VIRGINIA WATER DESIGN GUIDELINES

DRAFT VERSION FOR CONSULTATION: November 2023

WENTWORTH ESTATE WEST CHARACTER AREA A	
DESIGN OBJECTIVE(S): CONSERVATION **The location of all the Character Area in the designated Green Belt requires a minimum of change in its grain and built forms to preserve the essential openness of the Green Belt.**	
A13	**DESIGNING THE BUILT FORM AND ROOFSCAPE** *Runnymede Design SPD: The form (layout, height and shape) of buildings on each plot should be considered at the scale of the street, and within the street hierarchy. The design of the roofscape should reinforce the grouping of buildings, and positively contribute to street views and the wider skyline.* Guidelines Requirements: i) Proposals that include dormer windows and skylights must be in proportion to the roof area in that same elevation. ii) Proposals must not result in a ridge height over a garage or a single storey that exceeds 6.5m. iii) Proposals must avoid the use of a deep rectangular plan shape, gable ends, and a steeply pitched roof with a flat section at its centre that will result in an inappropriate building mass and bulk for the Character Area. iv) Proposals for buildings using hipped or half hipped roof forms rising to a central ridge will normally be of a mass and bulk that will be appropriate for the Character Area.
A14	**USING BUILDING HEIGHTS POSITIVELY** *Runnymede Design SPD: The proposed height of buildings should be carefully justified.* Guidelines Requirements: i) Proposals must not result in the height of a dwelling being greater than the tallest of one or both adjoining dwelling(s) but in any event should not be greater than 10m as its important that homes are not overpowering the woodland (taken from ground level from the principal elevation towards the street). ii) Proposals for new outbuildings should have a height to the top of the eaves of up to 2.5m with a maximum ridge height if pitched of 3.5m.
A15	**DESIGNING GOOD BUILDINGS** *Runnymede Design SPD: Developments should provide an appropriate balance of variety and consistency, by relating groups of buildings to common themes, such as building and/or eaves lines, rhythms, materials, or any combination of them.* Guidelines Requirements: i) Proposals may adopt a variety of architectural styles in respect of the composition of the buildings and of the appearance of its materials. ii) Proposals that comprise classical architectural styles will be supported, provided they are consistent with all other relevant parts of the Guidelines.

	iii) Proposals for the erection and installation of renewable energy technologies to a dwelling will be supported, provided they do not comprise solar panels on roof slopes fronting on to a private road, irrespective of any proposed visual mitigation measure (e.g. tree planting) and they do not result in the positioning of an air or ground source heat pump within 3.5m of the plot boundary, unless the pump is of a certified soundproofed specification.
A16	**USING LANDMARKS, GATEWAYS, FOCAL POINTS AND CORNERS TO CREATE VARIETY** *Runnymede Design SPD: To create variety and aid legibility, development proposals should identify new and existing landmarks, gateways, focal points and corner buildings that have a special status through their form, role or location.* Guidelines Requirements: i) Proposals on land forming the corners of Christchurch Road with London Road and with Wellington Avenue must acknowledge the special prominence of those locations in the street scene and in the case of London Road as a gateway into the Estate. ii) Proposals must acknowledge the important views along Christchurch Road of the Wheatsheaf Hotel on London Road and the glimpse views of Christ Church. iii) Proposals must acknowledge the role played by some locations in terminating views into the Estate from the outside at Harpesford Avenue and Crown Road. iv) Proposals must acknowledge the role played by some locations on Christchurch Road in terminating views from its private side roads.
A17	**PATTERNS OF ACTIVITY** *Runnymede Design SPD: Places should include a mix of uses that strengthen everyday activities including living, work and play.* Guidelines Requirements: i) Proposals for uses other than C3 dwellings will not be supported unless they relate to an established non-dwelling use.
A18	**REINFORCING LANDSCAPE CHARACTER AND BIODIVERSITY** *Runnymede Design SPD: New development and associated landscape should retain, incorporate and enhance features that contribute towards the landscape character and biodiversity of the area.* Guidelines Requirements: i) Proposals should acknowledge the way in which the Estate has been carved out from the surrounding woodland and how most plots and buildings are hidden by surrounding tree cover, with long distance views restricted by tree cover in most parts of the character area. ii) Proposals to fell any tree having a diameter of 9" (225mm) or more measured at 2'0" (600mm) above the ground will not be supported unless it can be demonstrated there is sufficient justification to remove the tree or it is dead, dying, dangerous or diseased.

