1. The capacity of the individual SEAs to accommodate intensification and ‘churn’ within the employment land market in the Borough

The table below sets out in more detail the current situation with respect to vacancy, losses and gains and extant/live planning applications within the Strategic Employment Areas (SEAs). Please note that the data on losses/gains/extant permissions/live applications is drawn from the Council’s monitoring data and planning application records. The vacancy data is drawn from a variety of sources including Costar, business rates data and local market knowledge. It shows a higher level of vacancy than the previous Costar data referred to by the Council in response to question 5 of its Supplementary Employment Note (RBCLP_12) as some sites have come onto the market and some are not actively marketed on Costar.

The table shows that a significant amount of additional floorspace has been delivered within the SEAs since the start of the plan period (over 20,000sqm), mainly through the intensification of sites. Although the majority of sites in the table below are for office use (with the exception of Egham Business Village 1,302 net additional floorspace), as has been witnessed elsewhere on Hanworth Lane Industrial Estate (586sq.m net additional floorspace) and Fordwater Trading Estate (1,680sq.m net additional floorspace) as referred to in RBCLP_12, intensification of industrial sites is also occurring elsewhere in the Borough. The existence of new developments and current planning applications within and outside the SEAs shows that there is a healthy market in the Borough enabling churn.

Heaton Planning has revised table 2.3 in their matter 9 representation by making an adjustment for churn based on the need for a 10% vacancy rate. However they have used the Costar vacancy rate provided by the Council which is for the SEAs only and compared this to the total industrial floorspace figure in the Borough which includes sites not included in the ELR and also sites in the ELR but outside the SEAs. If a 10% ‘normal’ vacancy rate for B class employment uses is applied as stated in paragraph 8.8 on p.113 of the ELR using the more accurate vacancy data set out below – 54,520sq.m (which is still only for the SEAs), and is applied to the total B use floorspace figure for sites within the ELR – 590,919sq.m (includes considerably more sites than just the SEAs) as set out in paragraph 4.10 p. 53 of the ELR, this results in a vacancy rate of 9.2%.

As stated in RBCLP_12, although revised table 2.3 shows a slight shortfall in industrial supply this is more than compensated for by a surplus in office supply. Given that the SEAs are designated for a range of B uses there is some flexibility for redevelopment between B Class employment uses which can respond to market demands. An example of this is the pre-application public consultation which has recently been carried out by the promoters of land on the Causeway (XLB), who are showing the redevelopment of office buildings for light industrial use to provide over 5,000sq.m of additional industrial floorspace (please see appendix 1).

1 Completions up until the end of the 2017/18 monitoring year only.
<table>
<thead>
<tr>
<th>Strategic Employment Area</th>
<th>Current vacancy (based on Business Rates records, CoStar and local market knowledge) (sqm)</th>
<th>Losses/Gains since commencement of plan period (sqm, net) (completions)</th>
<th>Extant permissions/live applications (sqm, net)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SEA 1: Hillswood Business Park</td>
<td>3,941</td>
<td>No change</td>
<td>No extant permissions but prior approval granted under RU.18/1831 on 22\textsuperscript{nd} January 2019 for proposed change of use of office building (class B1a) to a dwellinghouse (use class C3) to create 83 flats at Lakeview, 1000 Hillswood Drive. If implemented could result in loss of 7498sq.m B1a floorspace.</td>
</tr>
<tr>
<td>SEA 2: Longcross Enterprise Zone</td>
<td>Site in temporary use as film studios</td>
<td>n/a</td>
<td>RU.13/0856: +7350 (B1a net) +79,025sq.m (B1a gross)</td>
</tr>
</tbody>
</table>
| SEA 3 The Causeway and Pinetrees Business Park | 21,690                                                                                | RU.14/1699: +7666 (B1a)                                                 | RU.17/1321: +2206 (B1a)  
RU.15/1933: +12883 (B1a)  
RU.16/1806: -5822 B class floorspace-loss of B1 and B8  
RU.16/0926: +18132 (B1a)  
Overall: +27,399  
Prior approval RU.18/1965 for proposed change of use of office building (class B1a) to a dwellinghouse (use class C3) to create 22 flats at Diamond House 1 lotus Park submitted but undetermined. If granted and implemented could result in loss of 1,411sq.m B1a floorspace. |
<table>
<thead>
<tr>
<th>Area</th>
<th>Floorspace</th>
<th>Proposals Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>SEA 4: Thorpe Industrial Estate</td>
<td>3,769</td>
<td>RU.15/0652: +1302 (mix of B1c, B2, B8)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Overall: +1302</td>
</tr>
<tr>
<td></td>
<td></td>
<td>RU.16/0822: +258 (mix of B1c, B2 and B8)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>RU.17/0801: +420 (B1c)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Overall: +678</td>
</tr>
<tr>
<td>SEA 5: Weybridge and Bourne Business Park</td>
<td>25,120</td>
<td>RU.13/1311: +11400 (B1a)</td>
</tr>
<tr>
<td>and Waterside Trading Estate</td>
<td></td>
<td>RU.15/0798: +1253 (B1a)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Overall: +12,653</td>
</tr>
<tr>
<td></td>
<td></td>
<td>n/a</td>
</tr>
</tbody>
</table>

