



WEYBRIDGE BUSINESS PARK, RUNNYMEDE

STATEMENT OF COMMUNITY INVOLVEMENT

April 2022

**WEYBRIDGE BUSINESS PARK, RUNNYMEDE
STATEMENT OF COMMUNITY INVOLVEMENT**

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WEYBRIDGE BUSINESS PARK, RUNNYMEDE
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1. INTRODUCTION

- 1.1. This Statement of Community Involvement (SCI) has been prepared in support of Bridge Industrial's (hereafter 'Bridge') full application for land at Weybridge Business Park, Addlestone Rd.
- 1.2. The development proposals involve the demolition of existing buildings and the development of three employment units within Classes E(g)ii, E(g)iii, B2 and B8, with ancillary office accommodation, new vehicular access, associated external yard areas, HGV and car parking, servicing, external lighting, hard and soft landscaping, infrastructure and all associated works. The proposals comprise the provision of 17,820 sq.m GIA of employment floorspace.
- 1.3. This SCI has been produced to demonstrate Bridge's commitment to public consultation and to show how Bridge have taken on board the priorities of residents and stakeholders as plans for the site have developed. It includes a summary of how local priorities have influenced the proposals.
- 1.4. The consultation was designed to reflect the values set out in Runnymede Borough Council's Local Plan released in July 2020.
- 1.5. As part of Bridge's commitment to community consultation, Connect was appointed to:
 - Arrange a series of meetings with local elected representatives and wider stakeholder groups regarding the proposals
 - Gain an understanding of local views about the site and the surrounding area
 - Engage the community in developing plans for the site and allow for constructive feedback
 - Continue to engage with the community beyond the consultation newsletter, answering questions and providing further information on request
- 1.6. This report records the consultation activity which has taken place with the elected representatives.
- 1.7. This report includes:
 - A record of the consultation methods used
 - Details of engagement with local representatives
 - Responses received from public consultation

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2. THE CONSULTATION PROCESS

- 2.1. Runnymede Borough Council adopted its Statement of Community Involvement in 2020. Bridge has sought to undertake consultation methods which comply with the Statement of Community Involvement.
- 2.2. The consultation has ensured that elected representatives and the wider community have been given the opportunity to input into and influence the proposed scheme. In order to ensure as many people as possible were able to access the information and contribute their feedback, a leaflet was dropped on the 8th April, and meetings with ward councillors were held on site on the 23rd March.
- 2.3. The following consultation methods were used:
 - 2.3.1. **ENGAGEMENT WITH LOCAL REPRESENTATIVES:** Bridge extended invitations on the 10th March to meet with Leader of the Council, Nick Prescott and Addlestone South ward councillors, Cllr [REDACTED], Cllr [REDACTED] and Cllr [REDACTED]
 - 2.3.2. Bridge met on site at Weybridge Business Park on the 23rd March with the Addlestone South ward councillors.
 - 2.3.3. **ENGAGEMENT WITH STAKEHOLDER GROUPS:** Bridge extended invitations on the 31st March to Weybridge Town Business Group and South East River Trust.
 - 2.3.4. **LETTER ADVERTISING THE PROPOSALS:** A newsletter was issued to residents and relevant stakeholders and businesses on 8th April. This was delivered to 629 separate properties.
 - 2.3.5. **TELEPHONE AND EMAIL RESPONSE / HOTLINE:** Contact details for Connect were publicised in all correspondence. This enabled those residents that were not able to interact with the consultation to get in touch and make comments. On the consultation website, feedback forms were available to fill out and submit. For those residents who did not have access to the internet, telephone contacts were provided.

3. STAKEHOLDER ENGAGEMENT

- 3.1. As part of the consultation process, Bridge extended invitations to meet with the community's elected representatives.
- 3.2. Bridge invited Addlestone South ward councillors to meet on site with the Bridge Industrial team, to further discuss the proposal.
- 3.3. Bridge extended invitations on the 31st March to Weybridge Town Business Group and South East River Trust.
- 3.4. The project team met with Addlestone South ward councillors, at Weybridge Business Park on the 23rd March. Councillor [REDACTED] (also serving as Surrey County Councillor) and Cllr [REDACTED] were in attendance.
- 3.5. **MEETING WITH ADDLESTONE SOUTH COUNCILLORS:** The project team met with Councillor [REDACTED] and [REDACTED] on the 23rd March, on site at 3pm. The project team gave a brief introduction to Bridge Industrial, the history of Weybridge Business Park and an overview of the pre-application engagement to date with Runnymede Borough Council and Surrey County Council, with pre-application meetings held with both and feedback received. They took questions raised from the councillors.