	iii) If it is necessary to remove trees to carry out a development, proposals should make provision for the replacement on a 'one for one' basis or where the existing tree makes an especially important contribution to the amenity value of the street scene, on a 'two or more for one' basis, with replacements being of a reasonable size and quality of at least 4.5m height and/or 16cm girth. iv) Proposals requiring the loss of a silver birch or leylandii/lawson cypress type of conifer tree will not require replacement. v) All development should contribute to the delivery of high quality multi-functional networks of Green and Blue Infrastructure (GBI) to provide long-term benefits for people, places and nature, in ways that reinforce local character. vi) All development should embed GBI in ways that help support nature recovery, reverse the decline in biodiversity and result in a 'net gain' Proposals will need to demonstrate how they propose to specifically meet the green objectives within the Green belt
A20	**DESIGNING THE SPACE BETWEEN BUILDINGS** *Runnymede Design SPD: Streets should be designed as 'places'. The detailed design of the street, and the spaces between buildings, must support the overall structure and built form of the development.* WERC Planning guidelines offer sympathetic and proportionate development options that reflect the tone of this area and no greater than 22% site coverage and generous distance from the boundaries i) Proposals should show a distance from the boundary of 3.5m minimum for single storey and 4.5m minimum for two storey (for single storey with rooms in the roof it should be 4m)
A23	**PROVIDING FOR VEHICLE AND CYCLE PARKING** *Runnymede Design SPD: Parking for cars in residential development should aim to accommodate car ownership in a manner that is compatible with local character whilst creating a high-quality environment that functions well.* Guidelines Requirements: i) Proposals to move an established access to a new position should ensure it does not create a traffic hazard or adversely affect neighbouring properties, for example reasonable and safe sight lines. ii) Proposals to move an established access to a new position should ensure it is not directly opposite another entrance. iii) Proposals for new driveways across verges must be constructed to an approved specification. iv) Proposals should not lead to the reduction in effectiveness of an existing roadside ditch, which are vital for the removal of surface water from the Estate. v) Proposals for a new driveway that is required to cross a ditch should include a culvert of adequate size should be installed. vi) Proposal should not include new additional driveway entrance.
A24	**ENSURING RESIDENTIAL AMENITY** *Runnymede Design SPD: The Covid 19 outbreak has resulted in many people spending more time at home and it is crucial that places we call home are comfortable.*

	Guidelines Requirements: i) Proposals should not affect the privacy of a neighbour's house and garden or significantly affect neighbours out-look ii) Proposals for new dormer windows in a loft space should be sited to minimise the degree of overlooking of neighbours' houses and property. iii) Proposals for new garages, swimming pools, tennis courts and barbecue areas which may cause noise, smells or other nuisances should be carefully sited to minimise the impact on neighbouring houses. iv) Proposals for outbuildings that comply with Class E of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, Part 1 - Development within the curtilage of a dwelling house but behind the principal elevation will be considered outside the calculation of the for the percentage of external floor area versus the area of the plot and; - have a maximum ridge height of 3.5m and an eaves height of 2.5m - be of prefabricated structure and assemble on site. - the overall size must not exceed 3% of the plot area. v) Applicants should comply with Wentworth Estate covenants and contractor requirements (*or such Working Hours that may be permitted by the Estate in the event of the policy being changed.* - No demolition, construction work or deliveries should take place outside the hours of 0800hrs and 1700hrs on weekdays, 0800hrs to 1200hrs on Saturdays or at any time on Sundays and Public holidays. - No noisy and/or disruptive siteworks, including the digging out of a basement, piling or other works associated with site preparation should take place on Saturdays. - No fires are allowed. Contractors should adopt Considerate Contractor construction procedures thereby causing the least possible nuisance to the local area.
A25	**REMEMBERING FORGOTTEN ELEMENTS** *Runnymede Design SPD: 'Forgotten' elements are generally located on or near the street frontage. They must be integrated into proposals so that they are unobtrusive and well designed.* Guidelines Requirements: i) Proposals for new electronic gates and associated piers should be set well back into the property and should be proportionate with the house and surroundings in size, and in most cases should not exceed 3.5m in height. ii) Proposals for new gate piers, including any capping or lantern, should be proportionate and in most proposals be no more than 3.0m high and the distance between the piers should not exceed 4m with the bellmouth entrance being of at least 6m. iii) Proposals for new wing walls will not generally be supported, but in cases where they are suitable, they should include evergreen planting to soften their appearance and in most cases the walls must not exceed 2.0m in height (measured overall including any pier caps, lanterns etc.) and be no more than 3.50m in length. WERC prefer: - That gates, piers and wingwalls are proportionate to plot size and street scene. iv) Proposals to define plot boundaries should either be evergreen or beech hedges. If a green plastic-coated chain-link fencing type, it should not

	exceed 1.8m in height and adequately screened with an evergreen or beech hedge. v) Proposals for new security fencing should be of an open design (not solid fencing or walls), in black or green colour, should not exceed 2.0m in height and should include evergreen planting to be hidden from the road or neighbouring properties. vi) Proposals for garden and security lighting should be designed and located so they are not obtrusive to adjoining properties. vii) Proposals for new security cameras should capture areas within the property only and not any neighbour or estate verge or road nor any part of the golf course, with any cameras at access entrances directed and restricted to the bellmouth only.

