

Issue	Policy N	Policy Name	Policy Requirement
Inadequate investment in local infrastructure including key known congestion hotspots	SD2	Transport and Infrastructure	A320 and A317 are already congestion hotspots, and the issue with the level crossing barrier causing delays on nearby road
	SD3	Transport and Infrastructure Projects	Where proposed development impacts on hotspots - developers must fund or contribute to reduce the impact of the development on the hotspots BEFORE or alongside development
Adverse impact on highway safety, significant increase in congestion and insufficient parking	SD4	Highway Design Considerations	Transport Assessment submitted must be secure and contain mitigation strategies that can be implemented
	SL1	Supporting Local People Health and Wellbeing	New development should encourage people to walk and cycle
Visual impact of the development – mainly the sheer size of the warehouse and the sight of this from the River Wey and Hamm Moor Lane	EE1	Enhancing the Environment - Townscape Quality	Development should be sympathetic to characteristics of Runnymede's landscape
	EE1	Enhancing the Environment - Townscape Quality	Development should consider impact on existing trees and other vegetation and must enhance their role
	EE1	Enhancing the Environment - Townscape Quality	Landscape should consider form,, scale, materials, increase natural surveillance, enhance quality of landscape setting/character
	EE1	Enhancing the Environment - Townscape Quality	Development should ensure no adverse impact on amenitiesof occupiers of neighbouring properties
Increased pollution from vehicles, light pollution and noise pollution from 24/7 operation.	EE2	Environmental Protection - Air Quality	Developer must reduce impact of pollution to acceptable level that is secure and implemented
	EE2	Environmental Protection - Noise	Proposals with unacceptable adverse effects will not be supported, mitigation measures must be appropriate and be capable of being implemented
	EE2	Environmental Protection - Light	Light schemes should avoid impact on local amenity and nightlife
	EE2	Environmental Protection - Integration with Existing Uses	Development must not have a significant adverse effect on existing businesses e.g. noise emitted from vehicles
Negative impact of construction in terms of traffic, noise and pollution on health and wellbeing	EE2	Environmental Protection - Construction Management	Runnymede should require construction management plan prior to the commencement
Visual impact of the development – mainly the sheer size of the warehouse and the sight of this from the River Wey and Hamm Moor Lane	EE3	Heritage	Development must not adversely affect special interest character or appearance of conservation area and must not be out of scale with the surroundings impacting on views inside and outside the conservation area boundary
	EE3	Heritage	River Wey Navigation named as asset that is notable in terms of local character and distinctiveness and is of great importance
Adverse impact on habitats, biodiversity and the removal of trees, particularly along the river Wey	EE5	Conservation Area	Development affecting the setting of a conservation area should preserve, protect and enhance setting and be in keeping with character
	EE5	Conservation Area	Council should seek to protect tress
	EE9	Biodiversity, geodiversity and nature conservation	Development must demonstrate how net gain in biodiversity will be achieved
IMPORTANT POINT re Economic Gain	IE2	Strategic Employment Areas	Intensification of Weybridge Business Park as a Strategic Employment Area will only be permitted if development accords with other policies