

The Future of the Animal and Plant Health Agency (APHA) site, New Haw

Welcome to our planning public consultation about a new outline masterplan for APHA's New Haw site.

APHA's mission is to:
**“safeguard animal and plant health
 for the benefit of people, the
 environment and the economy.”**



APHA: Who are we?

APHA is an executive agency of the Department for Environment, Food & Rural Affairs. We provide critical services to protect animal, bee and plant health.

Our work contributes £12 billion pounds annually to the UK economy by facilitating international trade in animals, animal products and plants.

Our plans for APHA at New Haw

We need to upgrade the facilities on the site so we can continue to deliver our critical services.

We have developed the Science Capability in Animal Health (SCAH) masterplan which provides a framework to deliver modern science facilities, and a Science Centre, on the New Haw site.

Public Planning Consultation

The aim of this public planning consultation is to share the outline plans for redevelopment. We welcome your feedback on our masterplan proposals and all comments will be considered before our planning application is submitted to Runnymede Borough Council.

This is the start of the planning and design process. Future detailed applications will be submitted for individual buildings and there will be further opportunities for you to engage and comment on those proposals.

The History of Science at the APHA



1865 EARLY DAYS

The government establishes a veterinary diagnostic service to deal with major animal disease epidemics.



1905 STOCKMAN

Stewart Stockman is appointed as Chief Veterinary Officer to lead the research on animal disease control.



1917 ESTABLISHED

The Addlestone Institute is established as a centre for research on animal diseases.



1937 CVL ESTABLISHED

The site, now known as the Central Veterinary Laboratory, is extended with more science departments and laboratories.



2014 APHA FORMED

AHVLA expands to include parts of Food and Environment Research Agency (FERA) and Plant Health and Seeds Inspectorate (PHSI) to become APHA.



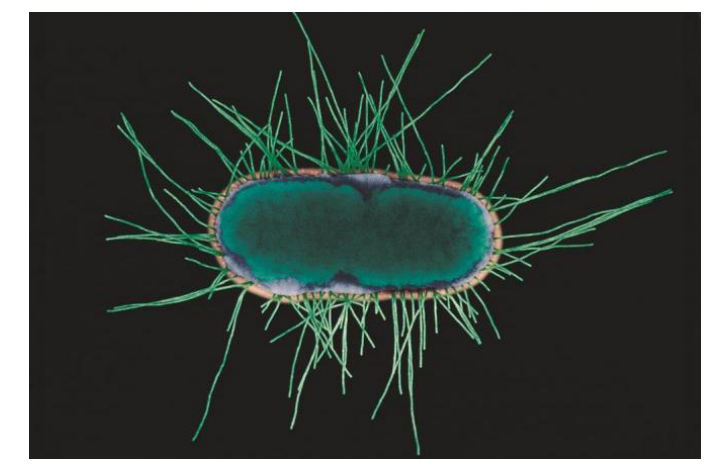
2011 LABORATORY MERGER

The Veterinary Laboratories Agency merges with Animal Health to become the Animal Health and Veterinary Laboratories Agency (AHVLA).



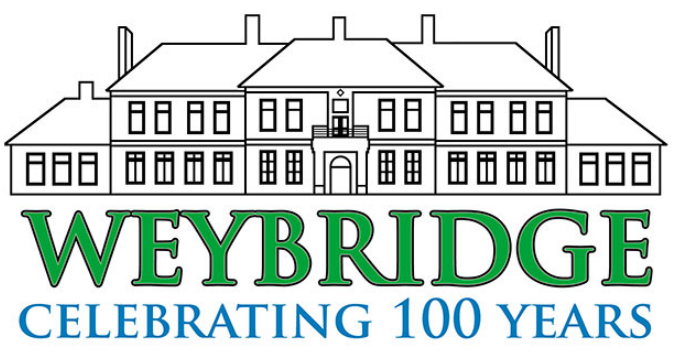
1990 LEADING THE FIELD

Diagnosing the first case of BSE (Bovine Spongiform Encephalopathy) in the 1980s, we lead its eradication from cattle, with the link to variant Creutzfeldt Jakob disease in people being established in 1996.