WENTWORTH ESTATE EAST CHARACTER AREA B	
DESIGN OBJECTIVE(S): GRAIN CONTROL & PERSONALISATION **The location of all the Character Area in the village inset from the Green Belt allows for greater change but within a well-established pattern of plot and building forms grain and built forms to preserve the essential openness of the Green Belt.**	
GUIDELINES NO.	DESIGN STANDARD
B12	**REFLECTING PLOT RHYTHM** *Runnymede Design SPD: Development must respond to the plot and building rhythm within the local context. Development plots should be large enough to accommodate the proposed built development and the requirements associated with it.* Guidelines Requirements: i) Proposals for plot sub-division or for more than one dwelling within an established plot will not be supported. Proportionate development in accordance with plot size and surrounding location is supported. ii) Proposals to extend an existing dwelling or an outbuilding will be assessed for the floor area calculation as if a new dwelling. iii) Proposals must not lead to new buildings or existing buildings extending in front of any building line to the plot frontage that is common to both adjoining buildings (subject to Guidelines B16) iv) Single storey basements will be permitted only, these can include a swimming pool. The size of the basement (excluding lightwells and ramps etc.) must not exceed 22% of the plot area. It is expected there to be a minimum of 3.5m distance from the basement to the boundary. This includes lightwells and ramps etc.
B13	**DESIGNING THE BUILT FORM AND ROOFSCAPE** *Runnymede Design SPD: The form (layout, height and shape) of buildings on each plot should be considered at the scale of the street within the street hierarchy. The design of the roofscape should reinforce the grouping of buildings, and positively contribute to street views and the wider skyline.* Guidelines Requirements: i) Proposals that include dormer windows and skylights must be in proportion to the roof area in that same elevation ii) Proposals must not result in a ridge height over a garage or a single storey that exceeds 6.5m. iii) Proposals must avoid the use of a deep rectangular plan shape, gable ends, and a steeply pitched roof with a flat section at its centre that will result in an inappropriate building mass and bulk for the Character Area. iv) Proposals for buildings using hipped or half hipped roof forms rising to a central ridge will normally be of a mass and bulk that will be appropriate for the Character Area. v) Proposals on Trotsworth Avenue and Morella Close, please refer to section D13 (viii) within Trumps Green Character Area.

	Both roads conform to Wentworth Estate covenants but are more influenced by LPA Policies due to the adopted nature of the roads. Minimum offsets between structure and boundary would be similar to the Codes Harpesford Avenue and Cabrera Avenue.
B14	**USING BUILDING HEIGHTS POSITIVELY** *Runnymede Design SPD: The proposed height of buildings should be carefully justified.* Guidelines Requirements: i) Proposals must not result in the height of a dwelling being greater than the tallest of one or both adjoining dwelling(s) but in any event should not be greater than 9.3m (taken from ground level from the principal elevation towards the street) unless the plot is over 0.6 of an acre with a frontage of 35m or more where it can be up to 10m. ii) Proposals for new outbuildings should have a height to the top of the eaves of up to 2.5m with a maximum ridge height if pitched of 3.5m.
B15	**DESIGNING GOOD BUILDINGS** *Runnymede Design SPD: Developments should provide an appropriate balance of variety and consistency, by relating groups of buildings to common themes, such as building and/or eaves lines, rhythms, materials, or any combination of them.* Guidelines Requirements: i) Proposals may adopt a variety of architectural styles in respect of the composition of the buildings and of the appearance of its materials. ii) Proposals for the erection and installation of renewable energy technologies to a dwelling will be supported, provided they do not comprise solar panels on roof slopes fronting on to a private road, irrespective of any proposed visual mitigation measure (e.g. tree planting) and they do not result in the positioning of an air or ground source heat pump within 3.5m of the plot boundary, unless the pump is of a certified soundproofed specification. iii) Proposals for a new outbuilding must be a pre-fabricated structure and assembled on site, with any brick and/or block construction included in the Plot Ratio.
B16	**USING LANDMARKS, GATEWAYS, FOCAL POINTS AND CORNERS TO CREATE VARIETY** *Runnymede Design SPD: To create variety and aid legibility, development proposals should identify new and existing landmarks, gateways, focal points and corner buildings that have a special status through their form, role or location.* Guidelines Requirements: i) Proposals on land forming the corners of Christchurch Road with London Road and with Wellington Avenue must acknowledge the special prominence of those locations in the streetscene. ii) Proposals must acknowledge the important views along Christchurch Road of Station Approach. iii) Proposals must acknowledge the role played by some locations on Christchurch Road in terminating views from its private side roads.
B17	**PATTERNS OF ACTIVITY**

