Bourne and Chertsey Bourne run through the Addlestone and Chertsey areas of the Borough, and consequently much of the eastern parts of the Borough are	Blue infrastructure assets include watercourses and lakes which are a key characteristic of the Borough with the River Thames running along the Borough’s northern and eastern boundary and the Basingstoke Canal forming the south eastern boundary. The Thorpe No.1 Gravel Pit at Thorpe forms part of the South West London Waterbodies Special Protection Area (SPA) and Ramsar with the River Wey (and the River Wey Navigation), Addlestone Bourne and Chertsey Bourne running	To give recognition to the Thorpe No.1 Gravel Pit as blue infrastructure feature in Runnymede.

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	subject to flood risk. Many of these water courses and flooded gravel pits provide a range of water-based activities including sailing, water-skiing, windsurfing, canal and river boating and fishing.	through the Addlestone and Chertsey areas of the Borough, and e Consequently much of the eastern parts of the Borough are subject to flood risk. Many of these water courses and flooded gravel pits provide a range of water-based activities including sailing, water-skiing, windsurfing, canal and river boating and fishing.	
Map 1.1- Map 1.4	N/A	Additional annotations added to maps 1.1 to 1.4.	To give further detail of the Runnymede area.
2.1.13	Where development poses a potential risk to GBI assets, such as to wildlife habitats or trees, applicants should follow good practice and seek specialist advice where necessary.	Where development poses a potential risk to GBI assets, such as to wildlife habitats or trees, applicants should follow good practice and seek specialist advice where necessary. See Sections 3 and 4 for links to advice and good practice guidance.	To cross reference signposts to good practice advice.
3.4.2	Hedgerows provide living space and food for all sorts of wildlife. Native species choices include hawthorn, blackthorn, wild rose, holly, hazel and elder. Berberis and pyracantha also produce lots of berries for the birds. Native tree choices include, for example, alder, ash, beech, birch, field maple, hazel, holly, juniper, oak, Scot's pine, rowan, yew, whitebeam and willow.	Hedgerows provide living space and food for all sorts of wildlife. Native species choices include hawthorn, blackthorn, wild rose, holly, hazel and elder. Berberis and pyracantha, which are non-native species also produce lots of berries for the birds. Native tree choices include, for example, alder, ash, beech, birch, field maple, hazel, holly, juniper, oak, Scot's pine, rowan, yew, whitebeam and willow. Any trees that are planted should be from sources that are certified as pest and disease free.	To give further detail plant species and quality of planting.
3.5.1	2 nd Bullet: Planting native wildflower mixes as an alternative to amenity grass lawns.	2 nd Bullet: Planting native wildflower mixes as an alternative to amenity grass lawns and reducing mowing regimes to allow wildflowers to grow and set seed.	To add advice on management of wildflower mixes for householders.
3.8.1	Where applications mitigate or incorporate GBI into development including biodiversity improvements, the Council will require a simple	Where applications mitigate or incorporate GBI into development including biodiversity improvements, the Council will require a simple	To clarify the information required in a GBI statement for householders.

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	statement to be submitted with the application outlining the existing GBI features on site, the features to be retained and any GBI mitigation, enhancements and/or new features proposed.	statement to be submitted with the application outlining the existing GBI features on site, the features to be retained and any GBI mitigation, enhancements and/or new features proposed. The statement should also briefly outline how any GBI features will be maintained.	
4.2.1	Proposals should be based on an analysis of the site and surrounding area's existing GBI assets and characteristics such as topography, townscape and built form, views, landscape features, land uses and activity, access and movement and any environmental designations that apply. This includes taking account of any national and local nature conservation and landscape designations or typologies such as the National Site Network (formerly Natura 2000 sites), SSSI, SNCI, national and local nature reserves, Biodiversity Opportunity Areas (BOA), priority habitats and landscape character areas and types both on and within the vicinity of the site.	Proposals should be based on an analysis of the site and surrounding area's existing GBI assets and characteristics such as topography, townscape and built form, views, landscape features, land uses and activity, access and movement and any environmental designations that apply. This includes taking account of any national and local nature conservation and landscape designations or typologies such as the National Site Network (formerly Natura 2000 sites), SSSI, SNCI, national and local nature reserves, Biodiversity Opportunity Areas (BOA), priority habitats and landscape character areas and types both on and within the vicinity of the site. Where major development is close to the Borough boundary, 'within the vicinity of the site' includes any GBI assets and features in neighbouring authority areas that could be affected.	To clarify that GBI audits for development close to the Borough boundary takes account of GBI features in neighbouring areas.
4.2.2	Signposts to useful audit information are as follows: <ul style="list-style-type: none"> • Defra's Magic Map • Runnymede Borough Council Mapping • Runnymede Open Spaces Study & Runnymede Playing Pitch Strategy • Surrey Nature Partnership Biodiversity Opportunity Areas 	Signposts to useful audit information are as follows: <ul style="list-style-type: none"> • Defra's Magic Map • Runnymede Borough Council Mapping • Runnymede Open Spaces Study & Runnymede Playing Pitch Strategy • Surrey Nature Partnership Biodiversity Opportunity Areas • National Character Areas 	Further signpost to useful information added.

