

APPEAL AT Weybridge Business Park, Addlestone Road

BY

Appeal by Bridge UK Properties 7 LP

APP/Q3630/W/23/3329722

CORE DOCUMENTS LIST

CD1 –Plans and Documents submitted as part of the Planning Application	
1.	<u>Application Plans</u>
	<i>Plans considered at planning application stage</i>
1.1.	21490-UMC-ZZZZ-SI-M2-A-0502 [D] Site Location Plan
1.2.	21490-UMC-ZZZZ-SI-M2-A-0602 [V] Proposed Block Plan
1.3.	21490-UMC-0100-ZZ-DR-A-1313 [G] Unit 100 Elevations
1.4.	21490-UMC-0100-ZZ-DR-A-1014[A] Unit 100 - Proposed Transport Office
1.5.	21490-UMC-0100-ZZ-DR-A-1012 [E] Unit 100 - Proposed Roof Plan
1.6.	21490-UMC-0100-ZZ-DR-A-1011[D] Unit 100 - Proposed Office Plan
1.7.	21490-UMC-0100-ZZ-DR-A-1010 [G] Unit 100 - Proposed Building Plan
1.8.	21490-UMC-ZZZZ-SI-M2-A-1013 [D] Unit 100 - Proposed Sections
1.9.	21490-UMC-0200-ZZ-DR-A-1322 [C] Unit 210 220 – Elevations
1.10.	21490-UMC-0200-ZZ-DR-A-1020[C]_ Unit 210 220 - Proposed Building Plan
1.11.	21490-UMC-0200-ZZ-DR-A-1022[B]_ Unit 220 Proposed Office Plan
1.12.	21490-UMC-0200-ZZ-DR-A-1021[B]_ Unit 210 Proposed Office Plan
1.13.	21490-UMC-0200-ZZ-DR-A-1023[C]_ Unit 210 220 - Proposed Roof Plan
1.14.	1490-UMC-0200-ZZ-DR-A-1025[A] Unit 210 & 220 - Proposed Section
1.15.	21490-UMC-ZZZZ-SI-M2-A-0703[K] External Compound Details
1.16.	21490-UMC-ZZZZ-SI-M2-A-0702[L] External Fencing Details
1.17.	21490-UMC-ZZZZ-SI-M2-A-0701[K] External Finishes
	<i>Existing Plans</i>
1.18.	21490-UMC-ZZZZ-SI-M2-A-0503[C] Demolition Plan
1.19.	21490-UMC-ZZZZ-SI-M2-A-0501[C] Existing Block Plan
1.20.	220126 ELE – Building 1 Existing Elevations
1.21.	220126 ELE – Building 2 Existing Elevations
1.22.	220126 ELE – Building 3 Existing Elevations
1.23.	220126 ELE – Building 4 Existing Elevations
1.24.	220126 ELE – Building 5 Existing Elevations
1.25.	220126 ELE – Building 6 Existing Elevations
1.26.	220126 ELE – Building 7 Existing Elevations
	<i>Superseded Plans</i>
1.27.	21490-UMC-ZZZZ-SI-DR-A-0503[A] Demolition Plan - SUPERSEDED
1.28.	21490-UMC-ZZZZ-SI-DR-A-0501[A] Existing Block Plan – SUPERSEDED
1.29.	21490-UMC-ZZZZ-SI-DR-A-0602 [K] Proposed Block Plan – SUPERSEDED
1.30.	21490-UMC-ZZZZ-SI-DR-A-0703[D] External Compound Details – SUPERSEDED