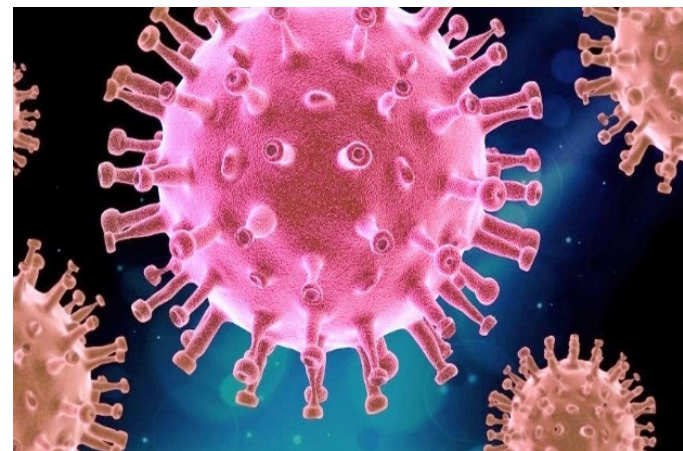
1980 FOOD SAFETY

CVL's remit expands beyond 'the farm gate' to tackle disease in the food chain to protect food security.



2017 100 YEARS

APHA celebrates 100 years of scientific achievements.



2020 COVID-19

APHA confirms the first case of COVID-19 in a pet cat alongside supporting the human diagnostic efforts in the UK.



2022 BIRD FLU

APHA plays a vital role in detecting and controlling bird flu outbreaks in the UK.

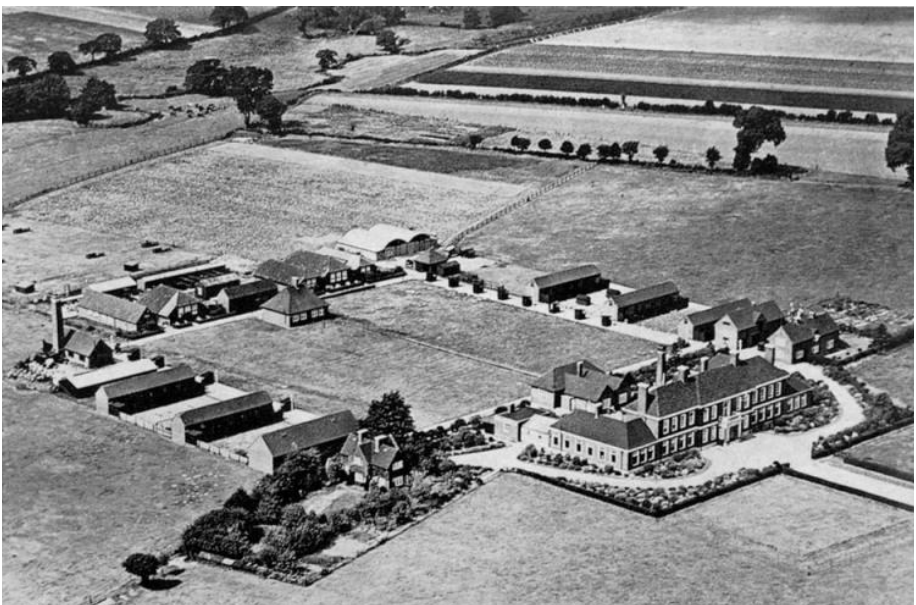


2023 ROYAL VISITS

HM King visits the New Haw site to thank APHA staff for their work on protecting animal and human health.