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- 3.6. Overall, the councillors' views towards the scheme were positive and they raised the following specific topics, with the project team responding accordingly:

Traffic: The councillors raised their concerns over an increase in traffic in the area, as there are already issues caused by the station. Questions about construction traffic coming along local roads and how disruption could be reduced was also raised. The project team explained this is currently being assessed by Bridge's highways consultant and the traffic strategy has formed part of the ongoing conversations with Surrey County Council which will ultimately feed into traffic assessment.

Noise pollution: Councillors raised questions over the effects of noise pollution. The project team responded that an acoustics consultant had been appointed and initial results were positive, adding that there would be an acoustic fence along the elevation nearest to the residential units.

Air quality impact: Councillors raised concerns over air quality and the project team outlined that they would continue to undertake surveys, but initial results received had been positive, showing that any impact on air quality would be minimal.

Parking: The issue of parking was raised, when Councillor [REDACTED] asked that if there were 300 workers at the site, would there be sufficient parking for them, in which the project team confirmed that there would be.

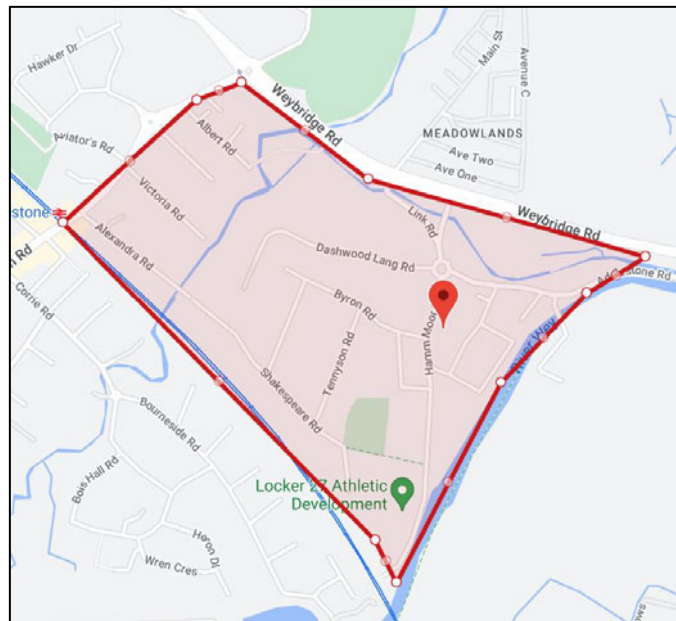
Employment opportunities: Councillor Snow questioned how local firms would be involved in the construction phase. The project team explained that there would just be a main contractor. The councillors asked a question to the team regarding how it would be ensured that the employment created was advertised locally, in which the project team guaranteed this would be the case through localised adverts and through the council.

- 3.7. Cllr [REDACTED] stated that he was pleased with the proposals. Cllr [REDACTED] and Cllr [REDACTED] sit on the Planning Committee, so explained that they won't be able to formally support the proposals, or actively assist the team.
- 3.8. Bridge will continue to engage with the members of Addlestone South Ward, following the submission of the planning application.

4. NEWSLETTER FEEDBACK

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4.1.1. MAP OF INVITATION AREA



Map of invitation area with the site

4.1 LETTER ADVERTISING THE PROPOSALS: A letter was issued to residents and relevant stakeholders and businesses on 8th April. This was delivered to 629 separate properties. A copy of the newsletter can be found in Appendix A.

4.2 Throughout the open consultation so far, the feedback received has centred around the following themes:

Traffic (3): Concerns were raised about increased traffic produced because of the development. Safety concerns were also cited as Addlestone Road is used as a walking route for children attending school. A resident also noted the potential for workers to use adjacent roads for car parking.

Pollution (2): One resident raised concerns about the noise and light pollution stemming from a 24/7 logistics facility and the accompanying HGVs. Another resident also mentioned an increase in air pollution from HGV usage.

Site Use (2): Residents noted that the site and other office space had been vacant for many years and questioned the need for this development. One resident noted that there was a shortage of housing which needed to be addressed.

Scale (1): While praise was given to the fact that a brownfield site was being revitalised, a resident deemed it too close to residential properties to be considered an appropriate size.