Paragraph	Original Text	Text as Modified on Adoption	Reason
	<ul style="list-style-type: none"> National Character Areas Surrey County Council Landscape Character Assessment 	<ul style="list-style-type: none"> Surrey County Council Landscape Character Assessment Surrey Interactive Rights of Way Map 	
4.3.5	Applicants should demonstrate how the site has been designed to take account of the GBI planning and design principles set out in this SPD and design standards in the Runnymede Design SPD. This should include demonstrating how existing GBI assets in and around the site have been retained and incorporated into the design concept.	Applicants should demonstrate how the site has been designed to take account of the GBI planning and design principles set out in this SPD and design standards in the Runnymede Design SPD as well as any Neighbourhood Plans and their design guidance/statements. This should include demonstrating how existing GBI assets in and around the site have been retained and incorporated into the design concept. If a scheme proposes any loss of GBI this must be fully justified in accordance with Policy SL25 of the 2030 Local Plan.	To clarify that if a loss of GBI is proposed this must be justified against Policy SL25 of the 2030 Local Plan and that applicants need to take account of design guidance in Neighbourhood Plans and/or their supporting documents.
4.3.6	The design concept should take into account the general opportunities for enhancement of GBI assets highlighted in Annexes A-D of this SPD. The provision, character and distribution of specific GBI opportunities will depend on the nature of the development site and its context, the type of development and the contribution the proposal can make to GBI network connectivity and provision of ecosystem services.	The design concept should take into account the general opportunities for enhancement of GBI assets highlighted in Annexes A-D of this SPD. The provision, character and distribution of specific GBI opportunities will depend on the nature of the development site and its context, the type of development and the contribution the proposal can make to GBI network connectivity and provision of ecosystem services, without detrimentally impacting GBI assets and features in neighbouring local authority areas or their connectivity.	To clarify that provision/enhancement of GBI in Runnymede should not lead to a deterioration of GBI in neighbouring areas.
4.5.6	1 st Bullet Opportunities and requirements for multi-functional GBI should be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, taking into account existing natural	1 st Bullet Opportunities and requirements for multi-functional GBI should be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, taking into account existing natural assets and the most suitable	To add further signpost to good practice guidance.

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	assets and the most suitable locations and types of new provision in line with the principles set out in this SPD.	locations and types of new provision in line with the principles set out in this SPD, and in guidance such as Good Practice Guidance for Green Infrastructure and Biodiversity (TCPA).	
Diagram 4.2	N/A	Annotation 12 moved to correct position and river now shown on map with buffer zone highlighted in the key	For clarity
4.5.9	8 th Bullet under ‘Major developments should also consider’ Inclusion of appropriate biosecurity measures for control of non-native invasive species, pests and diseases to protect plant health, taking into account relevant legislation, regulations and good practice guidance such as the Landscape Institute’s Plant Health and Biosecurity Toolkit.	Add new bullet to 4.5.9 to read: Where viable, new trees should be of an appropriate species (see Box 4.6) capable of growth to exceed building height, and managed so to do. 8th Bullet under ‘Major developments should also consider’ Inclusion of appropriate biosecurity measures for control of non-native invasive species, pests and diseases to protect plant health, taking into account relevant legislation, regulations and good practice guidance such as the Landscape Institute’s Plant Health and Biosecurity Toolkit and Plant Healthy.	To clarify that new trees should be of an appropriate species and to add further signpost to good practice.
Box 4.7	N/A - Text missing	Biodiversity Net Gain Guidance Biodiversity Net Gain - Good Practice Principles for Development published by CIEEM, IEMA and CIRIA in 2019 provides practical guidance and advice for achieving biodiversity net gain in the UK’s land and freshwater environment. The Guide applies to all types and scales of development, at all stages in the life cycle of a development. It is relevant to developers and other stakeholders wishing to	To add signpost to biodiversity net gain guidance.