APHA'S SITE OVER 100 YEARS

1932



1960



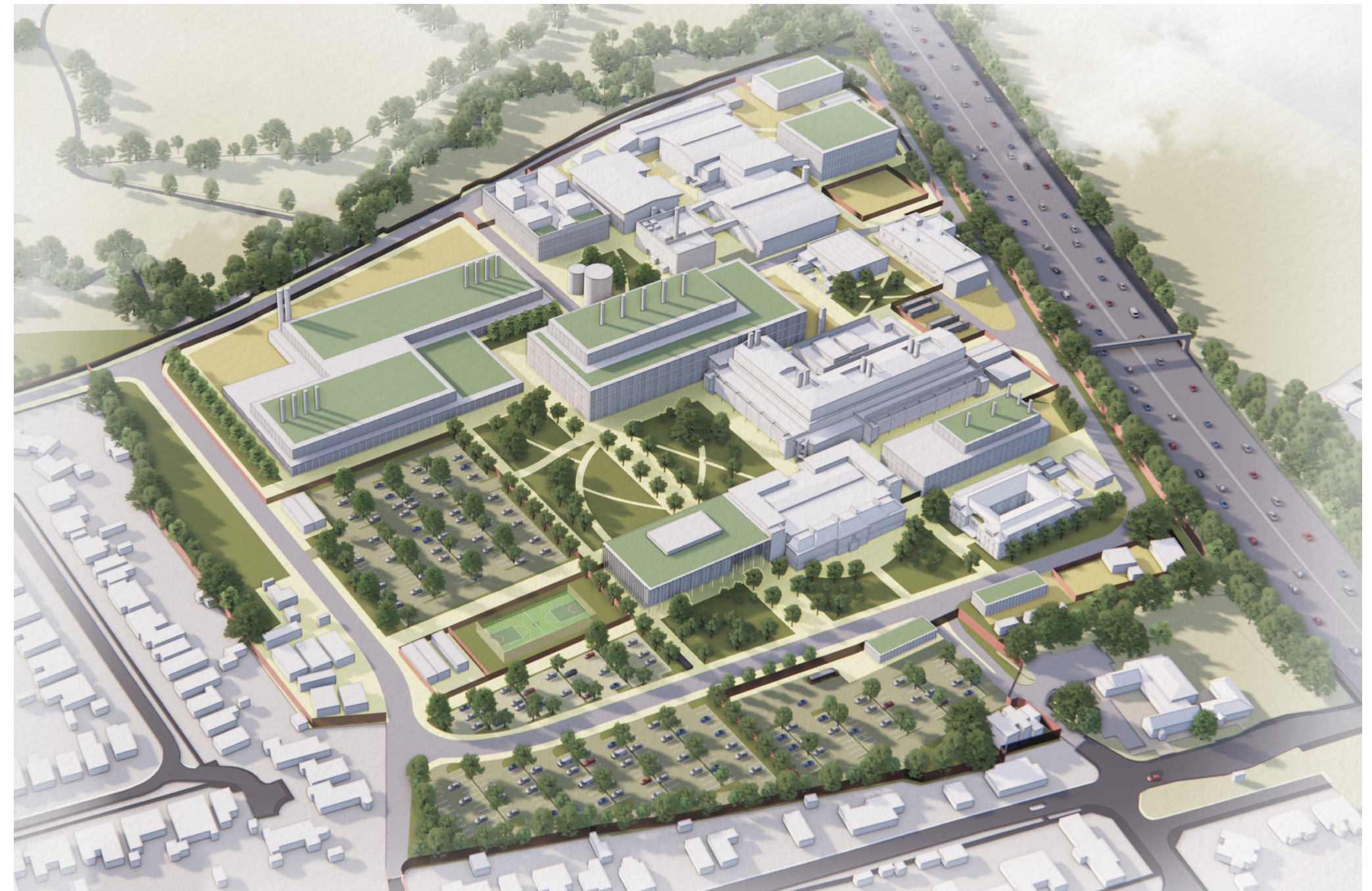
1980



2005



THE FUTURE



APHA's Vision for the Future



The APHA site at New Haw has grown organically over many years. This means national critical science is being carried out in facilities of different ages and quality across the campus.

The Masterplan aims to consolidate science operations on the site to enable APHA to work more efficiently and effectively. This will include the refurbishment of some existing buildings, the demolition of old stock, and construction of new world class science facilities. This will be supported by a landscape and biodiversity framework to restore clarity and order to the site. New building work will be to high sustainable and environmental standards to support the UK in its drive to Net Zero Carbon in 2050.