Visual Impact (1): One resident stated that the development would 'ruin the countryside' and the view of the adjacent river.

5. TAKING ON BOARD LOCAL PRIORITIES

5.1. Throughout the consultation so far, the project team has sought to gain an understanding of local views and priorities to inform and evolve the proposals.

ISSUE	REPOSE
TRAFFIC AND CONGESTION	<p>Bridge understands that the potential for traffic and congestion from this sort of development can be a key concern for residents. Bridge will submit a Transport Assessment, and a Travel Plan with the application to fully assess the traffic situation, encourage travel by sustainable modes and provide any mitigation measures considered necessary where possible.</p> <p>The site is well situated and ideally positioned to take advantage of its highly accessible location, providing access to it and from important strategic road network of the wider area.</p>
LANDSCAPING AND VISUAL IMPACT	<p>Bridge have carefully considered the landscaping strategy to mitigate any concerns regarding visual impact.</p> <p>The buildings will be softened by a robust landscaping strategy around the perimeter of the site particularly facing out towards sensitive areas such as the River Wey, Hamm More Lane and Addlestone Road. This will include planting of new native semi-mature trees and woodland shrubs.</p> <p>The scheme will also seek to minimise any impact to the River Wey Conservation Area, given its close proximity.</p>
RESPECTING THE RIVER WEY	<p>Bridge recognises that the site is adjacent to the historic River Wey and in close proximity to the Wey Navigation Conservation Area.</p> <p>Bridge have carefully designed the landscaping strategy to ensure a robust buffer is provided between the site and the River Wey. Access to the tow path will not be affected.</p> <p>Bridge will undertake a Heritage Impact Assessment in order to fully assess the potential impact of the scheme on the character of the Conservation area..</p>
SUSTAINABILITY	<p>Bridge fully recognises the importance of new developments having the strongest possible sustainable credentials.</p> <p>As part of Bridge’s commitment to achieving a carbon net zero development, the building will be developed using the most sustainable materials.</p> <p>Bridge will include solar thermal and solar panels, LED lighting and EV charging infrastructure.</p> <p>Bridge is committed to achieving BREEAM ‘Very Good’ with aspirations of ‘Excellent’ rating for this development.</p>

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COMMUNITY AND ECONOMIC INVESTMENT	<p>Bridge anticipates the proposals will create jobs for 400 people, with £85 million worth of private investment which aligns with Runnymede Borough Council's own economic ambitions for the borough.</p> <p>Bridge will place an emphasis on working with local contractors, and explore the possibility of apprenticeship opportunities.</p>
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6. SUBSEQUENT ENGAGEMENT

- 6.1. Bridge will continue to monitor feedback from the consultation newsletter and where possible will take this feedback on board.
- 6.2. Bridge is committed to on-going liaison with residents and their representatives and will endeavour to keep both residents and councillors updated as the planning application progresses.

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7. APPENDIX

**A PLANNING APPLICATION FOR LAND
OFF ADDLESTONE ROAD,
WEYBRIDGE BUSINESS PARK**




Dear Neighbour,

Bridge Industrial is writing to you to make you aware of its intentions to bring forward a full Planning Application for its site located off Addlestone Road at the Weybridge Business Park.

The application relates to a proposal to redevelop this site and bring it back in to use by providing three new high-quality logistics buildings with ancillary office space and landscaping.

This newsletter covers full details of the application and the key considerations we have explored to ensure that the proposal is well suited to the local area and respects the ambition of Runnymede Borough Council to deliver new economic sites in the Borough.



Site location plan


ABOUT BRIDGE INDUSTRIAL


Founded in 2000, Bridge Industrial is an integrated real estate operating and investment company. Our core focus is on the acquisition of industrial properties in supply-constrained markets in the US and UK.

Bridge opened its UK arm of operations in November 2020 and has already invested in a number of important strategic sites across London and South East. Bridge Industrial develop modern logistic buildings to the highest quality. We have a strong focus on our sustainability credentials and will construct our buildings to minimise any impact on the local environment.

GET IN TOUCH

If you would like to hear more about our proposals please get in touch using the contact details below. Alternatively, please feel a feedback form at the end of this newsletter and post it back to using the Free post address.

 Bridgeweybridge@connectpa.co.uk

 **0800 029 7171**

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A PLANNING APPLICATION FOR LAND OFF ADDLESTONE ROAD, WEYBRIDGE BUSINESS PARK

OUR PROPOSALS

The demand for new industrial and logistic facilities has shown sustained growth in recent years as a result of changing consumer patterns and there remains an undersupply. Our proposals have carefully considered the wider context of the area and evidence which demonstrates that the demand for logistics facilities is strong.