2. The net effect on the stock of industrial floorspace arising from the proposals for Longcross

Heaton Planning has also revised table 2.3 by making an adjustment to include the existing industrial floorspace at Longcross Park. The vast majority of industrial buildings at Longcross (over 90% as advised by Crest Nicholson) are occupied by businesses in the film industry sector and are thus site specific. Given this niche use, it has not therefore been considered appropriate to include this floorspace in calculating the supply and demand balance; especially as this use is considered temporary until comprehensive redevelopment of the site takes place. The recent approval (subject to referral to SoS) at the Spelthorne Borough Council Planning Committee meeting of 12th February, for outline application 18/01212/OUT for an additional 112,848sqm of floorspace at Shepperton Studios including sound stages, workshops, offices and backlots (and specifically including 46,424sqm of additional workshop space) provides a significant increase in floorspace to support this niche creative industry in the local area.
XLB Property (XLB), an established development management company and a leader in the business space sector, is working with the Business Park’s owners and tenants to bring forward an aspirational Masterplan for the redevelopment and rejuvenation of Causeway Business Park.

XLB is committed to consulting with the local community throughout the planning process and we are keen to understand your views on our proposals. Please take your time to view the information on display, ask questions to our project team and fill out one of the feedback forms provided.

About the site

The site benefits from excellent transport links and is located adjacent to Junction 13 of the M25. It is situated between Staines and Egham and is an important employment site for the area and wider Borough, with British Gas, Gartner and Celsur all situated on the site.

However, despite its accessibility, Causeway Business Park has not evolved and adapted over the years. Little investment and new uses have been introduced and the area lacks the necessary supporting shops and amenities that companies and employees look for.

Parts of Causeway Business Park are no longer fit for purpose to attract tenants in today’s market. It has endured continuous decline in recent years and a large number of the buildings are dated and tired and are completely vacant. This has resulted in a very high vacancy rate of 30%, which far exceeds the national and regional average.

Change is urgently needed at Causeway Business Park to bring these buildings back into use and help improve the attractiveness of the Business Park as a whole. This will prevent the continued decline of the employment site and ensure that the Park provides the types of amenities to both retain the existing tenants and jobs, and attract new ones.

XLB’s Masterplan will reverse the trend and secure its important long-term economic function.
XLB Property's proposals for the redevelopment and rejuvenation of Causeway Business Park, Staines-upon-Thames

The Masterplan seeks to redevelop the southern portion of the Business Park.

The Business Park has an existing planning consent for the development of a large-scale office building, but due to the lack of facilities in the immediate area it has not been possible to attract an end-user/tenant. It is intended that this Masterplan will deliver the facilities important to modern employers and their staff, which will assist in retaining existing occupiers and attracting new users to site.

The plans include:

- A new Aldi food store
- A c.160 bedroom hotel with an ancillary cafe/restaurant
- Introduction of light industrial units
- Refurbishment of Celsur House to provide modern accommodation, to replace ageing, poor quality accommodation
- New car parking provision, including a multi-storey facility, to accommodate new users and address the shortfall in provision for existing occupiers
- Amenities for employees, including a ground-floor food offering
- New landscaping and public realm improvements

The proposals include the demolition of Hawthorn House and Lovett House, which have both been vacant for many years and are not fit for purpose.
An Aldi supermarket
A new Aldi supermarket is proposed, with access from both Lovett Road and Hawthorn Road.
Aldi focuses on quality, stocking a range of groceries that includes the weekly food items most shoppers seek. Discounted prices are achieved through bulk-buying, focusing on the number of items offered and maximising efficiency within the operation of the stores.
Its commitment to quality has led to Aldi being awarded a host of industry and customer accolades, including Good Housekeeping’s ‘Favourite Supermarket 2017’ and Grocer of the Year at the Grocer Gold Awards 2018. Aldi has also been crowned ‘Best Value for Money at the Moneysupermarket’ Home Finance Awards for four years in a row.
Aldi is dedicated to being the best supermarket employer in Britain. Its pay and benefits are the highest in the sector, and it is renowned for its training programmes. As a result, Aldi was named ‘Grocer Employer of the Year’ at the Grocer Gold Awards 2018, with a new store generating 40+ fresh jobs locally.