	Runnymede Design SPD: Places should include a mix of uses that strengthen everyday activities including living, work and play. Guidelines Requirements: i) Proposals for uses other than C3 dwellings will not be supported unless they relate to an established non-dwelling use.
B18	**REINFORCING LANDSCAPE CHARACTER AND BIODIVERSITY** *Runnymede Design SPD: New development and associated landscape should retain, incorporate and enhance features that contribute towards the landscape character and biodiversity of the area.* Guidelines Requirements: i) Proposals should acknowledge the way in which the Estate has been carved out from the surrounding woodland and how most plots and buildings are hidden by surrounding tree cover, with long distance views restricted by tree cover in most parts of the character area. ii) Proposals to fell any tree having a diameter of 9" (225mm) or more measured at 2'0" (600mm) above the ground will not be supported unless it can be demonstrated there is sufficient justification to remove the tree or it is dead, dying, dangerous or diseased. iii) If it is necessary to remove trees to carry out a development, proposals should make provision for the replacement on a 'one for one' basis or where the existing tree makes an especially important contribution to the amenity value of the street scene, on a 'two or more for one' basis, with replacements being of a reasonable size and quality of at least 4.5 height and 16cm girth. iv) Proposals requiring the loss of a silver birch, or leylandii/lawson cypress type of conifer tree will not require replacement. v) All development should contribute to the delivery of high quality multi-functional networks of Green and Blue Infrastructure (GBI) to provide long-term benefits for people, places and nature, in ways that reinforce local character. vi) All development should embed GBI in ways that help support nature recovery, reverse the decline in biodiversity and result in a 'net gain'.
B21	**DESIGNING THE SPACE BETWEEN BUILDINGS** *Runnymede Design SPD: Streets should be designed as 'places'. The detailed design of the street, and the spaces between buildings, must support the overall structure and built form of the development.* ii) All street facing structure can be no greater in length than 78% of the distance between boundaries as defined by projecting a line along its principal face to those boundaries. Any part of that structure can be no closer to a boundary than 1.5m. A separation distance of greater than 2m between any structure to its boundary will be favourably considered. This rule applies to all categories of plot sizes within the estate as given in the Wentworth Guidelines. iii) Where the existing is less than the distances above then there should be an increase in the distance from the boundary to enhance separation.

	In most cases there should be a minimum of 2m from the boundary
B23	**PROVIDING FOR VEHICLE AND CYCLE PARKING** *Runnymede Design SPD: Parking for cars in residential development should aim to accommodate car ownership in a manner that is compatible with local character whilst creating a high-quality environment that functions well.* Guidelines Requirements: i) Proposals to move an established access to a new position should ensure it does not create a traffic hazard or adversely affect neighbouring properties, for example reasonable and safe sight lines. ii) Proposals to move an established access to a new position should ensure it is not directly opposite another entrance. iii) Proposals for new driveways across verges must be constructed to an approved specification. iv) Proposals should not lead to the reduction in effectiveness of an existing roadside ditch, which are vital for the removal of surface water from the Estate. v) Proposals for a new driveway that is required to cross a ditch should include a culvert of adequate size should be installed. vi) Proposal should not include new additional driveway entrance.
B24	**ENSURING RESIDENTIAL AMENITY** *Runnymede Design SPD: The Covid 19 outbreak has resulted in many people spending more time at home, and it is crucial that places we call home are comfortable.* Guidelines Requirements: i) Proposals should not affect the privacy of a neighbour's house and garden or significantly affect neighbours out-look. ii) Proposals for new dormer windows in a loft space should be sited to minimise the degree of overlooking of neighbours' houses and property. iii) Proposals for new garages, swimming pools, tennis courts and barbecue areas which may cause noise, smells or other nuisances should be carefully sited to minimise the impact on neighbouring houses. iv) Proposals for outbuildings that comply with Class E of the Town and Country Planning (General Permitted Development) (Amendment) Order 2015, Part 1 - Development within the curtilage of a dwelling house but behind the principal elevation will be considered outside the calculation of the for the percentage of external floor area versus the area of the plot. And; - have a maximum ridge height of 3.5m and an eaves height of 2.5m - be of prefabricated structure and assemble on site. - the overall size must not exceed 3% of the plot area. Applicants should comply with Wentworth Estate covenants and contractor requirements (*or such Working Hours that may be permitted by the Estate in the event of the policy being changed.* v) Contractors should adopt Considerate Contractor construction procedures thereby causing the least possible nuisance to the local area.
B25	**REMEMBERING FORGOTTEN ELEMENTS** *Runnymede Design SPD: 'Forgotten' elements are generally located on or near the street frontage. They must be integrated into proposals so that they are unobtrusive and well designed.*

	Guidelines Requirements: i) Proposals for new electronic gates and associated piers should be set well back into the property and should be proportionate with the house and surroundings in size, and in most case should not exceed 3.5m in height. ii) Proposals for new gate piers, including any capping or lantern, should be proportionate and in most proposals be no more than 3.0m high and the distance between the piers should not exceed 4m with the bellmouth entrance being of at least 6m. iii) Proposals for new wing walls will not generally be supported, but in cases where they are suitable, and that gates, piers and wingwalls are proportionate to plot size and street scene. They should include evergreen planting to soften their appearance and in most cases the walls must not exceed 2.0m in height (measured overall including any pier caps, lanterns etc.) and be no more than 3.50m in. iv) Proposals to define plot boundaries should either be evergreen or beech hedges. If a green plastic-coated chain-link fencing type, it should not exceed 1.8m in height and adequately screened with an evergreen or beech hedge. Proposals for new security fencing should be of an open design (not solid fencing or walls), black or green in colour, should not exceed 2.0m in height and should include evergreen planting to be hidden from the road or neighbouring properties. v) Proposals for garden and security lighting should be designed and located so they are not obtrusive to adjoining properties. Proposals for new security cameras should capture areas within the property only and not any neighbour or Estate verge or road, with any cameras at access entrances directed and restricted to the bellmouth only.