1932



ORIGINAL

- Clarity of Masterplan framework
- "Human scale" brick buildings
- Clear relationship between buildings and landscape

2023



CURRENT

- Lack of clarity of Masterplan framework
- Poor quality outdoor space
- Lack of green space to support biodiversity and wellbeing

2035....



IMPROVED

- Restoring clarity of the Masterplan framework
- Reusing structure where possible, reinforcing existing infrastructure and building new where needed
- Increasing biodiversity across the site

What will the proposal achieve?

1 CREATE A MODERN SCIENCE CAMPUS



Establish a design framework that protects critical services and enables high quality research.

2 ENHANCE LANDSCAPE AND BIODIVERSITY



Integrate sustainable solutions for a thriving, biodiverse, and resilient site.

3 CREATE A CAMPUS OF SCIENTIFIC EXCELLENCE



Reorganise the site to deliver world class science fit for the future.

4 LOCAL LEGACY



Secure world class science on the APHA New Haw site.

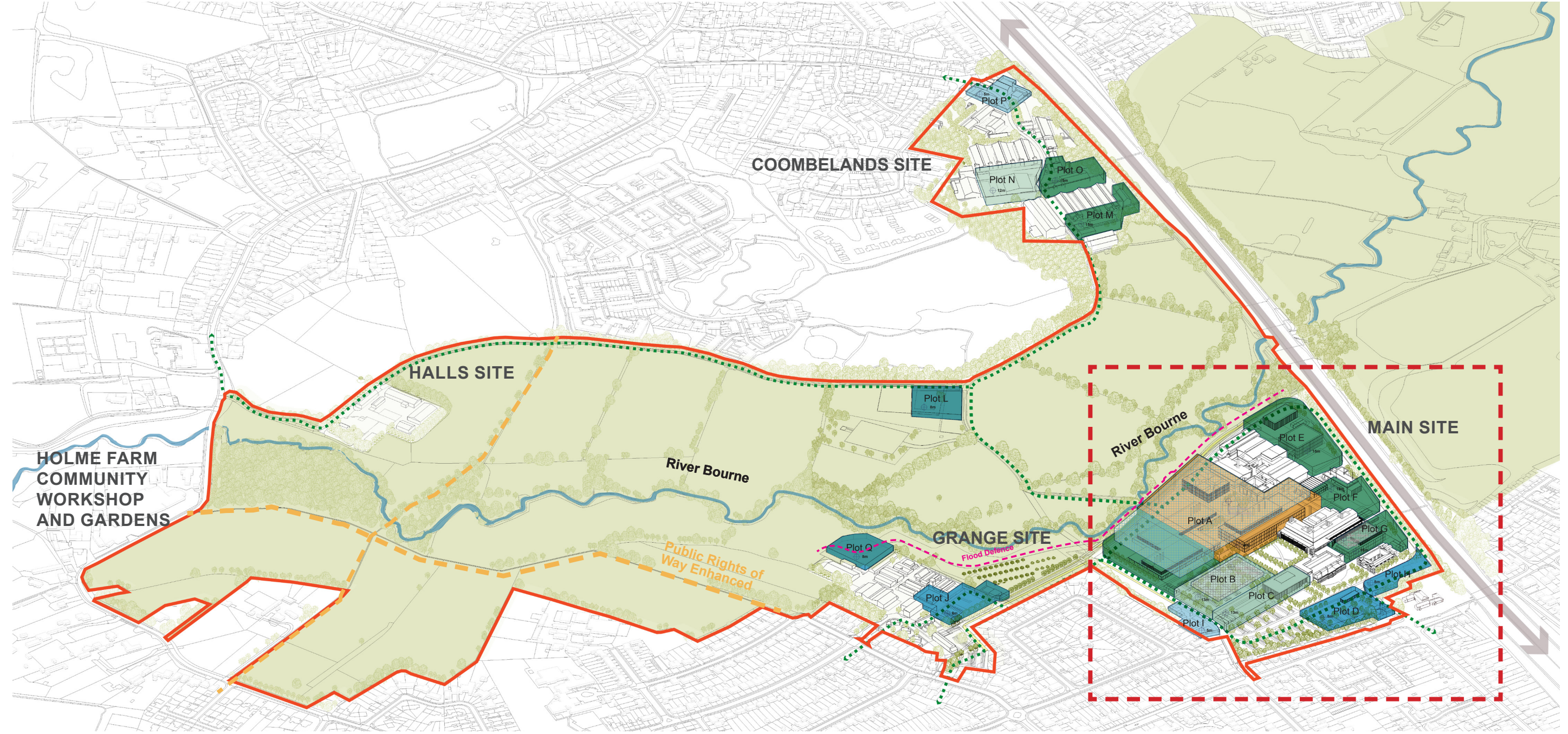
Our Masterplan Explained

The redevelopment will include a range of specialist science facilities, energy and infrastructure support buildings, and office and green space.

Most of the development will be on the Main site with support facilities on the satellite sites, Coombelands and Grange.

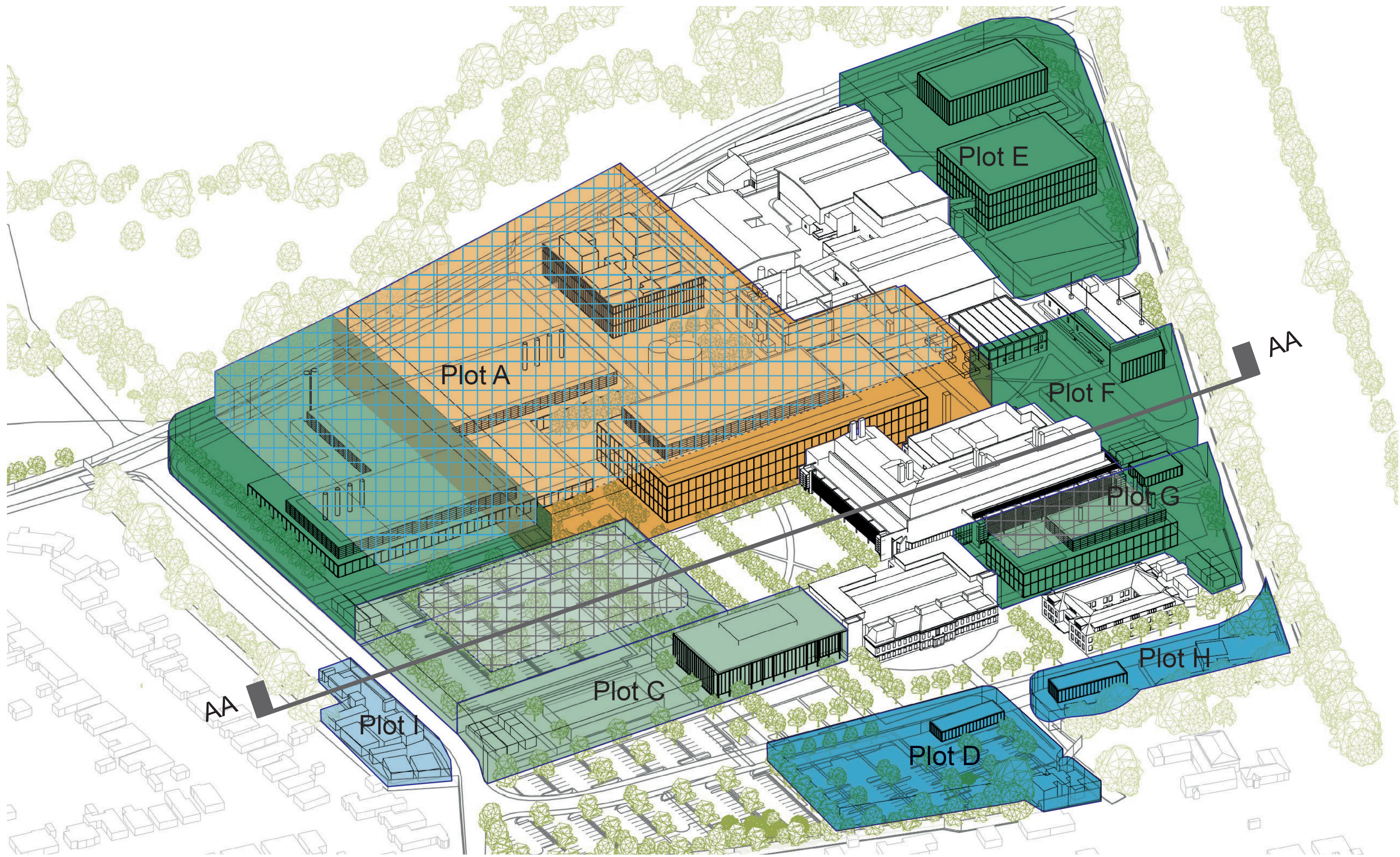
We have developed maximum plot areas and heights (shown in orange, green and blue) within which the new buildings can be located. The buildings will not extend to the full plot size.