1.31.	21490-UMC-ZZZZ-SI-DR-A-0702[E] External Fencing Details – SUPERSEDED
1.32.	21490-UMC-ZZZZ-SI-DR-A-0701[E] External Finishes – SUPERSEDED
1.33.	21490-UMC-ZZZZ-SI-DR-A-0502 [B] Site Location Plan – SUPERSEDED
1.34.	8404_100_P2 General Arrangement Plan Landscape – SUPERSEDED
1.35.	8404_101_P2 General Arrangement Plan Hardworks Proposals – SUPERSEDED
1.36.	8404_102_P2 General Arrangement Plan Softworks Proposals - SUPERSEDED
1.37.	8404_103_P2 General Arrangement Plan Existing Trees and Hedgerows to be Removed-Retained – SUPERSEDED
1.38.	8404_104_P3 Typical Cross Sections - SUPERSEDED
1.39.	8404_105_P3 Typical Cross Sections - SUPERSEDED
1.40.	8404_110_P2 Illustrated Landscape Masterplan - SUPERSEDED
1.41.	21490-UMC-ZZZZ-SI-DR-A-0502 [C] Site Location Plan
1.42.	21490-UMC-ZZZZ-SI-DR-A-0501[B] Existing Block Plan
1.43.	21490-UMC-ZZZZ-SI-DR-A-0503[B] Demolition Plan
1.44.	21490-UMC-ZZZZ-SI-DR-A-0602 [L] Proposed Block Plan
1.45.	21490-UMC-ZZZZ-SI-DR-A-0701[F] External Finishes
1.46.	21490-UMC-ZZZZ-SI-DR-A-0702[F] External Fencing Details
1.47.	21490-UMC-ZZZZ-SI-DR-A-0703[E] External Compound Details
1.48.	8404_100_P3 General Arrangement Plan Landscape
1.49.	8404_101_P3 General Arrangement Plan Hardworks Proposals
1.50.	8404_102_p3 General Arrangement Plan Softworks Proposals
1.51.	8404_103_P3 General Arrangement Plan Existing Trees and Hedgerows to be Removed-Retained
1.52.	8404_104_P4 Typical Cross Sections
1.53.	8404_105_P4 Typical Cross Sections
1.54.	8404_110_P3 Illustrated Landscape Masterplan
1.55.	21490-UMC-0100-ZZ-DR-A-1010 [F] Unit 100 Proposed Building Plan
1.56.	21490-UMC-0100-ZZ-DR-A-1313 [E] Unit 100 Proposed Elevations
1.57.	21490-UMC-0100-ZZ-DR-A-1011 [C] Unit 100 Proposed Office Plan
1.58.	21490-UMC-0100-ZZ-DR-A-1012 [C] Unit 100 Proposed Roof Plan
1.59.	21490-UMC-0100-ZZ-DR-A-1013 [B] Unit 100 Proposed Section
1.60.	21490-UMC-0200-ZZ-DR-A-1020 [C] Unit 210 and 220 Proposed Building Plan
1.61.	21490-UMC-0200-SI-DR-A-1322 [C] Unit 210 and 220 Proposed Elevations
1.62.	21490-UMC-0200-ZZ-DR-A-1023 [C] Unit 210 and 220 Proposed Roof Plan
1.63.	21490-UMC-0200-ZZ-DR-A-1025 [A] Unit 210 and 220 Proposed Section
1.64.	21490-UMC-0200-ZZ-DR-A-1021 [B] Unit 210 Proposed Office Plan
1.65.	21490-UMC-0200-ZZ-DR-A-1022 [B] Unit 220 Proposed Office Plan

CD2 – Documents submitted at planning application stage	
2.	Supporting Documents
	<i>Documents considered at decision making stage</i>
2.1.	Planning Application Forms and Certificates, October 2022 (Savills)