ST. ANN'S & VIRGINIA PARK (VIRGINIA WATER EAST) CHARACTER AREA C	
DESIGN OBJECTIVE(S): SPECIFIC FORM & STYLE **Existing patterns of built form and architectural style should be retained as they are dominant in the street scene but with some scope for innovation and other change.**	
GUIDELINES NO.	DESIGN STANDARD
C7	**RESPOND POSITIVELY TO LOCAL HISTORY** *Runnymede Design SPD: All proposals should be informed by an understanding of how the site and the place have evolved through history.* Guidelines Requirements: i) Proposals should retain the historic, decorated brick walls of the former Holloway Sanatorium campus boundary on Stroude Road and Christchurch Road ii) Proposals should not obstruct the glimpse view of the Grade I listed tower of the former Holloway Sanatorium from Christchurch Road at the entrance to Virginia Park or from Stroude Road iii) Proposals should retain the architecturally distinctive entrance building to the former Holloway Sanatorium on Stroude Road
C12	**REFLECTING PLOT RHYTHM** *Runnymede Design SPD: Development must respond to the plot and building rhythm within the local context. Development plots should be large enough to accommodate the proposed built development and the requirements associated with it.* Guidelines Requirements: i) Proposals at Nos 547 – 559 Stroude Road should retain the complementary, subordinate role of the grouping in their lower built forms in relation to the former Holloway Sanatorium campus opposite and should acknowledge their prominence in the streetscene in the view north from the Christchurch Road junction framed by the campus behind.
C13	**DESIGNING THE BUILT FORM AND ROOFSCAPE** *Runnymede Design SPD: The form (layout, height and shape) of buildings on each plot should be considered at the scale of the street, and within the street hierarchy. The design of the roofscape should reinforce the grouping of buildings, and positively contribute to street views and the wider skyline.* Guidelines Requirements: i) Proposals for new or replacement dwellings should comprise buildings of form sympathetic to the character area's built-form character.
C14	**USING BUILDING HEIGHTS POSITIVELY** *Runnymede Design SPD: The proposed height of buildings should be carefully justified.* Guidelines Requirements:

	i) Proposals should be of no more than three storeys in height unless there is local precedence for taller buildings in the immediate vicinity.
C15	**DESIGNING GOOD BUILDINGS** *Runnymede Design SPD: Developments should provide an appropriate balance of variety and consistency, by relating groups of buildings to common themes, such as building and/or eaves lines, rhythms, materials, or any combination of them.* Guidelines Requirements: i) Proposals should comprise red/orange brick facing materials and slate roofs.
C16	**USING LANDMARKS, GATEWAYS, FOCAL POINTS AND CORNERS TO CREATE VARIETY** *Runnymede Design SPD: To create variety and aid legibility, development proposals should identify new and existing landmarks, gateways, focal points and corner buildings that have a special status through their form, role or location.* Guidelines Requirements: i) Proposals should acknowledge the visual prominence of the corners of the junction of Christchurch Road, Stroude Road and Trumps Green Road in the views of the junction in all directions.
C17	**PATTERNS OF ACTIVITY** *Runnymede Design SPD: Places should include a mix of uses that strengthen everyday activities including living, work and play.* Guidelines Requirements: i) Proposals for uses other than C3 dwellings will not be supported unless they relate to an established non-dwelling use.
C18	**REINFORCING LANDSCAPE CHARACTER AND BIODIVERSITY** *Runnymede Design SPD: New development and associated landscape should retain, incorporate and enhance features that contribute towards the landscape character and biodiversity of the area.* Guidelines Requirements: i) Proposals should retain and enhance the mature tree planting on Trumps Green Road and behind the boundary walls along Sandhills Lane, Stroude Road and Christchurch Road. ii) All development should contribute to the delivery of high quality multi-functional networks of Green and Blue Infrastructure (GBI) to provide long-term benefits for people, places, and nature, in ways that reinforce local character. iii) All development should embed GBI in ways that help support nature recovery, reverse the decline in biodiversity and result in a 'net gain'.

TRUMPS GREEN (INCLUDING TROTSWORTH AVENUE AND MORELLA CLOSE) CHARACTER AREA D	
DESIGN OBJECTIVE(S): GRAIN CONTROL & PERSONALISATION **Within the overall suburban character, the Guidelines allows for plot and building redevelopment or intensification to increase building density within its existing grain, with greater scope for innovation and change.**	
GUIDELINES NO.	DESIGN STANDARD PHOTO/IMAGE
D12	**REFLECTING PLOT RHYTHM** *Runnymede Design SPD: Development must respond to the plot and building rhythm within the local context. Development plots should be large enough to accommodate the proposed built development and the requirements associated with it.* Guidelines Requirements: i) Proposals on Cabrera Avenue/Close, Harpesford Avenue and Sundon Crescent also incorporating Trotsworth Avenue and Morella Close, for plot sub-division or for more than one dwelling or change of use within an established plot will not be supported. ii) Proposals should adhere to the uniform plot shapes and sizes and to the strong building lines of every road in the area
D13	**DESIGNING THE BUILT FORM AND ROOFSCAPE** *Runnymede Design SPD: The form (layout, height and shape) of buildings on each plot should be considered at the scale of the street as a whole and within the street hierarchy. The design of the roofscape should reinforce the grouping of buildings, and positively contribute to street views and the wider skyline.* Guidelines Requirements: i) Proposals on Cabrera Avenue/Close, Beechmont Avenue and Bourne Road should be of a semi-detached house or bungalow built-form only ii) Proposals on Trump Green Avenue (east), Crown Road and Crown Lane should be of a semi-detached or detached house built-form only iii) Proposals on, Tithe Meadows, Wellington Avenue, Knowle Grove, Corrie Gardens, Oak Tree Close, Furnival Close, Home Close should be of a detached house-built form only iv) Proposals on Trump Green Avenue (west) and Sundon Close should be of a detached or semi-detached house or bungalow built-form only v) Proposals on Trumps Green Road should be of a detached or terraced house built form only vi) Proposals on Harpesford Avenue should be of a semi-detached house or detached bungalow built-form only. vii) Proposals may comprise either an open gable, dormer, hipped, cross-hipped, pyramid hipped or an intersecting/overlaid hipped roof form – other roof forms have no precedent in the area and would undermine the contribution the roofscape makes to the suburban character of the skyline. viii) Proposals on Trotsworth Avenue and Morella Close should have a detached form.