The exact layout and location of the buildings are not yet decided. The Masterplan images are illustrative schemes of possible options.

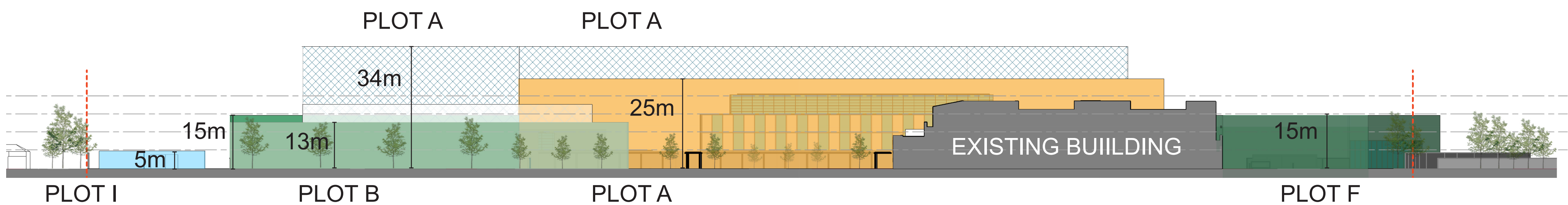


Overview of Site and Application Boundary

- 5m Flue height zone from top of max plot height
- Up to 5m
- Up to 8m
- Up to 13m
- Up to 15m
- Up to 25m
- Up to 34m Chimney Stack and Flue height zone



Main Site Diagram showing Illustrative Scheme and Maximum Parameter Volumes



Main Site - Max Parameter Section AA

--- Development Boundary

Landscape and Biodiversity Proposals

The proposals aim to protect the valuable ecological features on the site, and to promote new habitats which will be maintained to secure their sustainable growth for the future.



ILLUSTRATIVE SCHEME

GRANGE SITE

Landscape and Biodiversity Framework

— Development boundary

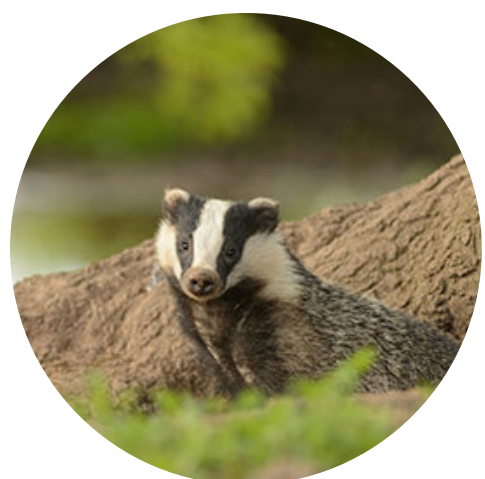
- 1 Existing trees/woodland to be retained and enhanced
- 2 Proposed wet woodland planting
- 3 Riverbank habitat creation (wetlands, reedbeds ditches and marshy grassland)
- 4 Enhanced existing hedgerow
- 5 River Bourne with bank profile improvements
- 6 Existing grassland to be retained and enhanced
- 7 Flood compensation area with grassland habitat
- 8 Improved access to Public Rights of Way
- 9 Biodiverse pasture on fields with modified slopes
- 10 Tree planting for screening
- 11 Landscape enclosure
- 12 Green roofs and living walls to buildings
- 13 Permeable car parking
- 14 Feature landscape
- 15 Green area