THE PROPOSALS INCLUDE



Three new high quality logistic buildings; one larger unit of 13,608sqm and two smaller units of 1,468sqm and 1,250 sqm



The buildings will be softened by a robust landscaping strategy around the perimeter of the site particularly facing out towards sensitive areas such as the River Wey. This will include planting of new native semi-mature trees and woodland shrubs



Primary access from Addlestone Road which will be upgraded to enhance suitability for HGVs arriving to and from the site



Where possible, existing trees will be retained



175 car parking spaces and EV charging points; and 75 secure cycle storage spaces



Green walls will be provided to improve the aesthetics of the development and provide sustainability benefits

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KEY CONSIDERATIONS

Delivering a viable economic development

Bridge is conscious of the need to design a scheme which will maximise the economic benefits for Weybridge and Addlestone.

We intend to deliver a high-quality development that is well suited for the site and the area. The application will also strengthen Runnymede Borough Council's ambition to play an important economic role in the wider Surrey area by delivering on this strategic employment site.

Respecting the River Wey

Bridge recognises that the site is adjacent to the historic River Wey and in close proximity to the Wey Navigation Conservation Area.

We have carefully designed our landscaping strategy to ensure a robust buffer is provided between the site and the River Wey. Bridge will also retain the existing tow path for public access which was provided as part of the previous development on the site.

Bridge will undertake a Heritage Impact Assessment in order to fully understand the character of the Conservation area and neighbouring assets. Where necessary, Bridge will evolve the proposals further in order to address any potential heritage impacts.

High quality design

Bridge places emphasis on the need to create buildings which are aesthetically pleasing. These proposals will deliver three new industrial buildings and ancillary office space of a high quality and modern standard. Bridge will also explore providing outdoor amenity spaces which can be enjoyed by employees on site.

Traffic and congestion

Bridge understands that the potential for traffic and congestion from this sort of development can be a key concern for residents. Bridge will submit a Transport Assessment alongside this application to fully assess the traffic situation and provide mitigation measures where possible.

Sustainability

Bridge fully recognises the importance of new developments having the strongest possible sustainability credentials.

As part of Bridge's commitment to achieving a carbon net zero development, the building will be developed using the most sustainable materials. Bridge will include solar thermal and solar panels, LED lighting and EV charging infrastructure.

We are committed to achieving BREEAM 'Very Good' with aspirations of Excellent rating for this development.

Community and economic investment



We anticipate that this development will create in the region of **400 jobs**



The development will represent circa **£85m of private sector investment**

Where possible, Bridge will use local contractors in order to support the local economy and create locally based jobs.

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OFF ADDLESTONE ROAD,
WEYBRIDGE BUSINESS PARK**



FEEDBACK AND NEXT STEPS

We hope that you have found this newsletter helpful. We would be delighted to hear your feedback on our proposals. Please feel free to complete the feedback form below and return to us using the freepost address below.

Name _____

Address _____

Telephone _____

Email _____

Do you have any comments on our proposals?

Bridge is now in the process of finalising our proposals and will submit a planning application to Runnymede Borough Council shortly. Should you have any other questions in the meantime, please feel free to contact us using the details on this newsletter.

DATA PROTECTION

Connect are working on behalf of Bridge Industrial to collect information relating to its site located off of Addlestone Road at the Weybridge Business Park. We value your privacy and the data collected through this feedback form will only be used to inform Bridge Industrial's application for the site. We will keep your personal data until the completion of the planning process.

We will always treat your personal data with the utmost care and take all appropriate steps to protect it. You can view our Privacy Policy at <https://connectpa.co.uk/privacy-policy/> or you can request a copy by emailing us at GDPR@connectpa.co.uk or calling us on 020 7592 9592.

Please tick below as appropriate:

- I agree that Connect can use the data provided in this feedback form to contact me about Bridge Industrial's Weybridge Business Park proposals.
- I agree that Connect can share the data provided in this feedback form with Bridge Industrial and that Bridge Industrial can contact me about the Weybridge Business Park proposals.

CONTACT US

If you would like to submit your thoughts on the application, or if you have any questions, please contact us.



Bridge Industrial – Weybridge Business Park
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London SW1P 4QP



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