D14	**USING BUILDING HEIGHTS POSITIVELY** *Runnymede Design SPD: The proposed height of buildings should be carefully justified.* Guidelines Requirements: i) Proposals should be of no more than two storeys in height unless there is local precedence for taller buildings in the immediate vicinity. ii) The LPA Policy towards Trotsworth Avenue retaining a single storey character is supported. iii) Proposals on Trotsworth Avenue should be of single storey character to maintain the Wentworth Estate character of rural and visual openness.
D15	**DESIGNING GOOD BUILDINGS** *Runnymede Design SPD: Developments should provide an appropriate balance of variety and consistency, by relating groups of buildings to common themes, such as building and/or eaves lines, rhythms, materials, or any combination of them.* Guidelines Requirements: i) Proposals may adopt a variety of architectural styles in respect of the composition of the buildings and of the appearance of its materials.
D16	**USING LANDMARKS, GATEWAYS, FOCAL POINTS AND CORNERS TO CREATE VARIETY** *Runnymede Design SPD: To create variety and aid legibility, development proposals should identify new and existing landmarks, gateways, focal points and corner buildings that have a special status through their form, role or location.* Guidelines Requirements: i) Proposals on land forming the corners of Trumps Green Road with Beechmont Avenue, with Wellington Avenue and with Crown Lane and Furnival Close must acknowledge the special prominence of those locations in the streetscene. ii) Proposals on land forming the corners of Harpesford Avenue with Crown Road and with Wellington Avenue should acknowledge their prominence in the streetscene.
D17	**PATTERNS OF ACTIVITY** *Runnymede Design SPD: Places should include a mix of uses that strengthen everyday activities including living, work and play.* Guidelines Requirements: i) Proposals for uses other than C3 dwellings will not be supported unless they relate to an established non-dwelling use.
D18	**REINFORCING LANDSCAPE CHARACTER AND BIODIVERSITY** *Runnymede Design SPD: New development and associated landscape should retain, incorporate and enhance features that contribute towards the landscape character and biodiversity of the area.*

	Guidelines Requirements: i) Proposals on Crown Lane, Crown Road, Trumps Green Road, Knowle Grove, Wellington Avenue, Trotworth Avenue and Morella Close should retain and bolster the mature tree and/or hedge planting on the plot frontage. ii) Proposals should protect the clusters of mature trees in the rear gardens of properties in Trumps Green Avenue (fronting on to Trumps Green Road and Crown Road) iii) Proposals should protect the clusters of mature trees between Trumps Green Road and Knowle Grove Close, between Crown Lane and Furnival Close iv) Proposals on the King George V Playing Field should retain the mature trees around its perimeter (with Trumps Green Road and Crown Road). v) Proposals on Cabrera Avenue Playground should retain the mature trees at the rear of properties on Trumps Green Avenue and fronting on to Cabrera Avenue. vi) Proposals should protect the ancient woodland between the two parts of Knowle Grove. vii) All development should contribute to the delivery of high quality multi-functional networks of Green and Blue Infrastructure (GBI) to provide long-term benefits for people, places and nature, in ways that reinforce local character. viii) All development should embed GBI in ways that help support nature recovery, reverse the decline in biodiversity and result in a 'net gain'. ix) The tree scape of Trotsworth Avenue with trees and grass verges, along with modest height garden hedges, should be encouraged and retained.