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		<p>promote, facilitate and deliver biodiversity net gain.</p> <p>Part D of the Guide provides detailed advice on implementing good practice principles for biodiversity net gain through impact assessment (Chapter 10), design (Chapter 11), construction (Chapter 12) and maintenance and monitoring (Chapter 13).</p> <p>Advice on achieving biodiversity net gain for smaller-scale developments with low-level biodiversity impacts and/or without specialist ecological input is also provided (Technical Note 2).</p>	
4.5.16	<p>3rd Bullet in ‘Major Developments should also consider’</p> <p>Applicants should demonstrate how green and blue corridors in and adjacent to the site have been retained, enhanced and linked to enhance ecological connectivity and support the dispersal of species. Landscape schemes for new planting should support a graded natural succession with their surroundings.</p>	<p>Move 3rd Bullet under in ‘Major Developments should also consider’ and place under ‘Minor & Major Developments’ and add following text in red:</p> <p>Applicants should demonstrate how green and blue corridors in and adjacent to the site have been retained, enhanced and linked to enhance ecological connectivity and support the dispersal of species. This should include any requirement for undeveloped buffer zones set out under Policy EE12 of the 2030 Local Plan. Landscape schemes for new planting should support a graded natural succession with their surroundings.</p>	To clarify the requirements of Policy EE12 of the 2030 Local Plan in relation to buffer zones.
4.5.18	The calculation of Biodiversity Net Gain should be undertaken using the Biodiversity Metric 2.0 (or any later updates as appropriate).	The calculation of Biodiversity Net Gain should be undertaken using the governments most up to date biodiversity metric Biodiversity Metric 2.0 (or any later updates as appropriate).	To ensure reference to biodiversity metric remains up to date.
Page 37	Design Checklist – Final bullet under ‘All Minor & Major Development’	Design Checklist – Final bullet under ‘All Minor & Major Development’ – Add following text in red:	To clarify in the checklist GBI features which should be considered.

Paragraph	Original Text	Text as Modified on Adoption	Reason
	Have existing habitats and landscape features such as hedgerows, trees, water bodies and corridors such as rivers and canals been integrated into the scheme?	Have existing habitats and landscape features such as hedgerows, trees, water bodies and corridors such as rivers and canals, undeveloped buffer zones been integrated into the scheme as well as opportunities for naturalisation of river banks?	
4.5.21	<p>2nd Bullet under ‘All Minor & Major Developments’</p> <p>Designing wildlife-friendly sustainable drainage systems as an integrated element of a development’s site drainage, open space and biodiversity strategy (see Box 4.10).</p> <p>1st Bullet under ‘Major Developments should also consider’</p> <p>Where appropriate, considering opportunities to enable public access to Blue Infrastructure corridors through provision of natural undeveloped buffer zones along main rivers and watercourses in accordance with the standards and ecological requirements set out in Local Plan Policy EE12.</p>	<p>Add text to 2nd Bullet under ‘All Minor & Major Developments’ as set out below in red:</p> <p>Designing wildlife-friendly sustainable drainage systems, with natural native planting as an integrated element of a development’s site drainage, open space and biodiversity strategy (see Box 4.10).</p> <p>Move 1st Bullet under ‘Major Developments should also consider’ and place under ‘Minor & Major Developments’ with additional text as set out below in red:</p> <p>Where appropriate, considering opportunities to enable public access to Blue Infrastructure corridors through provision of natural undeveloped buffer zones along main rivers and watercourses in accordance with the standards and ecological requirements set out in Local Plan Policy EE12 as well as opportunities for widening and re-naturalisation of existing buffer zones in urban areas.</p>	To clarify that planting should be natural native planting and to ensure all minor & major developments consider undeveloped buffer zones, including widening and re-naturalisation in urban areas.
Page 43	<p>Box 4.10 Sustainable Drainage Systems</p> <p>Sustainable Drainage Systems (SuDS) manage surface water run-off from rainfall close to where it falls in a more natural way. When designed well, SuDS can increase property value, mitigate</p>	<p>Box 4.10 Sustainable Drainage Systems – Add new text as shown in red:</p> <p>Sustainable Drainage Systems (SuDS) manage surface water run-off from rainfall close to where it falls in a more natural way. When designed well, SuDS can</p>	