2.2.	CIL Form 1, October 2022
2.3.	Planning Statement, May 2022 (Savills)
2.4.	Planning Statement Addendum, October 2022 (Savills)
2.5.	Cover Letter.Follow on Statement, January 2023 (Savills)
2.6.	Cover Letter/ Follow on Statement, February 2023 (Savills)
2.7.	Economic Benefits & Social Value Assessment, June 2022 (Savills)
2.8.	Design and Access Statement Addendum, October 2022 (UMC Architects)
2.9.	Townscape and Visual Impact Assessment, October 2022 (LDA Design) A. 8404_Weybridge_TVIA_Part1of7 October 22 B. 8404_Weybridge_TVIA_Part2of7 October 22 C. 8404_Weybridge_TVIA_Part3of7 October 22 D. 8404_Weybridge_TVIA_Part4of7 October 22 E. 8404_Weybridge_TVIA_Part5of7 October 22 F. 8404_Weybridge_TVIA_Part6of7 October 22 G. 8404_Weybridge_TVIA_Part1of7 October 22
2.10	Landscaping Strategy P1, October 2022, (LDA) A. 8404_RP_002_Landscape_Strategy_Section 1 October 22 B. 8404_RP_002_Landscape_Strategy_Section 2 October 22 C. 8404_RP_002_Landscape_Strategy_Section 3 October 22 D. 8404_RP_002_Landscape_Strategy_Section 4 October 22 E. 8404_RP_002_Landscape_Strategy_Section 5 October 22 F. 8404_RP_002_Landscape_Strategy_Section 6 October 22 G. 8404_RP_002_Landscape_Strategy_Section 7 October 22 H. 8404_RP_002_Landscape_Strategy_Section 8 October 22 I. 8404_RP_002_Landscape_Strategy_Section 9 October 22 J. 8404_RP_002_Landscape_Strategy_Section 10 October 22
2.11	Landscaping Plan General Arrangement October 2022, LDA A. 8404_100 P6 – GA Plan Landscape B. 8404_101 P5 – GA Plan Hardworks Proposals C. 8404_104 P6 – Typical Cross Sections D. 8404_105 P6 – Typical Cross Sections E. 8404_110 P5 – Illustrated Landscape Masterplan F. 8404_200 P5 – GA Plan Softworks Proposals Planting Plan G. 8404_201 P3 – GA Plan Softworks Proposals Planting Plan Matrix Planting
2.12	A. Visual 1 (February 2023) B. Visual 2 (February 2023) C. Visual 3 (February 2023) D. Visual 4 (February 2023)
2.13	Historic Environment Desk-Based Assessment (inc. Heritage and Archaeology), April 2022 (Savills)
2.14	Heritage And Archaeology Statement Addendum October 2022 (Savills)
2.15	A. Transport Scoping Note (TN001 v1.0), March 2022 (Mode) B. Transport Assessment, May 2022 (Mode)
2.16	Transport Assessment Addendum, October 2022 (Mode)
2.17	A. Response to Residents' Transport Objection, (TN004 v1.1), January 2023 (Mode) B. Response to Residents' Transport Objection, (TN003 v1.2), June 2023 (Mode)
2.18	Further Clarifications for SCC Highways, (TN005), January 2023 (Mode)
2.19	Further Clarifications for National Highways, July 2022 (Mode)
2.20	Construction Logistics Plan, May 2022 (Mode)
2.21	Delivery & Servicing Plan, October 2022 (Mode)

2.22	Framework Construction Environment Management Plan, October 2022 (AAC)
2.23	Framework Travel Plan, April 2022 (Mode)
2.24	Noise Impact Assessment Addendum, October 2022 (AAC)
2.25	Noise technical note, January 2023 (AAC)
2.26	Air Quality Assessment Addendum, October 2022 (AAC)
2.27	Energy and Sustainability Statement, October 2022 (SWH-MBA)
2.28	Arboricultural Impact Assessment including Tree Survey October 2022 (Ligna Consultancy)
2.29	Arboricultural Method Statement & Protection Plan, October 2022 (Ligna Consultancy)
2.30	Preliminary Ecological Appraisal, October 2022 (MKA Ecology)
2.31	Biodiversity Net Gain Plan, January 2023 (MKA Ecology)
2.32	Response to Surrey Wildlife Trust's Ecology Planning Advice Service, January 2023 (MKA Ecology)
2.33	The Biodiversity Metric 3.0, January 2023
2.34	External Lighting Assessment, January 2023 (MBA)
2.35	Daylight & Sunlight Assessment, October 2022, (Hollis)
2.36	Daylight & Sunlight further Clarifications, February 2023
2.37	Flood Risk Assessment and SuDS Strategy, May 2022 (HDR) A. Flood Risk Assessment and Drainage Strategy - Part 1 of 4 B. Flood Risk Assessment and Drainage Strategy - Part 2 of 4 C. Flood Risk Assessment and Drainage Strategy - Part 3 of 4 D. Flood Risk Assessment and Drainage Strategy - Part 4 of 4
2.38	Flood Risk Assessment and SuDS Strategy Addendum, October 2022 (HDR)
2.39	Surface Water Drainage Summary Proforma, October 2022 (HDR)
2.40	Green and Blue Infrastructure Checklist, May 2022 (Savills)
2.41	Topographical Survey, May 2022 (Interlock) A. Topographical Survey 1 of 3 B. Topographical Survey 2 of 3 C. Topographical Survey 3 of 3
2.42	Geo-Environmental Assessment, May 2022 (TRC) A. Geo Environmental 1 of 5 B. Geo Environmental 2 of 5 C. Geo Environmental 3 of 5 D. Geo Environmental 4 of 5 E. Geo Environmental 5 of 5
2.43	Statement of Community Involvement, April 2022 (Connect)
2.44	Market Assessment, April 2022 (Bridge UK Properties 7 LP)
Superseded Documents	
2.45	Planning Application Forms and Certificates, May 2022 (Savills)
2.46	CIL Form 1, May 2022 (Savills)
2.47	Design and Access Statement, May 2022 (UMC Architects)
2.48	Landscaping Strategy, May 2022 (LDA) A. Landscape Strategy Part 1 B. Landscape Strategy Part 2 C. Landscape Strategy Part 3 D. Landscape Strategy Part 4
2.49	A. 8404_100 P2 – GA Plan Landscape B. 8404_101 P2 – GA Plan Hardworks Proposals C. 8404_102 P2 – GA Plan Softworks Proposals