CALLOW HILL & THE CROWN ESTATE CHARACTER AREA E	
DESIGN OBJECTIVE(S): CONSERVATION **The location of all the Character Areas in the designated Green Belt requires a minimum of change in its grain and built forms to preserve the essential openness of the Green Belt.**	
GUIDELINES NO.	DESIGN STANDARD
E7	**RESPOND POSITIVELY TO LOCAL HISTORY** *Runnymede Design SPD: All proposals should be informed by an understanding of how the site and the place have evolved through history.* Guidelines Requirements: i) Proposals should retain the built form and signage details of the Rose & Olive Branch PH as a local heritage asset and should not obstruct views of the building from the main road. ii) Proposals should retain the built form and architectural features of 1 – 8 Glenwood and of Glenwood Cottage and view of these buildings from Callow Hill should not be obstructed. iii) Proposals should retain the built form and architectural features of The Lodge as a local heritage asset at the entrance to the Bioscience Research Centre on Bakeham Lane. iv) Proposals should retain the built form and architectural features of The Lodge and The Cottage as local heritage assets at Bakeham House on Prune Hill and should acknowledge the prominent role the buildings and their brick boundary walls play in defining the character of the local area, especially in views from the north along Bakeham Lane. v) Proposals should retain the built form and architectural features of Gable Cottage as a local heritage asset on Prune Hill and should acknowledge its prominent location in terminating views south along Prune Hill.
E15	**DESIGNING GOOD BUILDINGS** *Runnymede Design SPD: Developments should provide an appropriate balance of variety and consistency, by relating groups of buildings to common themes, such as building and/or eaves lines, rhythms, materials, or any combination of them.* Guidelines Requirements: i) Proposals should consider the dominance of red-orange brick and slate as building materials and the common use of decorated dormers, eaves and bargeboards. ii) Proposals that are sympathetic to the area's landscape in their design will be supported.
E16	**USING LANDMARKS, GATEWAYS, FOCAL POINTS AND CORNERS TO CREATE VARIETY** *Runnymede Design SPD: To create variety and aid legibility, development proposals should identify new and existing landmarks, gateways, focal points and corner buildings that have a special status through their form, role or location.*

	Guidelines Requirements: i) Proposals at Lower Cottages on Callow Hill should acknowledge their prominent location in punctuating views from the south and in helping frame views of the Rose & Olive Branch PH from the north.
E18	**REINFORCING LANDSCAPE CHARACTER AND BIODIVERSITY** *Runnymede Design SPD: New development and associated landscape should retain, incorporate and enhance features that contribute towards the landscape character and biodiversity of the area.* Guidelines Requirements: i) Proposals should retain existing mature trees and hedgerows along the plot frontage, especially along Callow Hill, Bakeham Lane and Prune Hill. ii) All development should contribute to the delivery of high quality multi-functional networks of Green and Blue Infrastructure (GBI) to provide long-term benefits for people, places and nature, in ways that reinforce local character. iii) All development should embed GBI in ways that help support nature recovery, reverse the decline in biodiversity and result in a 'net gain'.

VILLAGE CENTRE CHARACTER AREA F	
DESIGN OBJECTIVE(S): REDEVELOPMENT & CONSERVATION **That part of the Village Centre from the station to Virginia Court can accommodate change by enabling plot amalgamation, building form/height change and change in land use pattern but ensuring change is well connected to and respectful of the surroundings. That part comprising Station Approach should be conserved by retaining and enhancing those design characteristics that are distinct and are especially cherished by the local community with very little scope for innovation or other change.**	
GUIDELINES NO.	DESIGN STANDARD
F13	**DESIGNING THE BUILT FORM AND ROOFSCAPE** *Runnymede Design SPD: The form (layout, height and shape) of buildings on each plot should be considered at the scale of the street, and within the street hierarchy. The design of the roofscape should reinforce the grouping of buildings, and positively contribute to street views and the wider skyline.* Guidelines Requirements: i) Proposals at Station Parade may comprise blocks of residential flats with partial active frontages at the ground floor. ii) Proposals adjoining the shopping parade at Station Approach should be of a form that has a scale and massing that are subservient to the existing buildings.
F14	**USING BUILDING HEIGHTS POSITIVELY** *Runnymede Design SPD: The proposed height of buildings should be carefully justified.* Guidelines Requirements: i) Proposals at and around Station Parade may be up to five storeys in height. ii) Proposals adjoining the shopping parade at Station Approach should be of a lower height to the eaves and roof ridge than the existing buildings.
F15	**DESIGNING GOOD BUILDINGS** *Runnymede Design SPD: Developments should provide an appropriate balance of variety and consistency, by relating groups of buildings to common themes, such as building and/or eaves lines, rhythms, materials, or any combination of them.* Guidelines Requirements: i) Proposals may adopt a variety of architectural styles in respect of the composition of the buildings and of the appearance of its materials. ii) Proposals that comprise an architectural style of the Arts & Crafts tradition will be supported, provided they are consistent with all other relevant parts of the Guidelines.
F16	**USING LANDMARKS, GATEWAYS, FOCAL POINTS AND CORNERS TO CREATE VARIETY**