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	<p>local flood risk, moderate microclimate, benefit ecology, provide new sources of water and create valuable amenity spaces for communities to enjoy. Furthermore, the cost of SuDS construction can also work out cheaper than traditional drainage methods if planned properly from the start.</p> <p>In its capacity as Lead Local Flood Authority, Surrey County Council is a statutory consultee on surface water drainage for all new major developments in the Borough, and provides Pre-Application Planning Advice to help applicants in developing and submitting a surface water drainage strategy.</p> <p>The County Council recommends applicants take into consideration the Surrey County Council SuDS Design Guidance (2019) before submitting a planning application. Prepared in partnership with the other local planning authorities in Surrey, including Runnymede Borough Council, the Guidance provides advice on meeting the requirements of Defra’s National Technical Standards for Sustainable Drainage, the evidence required to support an application and what standard conditions may be with respect to surface water drainage.</p> <p>The County Council also recommends that new major developments take into consideration the advice provided by Water People Places – a guide</p>	<p>increase property value, mitigate local flood risk, moderate microclimate, benefit ecology, provide new sources of water and create valuable amenity spaces for communities to enjoy. Furthermore, the cost of SuDS construction can also work out cheaper than traditional drainage methods if planned properly from the start.</p> <p>Policy EE13 of the 2030 Local Plan requires that all new development provide SuDS unless demonstrated to be inappropriate.</p> <p>In its capacity as Lead Local Flood Authority, Surrey County Council is a statutory consultee on surface water drainage for all new major developments in the Borough, and provides Pre-Application Planning Advice to help applicants in developing and submitting a surface water drainage strategy.</p> <p>The County Council recommends applicants take into consideration the Surrey County Council SuDS Design Guidance (2019) before submitting a planning application. Prepared in partnership with the other local planning authorities in Surrey, including Runnymede Borough Council, the Guidance provides advice on meeting the requirements of Defra’s National Technical Standards for Sustainable Drainage, the evidence required to support an application and what standard conditions may be with respect to surface water drainage. The guidance is also a useful tool for minor development schemes.</p>	

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	for master planning sustainable drainage into developments (2013) prepared by the Lead Local Flood Authorities in South East England, including Surrey County Council.	The County Council also recommends that new major developments take into consideration the advice provided by Water People Places – a guide for master planning sustainable drainage into developments (2013) prepared by the Lead Local Flood Authorities in South East England, including Surrey County Council.	
Page 44	Design Checklist – Building Resilience to Climate Change - Text to be added	Design Checklist – Building Resilience to Climate Change – Add bullet under ‘All Development’ as follows: Have watercourses/buffer zones been included to protect and enhance Blue Infrastructure on-site?	To clarify in the checklist GBI features which should be considered.
Page 45	Signposts to Further Information Surrey County Council Climate Change Strategy <ul style="list-style-type: none"> • Surrey County Council Tree Strategy • Living Roofs & Walls Good Practice • Surrey County Council SuDS Design Guidance (2019) • Water People Places – a guide for master planning sustainable drainage into developments (2013) 	Signposts to Further Information Surrey County Council Climate Change Strategy <ul style="list-style-type: none"> • Surrey County Council Tree Strategy • Living Roofs & Walls Good Practice • Surrey County Council SuDS Design Guidance (2019) • Water People Places – a guide for master planning sustainable drainage into developments (2013) • Surrey Local Flood Risk Management Strategy 	Further signpost to information added.
4.5.23	1 st Bullet under ‘Major developments should also consider’ Provision of sufficient high quality open spaces of different types to ensure residents have the opportunity to access and interact with nature, and encourage recreation, sports and healthy lifestyles.	1st Bullet under ‘Major developments should also consider’ Provision of sufficient high quality open spaces of different types to ensure residents have the opportunity to access and interact with nature, and encourage recreation, sports and healthy lifestyles, taking into account Sport England's Active Design Guidance.	To add signpost to Sport England guidance.

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Annexes, before p65	N/A	Please note that the maps contained within these Annexes are a snapshot in time and accurate at the time of adoption. Anyone using the maps set out in these Annexes should refer to the Council's latest evidence base and on-line maps to ensure that any updates to designations and/or classifications are taken into account.	
Annex D, page 84	1 st Paragraph As identified by the Environment Agency's Thames River Basin District Management Plan, there are opportunities to enhance the water environment through land use planning. These include addressing issues such as diffuse pollution from rural areas, barriers to natural fish movements and migration, and invasive non-native species.	1 st Paragraph As identified by the Environment Agency's Thames River Basin District Management Plan, there are opportunities to enhance the water environment through land use planning. These include addressing issues such as diffuse pollution from rural areas, barriers to natural fish movements and migration, and invasive non-native species. The latest Water Framework Directive water quality status of the water courses within the Thames River Basin District can be found here.	To add signpost to water quality status of watercourses in Runnymede.