	D. 8404_103 P2 – GA Plan Existing Trees and Hedgerows to be Removed /Retained E. 8404_104 P3 – Typical Cross Sections F. 8404_105 P3 – Typical Cross Sections G. 8404_110 P2 – Illustrated Landscape Masterplan
2.50	Townscape and Visual Impact Assessment, April 2022 (LDA Design)
2.51	Air Quality Assessment, April 2022 (AAC)
2.52	Arboricultural Impact Assessment including Tree Survey, April 2022 (Ligna Consultancy)
2.53	Biodiversity Net Gain Plan, April 2022 (MKA Ecology)
2.54	Energy and Sustainability Statement, April 2022 (SWH-MBA)
2.55	Surface Water Drainage Summary Proforma, May 2022 (HDR)
2.56	Historic Environment Desk-Based Assessment (inc. Heritage and Archaeology), April 2022 (Savills)
2.57	External Lighting Assessment, April 2022 (MBA)
2.58	Noise Impact Assessment, April 2022 (AAC)
2.59	Delivery & Servicing Plan, April 2022 (Mode)
2.60	Preliminary Ecological Appraisal, April 2022 (MKA)
2.61	Daylight & Sunlight Technical Note, June 2022 (Hollis)
2.62	Biodiversity Net Gain Plan, October 2022 (MKA Ecology)
2.63	External Lighting Assessment, October 2022 (MBA)
2.64	Green and Blue Infrastructure Checklist, May 2022 (Savills)

CD3 - Consultee Documents & Responses (at planning application stage)	
3.	<u>Consultee Responses</u>
<i>Statutory Consultees</i>	
3.1.	Environment Agency (March 2023)
3.2.	National Highways (December 2022)
3.3.	Highway Authority A. Highway Authority Response (February 2023) B. Highway Authority – Clarifications Request (January 2022)
3.4.	Lead Local Flood Authority (December 2022)
<i>Runnymede Borough Council Consultees</i>	
3.5.	Ecology advice (Surrey Wildlife Trust) (February 2023)
3.6.	Tree Officer (December 2022)
3.7.	Environmental Health (noise) (December 2022)
3.8.	Conservation Officer (December 2022)
3.9.	Drainage Officer (December 2022)
3.10.	Energy & Sustainability (Comments Undated)
<i>Other Consultees</i>	
3.11.	Surrey Archaeology Officer (December 2022)
3.12.	Surrey Fire and Rescue Service (December 2022)
3.13.	National Trust (December 2022)
3.14.	Thames Water (December 2022)
3.15.	Elmbridge Borough Council (December 2022)
3.16.	Surrey County Council Historic Environment Planning Archaeology (June 2022)