Light industrial units
The Masterplan would deliver nine light industrial units at the centre of the Business Park, opposite Cesar House and to the side and rear of the proposed Aldi supermarket.
These modern units would provide high-quality, flexible industrial floor space with ancillary office facilities to cater for a range of businesses. We are intentionally providing units of a range of sizes to cater for a variety of business needs, from small start-ups to more established companies.
The buildings are positioned to be inward-facing, which would reduce any visual or aesthetic impact on neighbouring homes to the south (see the ‘Design and Landscaping’ Board for more information on our measures to mitigate this impact).

A 160-bed hotel
A new hotel providing approximately 160 beds is planned to serve the business community in the area. The proposed hotel would be situated towards the north-west of the proposed site, to maximise its visibility from the M25 and to allow a significant separation distance from existing residential properties to the south (in excess of 85m). The orientation of the building on a north-south axis will reduce the visual mass of the building from the residential properties to the south.
We understand that there is a significant demand for local hotel accommodation, driven by the large number of people visiting the employers already at Causeway Business Park, including British Gas and Gartner.
The hotel would also provide restaurant and café facilities at ground-floor level, which would add to the amenities available in the area and cater for existing and new employers.
An operator for the hotel is yet to be confirmed, however, XLB has been in discussions with a number of established and successful brands.

New car parking facilities
We are proposing new car parking facilities to the south-west of the site which will take the following form:
- A split-level multi-storey car park with 364 spaces
- Surface car parking providing 66 car parking spaces
The surface-level car parking and a percentage of the multi-storey car parking spaces will be utilised by the hotel to achieve local authority car parking standards. There is high parking demand on site from existing Business Park tenants, with some not able to adequately cater for their employees (as parking provision is below current local authority standards). The additional spaces in the multi-storey car parking will be allocated spaces for British Gas and additional overflow parking, which could also be let to other tenants. This will reduce parking pressure or the surrounding area and ensure the needs of Causeway Business Park are self-contained.
**Design and Layout**

The aim of our Masterplan is to create a modern and attractive site that will appeal to employers and employees alike. The design of the new buildings will be modern and employ a palette of materials that are consistent across the development in order to create a family of buildings and sense of place. For example:

- **Celsius House** will be refurbished externally in order to enhance its appearance and thermal performance. Materials will be selected to match those proposed in the rest of the development in order to give the Business Park a coherent appearance.

- **The buildings perpendicular to Lovett Road** will feature glazing to provide strong, legible features, creating visual permeability and active frontages within each plot.

Particular effort has been taken to ensure that the new Business Park layout blends with the existing urban grain and respects the amenity of residents to the south of the railway line.

The Masterplan, therefore, proposes that:

- **The hotel** will be orientated so that it is parallel to the British Gas building to reduce the visual mass of the building when viewed from properties to the south. The hotel will be located in excess of 85m from the residential properties to the south, and will be approximately 30m in height, which is consistent with the height of existing buildings to the north and west. The hotel will be located within the centre of the Masterplan to provide much-needed new facilities/supporting functions for the rest of the Masterplan.

- **The multi-storey car park** rear elevation will be solid to prevent light pollution and will be supplemented with green wall panels, including on the northern side, which will soften its appearance from Lovett Road.

- **The Aldi food store** will be orientated on an east-west axis in order to screen the car parking and servicing from the residential properties to the south.

- **The employment-use buildings** parallel to the southern boundary and railway line will face northwards and, therefore, provide visual and acoustic screening.

- **The southern boundary** will be further enhanced with tree planting and acoustic fencing to the yard of unit B7.

**Scale and massing**

- Hotel – 8 storey
- Multi-storey car park – 4 storey/8.5m on southern boundary rising to 10.5m on northern side
- Aldi – single storey

**Landscaping**

Significant new landscaping is proposed throughout the site to improve the public realm and increase biodiversity. We are also planning to introduce a pocket park, and seating/amenity areas within the Business Park for users to enjoy during their lunch breaks.