Increasing planting diversity to help existing and new habitats adapt to climate change



Retaining mature trees wherever possible and enhancing hedgerows



Enhancing wildlife corridors linking new green spaces within the site and connecting to surrounding landscape



Improving outdoor facilities for staff and visitors



Implementing flood defence and wetland features to mitigate flood risk and improve water quality



Trees, planting, and permeable surfacing will provide shelter, urban cooling, and absorption of storm water run-off

Defra's Social Contribution



SUPPORTING SOCIETY

Defra promotes Green Social Prescribing (GSP) and this offers benefits to local wellbeing. Defra has made surplus land available to Holme Farm Community Workshop and Gardens.



LANDSCAPE AND BIODIVERSITY

A landscape and biodiversity framework will deliver a series of environmental improvements, helping Defra to establish an exemplar of land management in the UK.



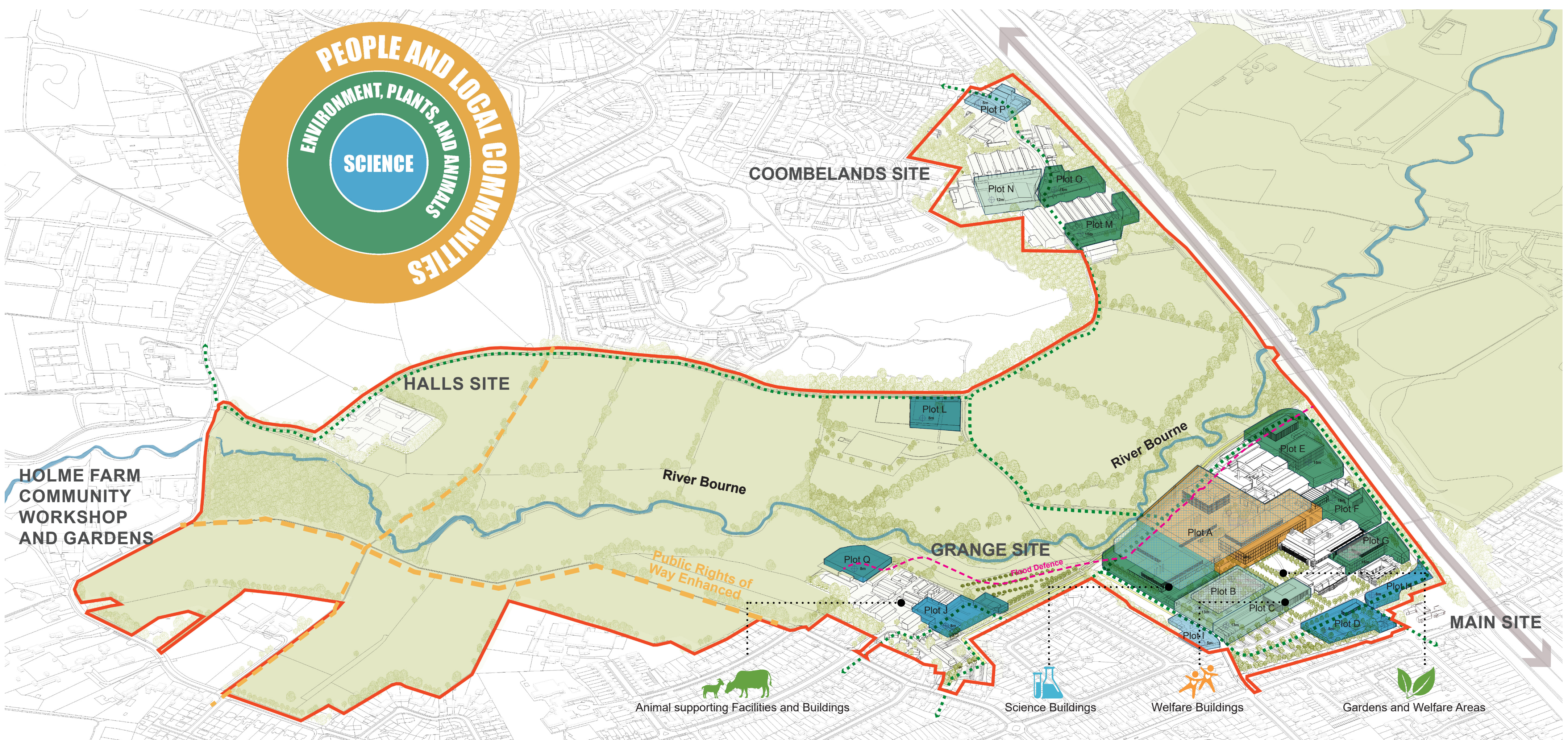
NATIONAL ECONOMY

APHA contributes £12 billion annually to our economy through trading in animals and plants and their products including fresh produce.



NATIONAL SAFEGUARDING

Significant Government investment will safeguard the UK's critical science facility protecting us and animals from the continued threat of new and existing animal diseases.

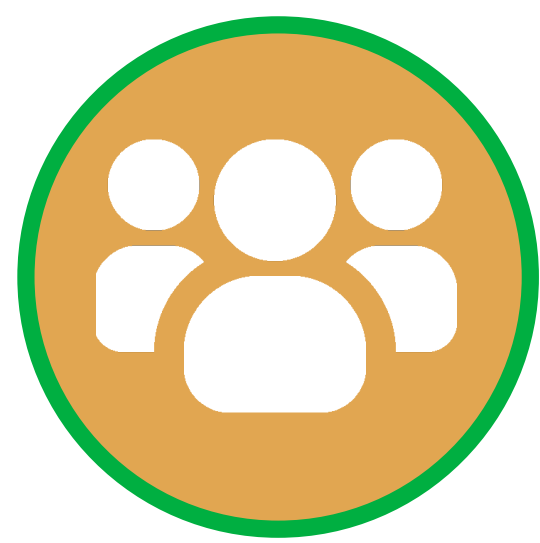


ILLUSTRATIVE SCHEME



DESIGN AND SUSTAINABILITY

The programme will embed high standards of sustainability and consolidate buildings, providing improved landscape.



LOCAL COMMUNITY

We are committed to working closely with the local community throughout the redevelopment.



FLOOD PREVENTION

The plans for investment will include work to improve flood prevention around the River Bourne, which will benefit the local area.



LARGE LOCAL EMPLOYER

APHA is a large local employer, employing over 1,000 people, and this investment will ensure that it continues to create opportunities for local people.

Protecting the Environment

The Environmental Impact Assessment will aim to avoid or reduce a negative impact on the environment and promote benefits of the Masterplan as part of the planning application. Below are a selection of key topics:



The open space adjacent to the River Bourne is an **attractive environment** that we will enhance by creating a **'wet woodland'**. Habitat along the riverbank will also be improved.



Best practice measures will be adopted to **minimise construction noise** for neighbours. Mitigation measures will also be adopted where necessary.



Buildings located near the main site will be **stepped back to limit impact**, and **new planting and habitat will provide screening**.



There will be measures to **absorb run-off and underground flood storage tanks**. Water permeating the ground will be considered when designing new or deeper basements.



A discrete area near the Halls Site has high archaeological potential due to the presence of a Roman cemetery. Appropriate measures will be in place so that **any archaeological findings are suitably managed**.



There is one chimney stack on the site and one more will be added. **Emissions from both will be controlled through permits** to meet rigorous air quality standards.



When developing our designs, we have been mindful of the homes located nearby. **Options for Public Rights of Way are being considered**.



A construction route will be upgraded where it crosses public footpaths and screened where it is near homes. A traffic plan will **limit construction vehicle access and impact on local traffic**.

Have Your Say!

Next Steps

Thank you for looking at our plans. We welcome your feedback on our Masterplan Outline Planning Application (MOPA). Your feedback will be submitted with Runnymede Borough Council after the summer to allow us to take it into account when finalising our plans. We will publish our response to comments on the consultation website and when we submit our outline planning application.

You will also be able to send your comments directly to Runnymede Borough Council during the planning period via their online planning portal.

Contact Us:

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Thank you and please add comments in the suggestion box