CD4– RU.22/0776 Decision Documents	
4.	
4.1.	Committee Report for the Planning Committee on 22 March 2023
4.2.	Committee Addendum for the Planning Committee on 22 March 2023
4.3.	Committee Minute Meetings for the Planning Committee on 22 March 2023
4.4.	Decision Notice for planning permission RU.22/0776 issued 24 March 2023
CD5 - Appeal Plans and Documents	
5.	
5.1.	Appellants Statement of Case A. Appellants Statement of Case 1of9 B. Appellants Statement of Case 2of9 C. Appellants Statement of Case 3of9 D. Appellants Statement of Case 4of9 E. Appellants Statement of Case 5of9 F. Appellants Statement of Case 6of9 G. Appellants Statement of Case 7of9 H. Appellants Statement of Case 8of9 I. Appellants Statement of Case 9of9
5.2.	Council's Statement of Case
5.3.	Rule 6 Party- Poets Corner Residents Association Statement of Case
5.4.	Rule 6 Party- Weybridge Society Statement of Case

CD6– “Scheme 2”_ RU.23/1066- Plans and Documents	
6.	<u>Key documents from “scheme 2”</u>
6.1.	WEYB-BED-ST-ZZ-DR-A-6000 P01 - Site Location Plan
6.2.	WEYB-BED-ST-ZZ-DR-A-6010 P05 - Proposed Site Plan
6.3.	Proposed Elevations A. WEYB-BED-ST-ZZ-DR-A-6103 P03 - Unit A B. WEYB-BED-ST-ZZ-DR-A-6203 P03 - Unit B C. WEYB-BED-ST-ZZ-DR-A-6303 P04 - Unit C D. WEYB-BED-ST-ZZ-DR-A-6403 P03 - Unit D E. WEYB-BED-ST-ZZ-DR-A-6503 P04 - Unit E
6.4.	Planning Statement, July 2023 (BeFirst)
6.5.	Design and Access Statement, July 2023 (Bridge) A. Design & Access Statement 1of3 B. Design & Access Statement 2of3 C. Design & Access Statement 3of3
6.6.	Flood Risk Sequential Test, July 2023 (BeFirst)
6.7.	Planning Committee Report for planning application RU.23/1066
6.8.	Planning Committee 25 October Addendum
6.9.	Planning Committee Meeting 25 October Minutes
6.10.	Decision Notice for planning permission RU.23/1066 issued 15 December 2023
6.11.	Section 106 Legal agreement for planning permission RU.23/1066 dated 13 December 2023
6.12.	Highway Authority Response to RU.23/1066 (August 2023)

CD7 – Legislation	
7.	<u>Legislation</u>
7.1	<u>Regulation 48 (5) - The Habitats Regulations 1994</u>
7.2	<u>Regulation 49 - The Habitats Regulations 1994</u>
7.3	<u>Section 38(6) - The Planning and Compulsory Purchase Act 2004</u>
7.4	<u>Section 66 - The Planning (Listed Buildings and Conservation Areas) Act 1990</u>

CD8 – National Planning Policy & Guidance	
8.	National Policy
8.1.	National Planning Policy Framework (December 2023)
8.2.	National Planning Policy Framework (September 2023)
8.3.	National Planning Policy Framework (2021)
8.4.	<u>National Planning Practice Guidance</u> <ul style="list-style-type: none"> A. <u>Air Quality</u> B. <u>Noise</u> C. <u>Design: Process and Tools</u> D. <u>Use of Planning Conditions</u> E. <u>Historic Environment</u> F. <u>Travel Plans, Transport Assessments and Statements</u>
8.5.	National Design Guide (2021)
8.6.	Nationally Described Space Standards (2015)
8.7.	Historic England- Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3 (2017)
8.8.	The Landscape Institute- Guidelines for Landscape & Visual Impact Assessment 3 rd edition TO 11
8.9.	Conservation Principles, Policies and Guidance, Historic England (2008)
8.10	National Model Design Code

CD9 - Development Plan	
9.	<u>Development Plan</u>
9.1	Runnymede Borough Local Plan
9.2	Runnymede 2030 Local Plan Adoption Statement (2020)
9.3	Surrey Waste Local Plan (2019 – 2033)
9.4	Southeast Plan (2009)
9.5	Surrey Landscape Character Assessment- Runnymede Borough 2015 (HDA)

CD10 - Supplementary Planning Documents/Guidance	
10.	<u>Supplementary Planning Documents/Guidance</u>
10.1	Design Supplementary Planning Document (2021)
10.2	Parking Guidance Supplementary Planning Document (2022)
10.3	Infrastructure Delivery and Prioritisation Supplementary Planning Document (2020)
10.4	Green and Blue Infrastructure Supplementary Planning Document (2021)
10.5	Thames Basin Heaths Supplementary Planning Document (2021)