Our plans will include the planting of mature trees across the southern boundary of the site, along with the addition of feature green walls to the rear of these buildings to provide screening and improve the outlook of existing homes to the south of the railway line.
XLB Property's proposals for the redevelopment and rejuvenation of Causeway Business Park, Staines-upon-Thames

PARKING, ACCESS AND HIGHWAYS

Artist's impression of the multi-storey car park

Parking provision
As well as adequately catering for the new uses proposed as part of the Masterplan, our planned car parking facilities would provide additional spaces for existing tenants, ensuring that the needs of Causeway Business Park are met within the site, reducing pressure on the surrounding area.

The proposed car parking provision across the site includes:
- 132 spaces for the Aldi supermarket
- 50 spaces for the new light industrial units
- 250 spaces (plus one coach space) for the hotel
- 66 surface parking spaces (with potential to let these to existing tenants)
- Provision of Electric Vehicle charging points for 10% of spaces
- 114 spaces for the Orbis building (British Gas)

Traffic generation
The planning application will be supported by a detailed Transport Assessment, which will outline both the current traffic movements from the existing Business Park and projected traffic movements to and from the Business Park should our proposals come forward.

Initial studies into the potential highways effect of the proposals indicate that, while there will be an increase in trip attraction at the site across the course of the day, at peak hours (where the network comes under the most stress) there will conversely be a reduction in vehicular movements at the site. This is owing to the removal of office space, which has a tidal trip profile (i.e. trips are concentrated within short windows at the start and at the end of each working day), with a retail usage, where associated trips are more distributed across the course of the day.

Access improvements
- A new 'western' access into the site leading from the A308 The Gianty/Woodhaw roundabout, including footways
XLB Property’s proposals for the redevelopment and rejuvenation of Causeway Business Park, Staines-upon-Thames

**PROJECT BENEFITS**

Our Masterplan will regenerate and reinvigorate a declining Strategic Employment Area, while also delivering a range of social and economic benefits to the community.

<table>
<thead>
<tr>
<th>Icon</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>![People]</td>
<td>The creation of between 165 - 235 new jobs for local people once the regeneration Masterplan is delivered, in addition to jobs created during construction</td>
</tr>
<tr>
<td>![Pounds]</td>
<td>Significant investment into the Business Park, supporting employment on-site and generating an estimated £5m - £8m in wages and £15m - £21m in Gross Value Added (GVA) per annum</td>
</tr>
<tr>
<td>![Coins]</td>
<td>Potential business rates generation of £650k - £750k per annum</td>
</tr>
<tr>
<td>![Building]</td>
<td>Replacement of unlettable buildings and introduction of new employment-generating spaces</td>
</tr>
<tr>
<td>![Table and Chairs]</td>
<td>Extensive refurbishment of occupied office buildings to provide a competitive and modern business environment</td>
</tr>
<tr>
<td>![Tree]</td>
<td>Elegant landscaping, enhancing the appearance and amenity value of the Business Park for employees</td>
</tr>
<tr>
<td>![Bed]</td>
<td>A c. 160 bedroom hotel for professionals to stay while visiting Causeway Business Park and the wider area</td>
</tr>
<tr>
<td>![Grocery Cart]</td>
<td>Creation of a new Aldi supermarket, delivering savings and improving choice for local people</td>
</tr>
<tr>
<td>![Coffee Cup]</td>
<td>Improved amenities for employees, including a ground-floor food offering, increasing the attractiveness of the Business Park</td>
</tr>
<tr>
<td>![Car]</td>
<td>New car parking provision, including a multi-storey car park, addressing the needs of existing businesses and supporting new tenants</td>
</tr>
</tbody>
</table>
XLB Property's proposals for the redevelopment and rejuvenation of Causeway Business Park, Staines-upon-Thames

NEXT STEPS AND TIMESCALES

Thank you for attending

Thank you for taking the time to attend today's exhibition. We hope that you found the event informative and we would be grateful if you could take the time to complete one of the feedback forms available.

Following the exhibition, we will review the feedback received and take this into account as we progress the plans.

Please note that, following the submission of our planning application, Runnymede Borough Council will undertake its own statutory consultation exercise, providing an opportunity for you to submit your comments to the Council.

Getting in touch

If you have any questions you would like to ask after the exhibition, you can still contact us at any point by calling us on our freephone information line: 0800 298 7040.

Project timescales

December 2018 – January 2019
Review of consultation feedback
Input of project team and preparation of finalised scheme
Submission of planning application to Runnymede Borough Council
Runnymede Borough Council undertakes statutory public and stakeholder consultation

February 2019
Review of consultation responses
Ongoing review by Runnymede Borough Council Officers

Spring/Summer 2019
Anticipated timeframe for Runnymede Borough Council's decision on the planning application