	Runnymede Design SPD: To create variety and aid legibility, development proposals should identify new and existing landmarks, gateways, focal points and corner buildings that have a special status through their form, role or location. Guidelines Requirements: i) Proposals at Station Parade should reflect in their scale, orientation and function the prominence of the location at the heart of the village and its gateway function from the station and should respect the tranquillity of the War Memorial and gardens.
F17	**PATTERNS OF ACTIVITY** *Runnymede Design SPD: Places should include a mix of uses that strengthen everyday activities including living, work and play.* Guidelines Requirements: i) Proposals in the Village Centre should retain its primary commercial and social function of the village but there is potential for increasing the number of dwellings.
F18	**REINFORCING LANDSCAPE CHARACTER AND BIODIVERSITY** *Runnymede Design SPD: New development and associated landscape should retain, incorporate and enhance features that contribute towards the landscape character and biodiversity of the area.* Guidelines Requirements: i) Proposals for any building or structure on the public open spaces at the War Memorial and gardens in Station Parade and in front of Station Approach will be resisted. ii) All development should contribute to the delivery of high quality multi-functional networks of Green and Blue Infrastructure (GBI) to provide long-term benefits for people, places and nature, in ways that reinforce local character iii) All development should embed GBI in ways that help support nature recovery, reverse the decline in biodiversity and result in a 'net gain'.
F23	**PROVIDING FOR VEHICLE AND CYCLE PARKING** *Runnymede Design SPD: Parking for cars in residential development should aim to accommodate car ownership in a manner that is compatible with local character whilst creating a high-quality environment that functions well.* Guidelines Requirements: i) Proposals to redevelop any of the existing public car parking areas at Station Parade or at the station should ensure there is no net loss of available spaces. ii) Proposals to install EV charging facilities at Station Parade, the station or Station Approach will be supported.

STROUDE VALLEY CHARACTER AREA G	
DESIGN OBJECTIVE(S): CONSERVATION **The location of all the Character Area in the designated Green Belt requires a minimum of change in its grain and built forms to preserve the essential openness of the Green Belt.**	
GUIDELINES NO.	DESIGN STANDARD
G12	**REFLECTING PLOT RHYTHM** *Runnymede Design SPD: Development must respond to the plot and building rhythm within the local context. Development plots should be large enough to accommodate the proposed built development and the requirements associated with it.* Guidelines Requirements: i) Proposals should acknowledge the very regular patterns of plot shape, size and orientation along the full length of Stroude Road and Sandhills Lane (including The Drive). ii) Proposals on Stroude Road and Sandhills Lane should comprise buildings fronting onto the main road only and should adhere to their respective strong building lines.
G13	**DESIGNING THE BUILT FORM AND ROOFSCAPE** *Runnymede Design SPD: The form (layout, height and shape) of buildings on each plot should be considered at the scale of the street, and within the street hierarchy. The design of the roofscape should reinforce the grouping of buildings, and positively contribute to street views and the wider skyline.* Guidelines Requirements: i) Proposals on Stroude Road may be either of a detached or semi-detached house-built form with hipped or cross hipped roof forms predominating. ii) Proposals on Sandhills Lane should be detached houses, other than on its south side east of Virginia Heights to Ferndale, where proposals should be semi-detached or terraced houses with half dormers.
G14	**USING BUILDING HEIGHTS POSITIVELY** *Runnymede Design SPD: The proposed height of buildings should be carefully justified.* Guidelines Requirements: i) Proposals should be no more than two storeys in height.
G16	**USING LANDMARKS, GATEWAYS, FOCAL POINTS AND CORNERS TO CREATE VARIETY** *Runnymede Design SPD: To create variety and aid legibility, development proposals should identify new and existing landmarks, gateways, focal points and corner buildings that have a special status through their form, role or location.* Guidelines Requirements:

	i) Proposals at Nos. 372, 376, 382, 388 (Merrick Cottage), 409, 413, 443, 449, 461 and 467 Stroude Road should acknowledge and positively respond to their prominent locations in the street scene sitting forward of the main building line to either terminate or punctuate a long view along the road. ii) Proposals at No. 449 should also avoid obstructing the long view from Stroude Road at this point of the Holloway Tower in the background. iii) Proposals at the former Royal Standard P.H. (No.442 Stroude Road) and at Nos. 471, 290 and 295 Stroude Road should acknowledge the role of buildings at these locations to forming the gateway to this part of the village. iv) Proposals at Virginia Heights on Sandhills Lane should acknowledge the role the building plays in terminating views along the road from the east. v) Proposals at the car showroom site on Sandhills Lane should acknowledge the role the location plays in terminating views along the road from the west. vi) Proposals should not obstruct views across the open setting of the Rose & Crown PH.
G17	**PATTERNS OF ACTIVITY** *Runnymede Design SPD: Places should include a mix of uses that strengthen everyday activities including living, work and play.* Guidelines Requirements: i) Proposals for uses other than dwellings will not be supported unless they relate to an established non-dwelling use. ii) Proposals to redevelop the car showroom site on Sandhills Lane for dwellings will be supported.
G18	**REINFORCING LANDSCAPE CHARACTER AND BIODIVERSITY** *Runnymede Design SPD: New development and associated landscape should retain, incorporate and enhance features that contribute towards the landscape character and biodiversity of the area.* Guidelines Requirements: i) Proposals should retain existing mature trees and hedgerows along the plot frontage, especially along Sandhills Lane west of Virginia Heights to the junior school. ii) All development should contribute to the delivery of high quality multi-functional networks of Green and Blue Infrastructure (GBI) to provide long-term benefits for people, places, and nature, in ways that reinforce local character. iii) All development should embed GBI in ways that help support nature recovery, reverse the decline in biodiversity and result in a 'net gain'.