10.6	<u>Trees, Woodland and Hedgerows Supplementary Planning Guidance (2003)</u>
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CD11 – Evidence Base Documents and Other Material Considerations	
11.	<u>Evidence Base Documents and Other Material Considerations</u>
11.1.	<u>Runnymede Brownfield Land Register (2022)</u>
11.2.	<u>Runnymede Employment Land Review (2016)</u>
11.3.	Runnymede Annual Monitoring Report (2021-22)
11.4.	Runnymede Infrastructure Delivery Plan Schedules (2018)
11.5.	Runnymede Strategic Flood Risk Assessment (2018)
11.6.	Runnymede Infrastructure Delivery Plan (2017)
11.7.	Runnymede Local Plan Habitats Regulations Assessment (2018)
11.8.	Runnymede Infrastructure Needs Assessment (2017)
11.9.	Runnymede Cycling and Walking Infrastructure Plan <u>Committee Report</u>
11.10	Surrey Landscape Character Assessment (2015)
11.11	ProPG: Planning & Noise Supplementary Document 2: Good Acoustic Design (2017)
11.12	CABE Guide - Design & Access Statements: How to Write, Read and Use Them (2006)
11.13	World Health Organisation (WHO) Guidelines for Community Noise (1999)
11.14	British Standards 4142 Methods for rating and assessing industrial and commercial sound
11.15	<u>Noise Policy Statement for England (NPSE)</u>
11.16	<u>Active Travel: Local Authority Tool Kit (2023)</u>
11.17	<u>Active Travel: Local Authority Tool Kit: Checklist User Manual (2023)</u>
11.18	<u>Active Travel England: sustainable development advice notes (2023)</u>
11.19	<u>Department For Transport: Gear Change: A Bold Vision for Cycling and Walking 2020</u>
11.20	<u>Surrey Transport Plan: Active Travel and Personal Mobility Policy (2022–2032)</u>
11.21	<u>Surrey County Council Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development (2023)</u>
11.22	Runnymede Local Cycling and Walking Infrastructure Plan
11.23	<u>Elmbridge Local Cycling and Walking Infrastructure Plan (LCWIP)</u>
11.24	<u>Wey Navigation Conservation Area Appraisal</u>
11.25	Runnymede Strategic Housing Market Assessment January 2018 (GL Hearn)
11.26	<u>Townscape Character Assessment Technical Information Note (TIN 05/17, 2018)</u>
11.27	Visual Representation of Development Proposals Technical Guidance Note (TGN 06/19, 2019)

CD12 – Case Law/Appeal Decisions	
12.	Case Law/Appeal Decisions
12.1.	Mansell v Tonbridge & Malling Borough Council [2017] EWCA Civ 1314
12.2.	Samuel Smith Old Brewery (Tadcaster) v Secretary of State for Communities & Ors [2009] EWCA Civ 333
12.3.	R(Langley Park School for Girls Governors) v Bromley LBC [2010] EWCA Civ 734

12.4.	APP-D3315-W-16-3157862 Taunton Deane Borough Council - Land at Hartnell's Farm
12.5.	APP-P1940-W-21-3289305 Three Rivers District Council - Land to the north of Maple Cross Lodge
12.6.	R (Faherty) v Bournemouth, Christchurch and Poole Council [2023] EWHC 1395
12.7.	Hayden Cook v Secretary of State for Communities and Local Government

CD13 – Other Documents	
13.	Other Documents
13.1	Poets Corner Residents Group Objection on Transport and Highway Grounds May 2022 (SWTPL)
13.2	Poets Corner Residents Group Further Objections on Transport and Highway Grounds July 2022 (SWTPL)
13.3	Poets Corner Residents Group Amended Application Transport Objections December 2022 (SWTPL)
13.4	Poets Corner Residents Group Further Transport Objections to Amended Application February 2023 (SWTPL)
13.5	Weybridge Society Objections March 2023
13.6	Acoustic Peer review for the Council, May 2022 (Environoise)
13.7	Green Belt Boundary to application site.