

Planning Committee

Wednesday 23 April 2008 7.30pm

**Council Chamber
Civic Offices, Addlestone**

Members of the Committee

Councillors G B Woodger (Chairman), D W Parr (Vice-Chairman), Mrs F M Angell, J R Ashmore, Mrs F J Barden, J Broadhead, J M Edwards, J R Furey, Mrs E Gill, C Knight, M T Kusneraitis, Mrs Y P Lay, Mrs J Norman, Mrs M Roberts and P B Tuley.

AGENDA

Notes:

- 1) Any report on the Agenda involving confidential information (as defined by section 100A(3) of the Local Government Act 1972) must be discussed in private. Any report involving exempt information (as defined by section 100I of the Local Government Act 1972), whether it appears in Part 1 or Part 2 below, may be discussed in private but only if the Committee so resolves.
- 2) The relevant 'background papers' are listed after each report in Part 1. Enquiries about any of the Agenda reports and background papers should be directed in the first instance to **Mr B A Fleckney, Administration and Leisure Department, Committee Section, Civic Offices, Station Road, Addlestone (Tel: Direct Line: 01932 425620). (Email: bernard.fleckney@runnymede.gov.uk).**
- 3) Agendas and Minutes are available on a subscription basis. For details, please ring Mr B A Fleckney on 01932 425620. Agendas and Minutes for all the Council's Committees may also be viewed on www.runnymede.gov.uk.
- 4) Public speaking on planning applications only is allowed at the Planning Committee. For details please contact Mrs T Eeles, the Administrative Section of the Technical Services Department. **(Tel Direct Line: 01932 425174)**
- 5) In the unlikely event of an alarm sounding, members of the public should leave the building immediately, either using the staircase leading from the public gallery or following other instructions as appropriate.

LIST OF MATTERS FOR CONSIDERATION

PART I

Matters in respect of which reports have been made available for public inspection

	<u>Page</u>
1. FIRE PRECAUTIONS	5
2. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP	5
3. MINUTES	5
4. APOLOGIES FOR ABSENCE	5
5. DECLARATIONS OF INTEREST	5
6. PLANNING APPLICATIONS	5
7. THAMES BASIN HEATH – SPECIAL PROTECTION AREA (SPA) AND SUITABLE ALTERNATIVE NATURAL GREEN SPACE (SANGS)	6
8. LOCAL DEVELOPMENT FRAMEWORK – RETAIL ISSUES AND OPTIONS PAPER	7
9. LOCAL DEVELOPMENT FRAMEWORK – THE ECONOMY ISSUES AND OPTIONS PAPER	12
10. APPEAL DECISIONS	17
11. PLANNING APPLICATIONS DETERMINED BY DIRECTOR OF TECHNICAL SERVICES	18
12. EXCLUSION OF PRESS AND PUBLIC	18

PART II

Matters involving Exempt or Confidential Information in respect of which reports have not been made available for public inspection

- a) Exempt Information
(No reports to be considered under this heading)
- b) Confidential Information
(No reports to be considered under this heading)

GLOSSARY OF TERMS AND ABBREVIATIONS

TERM	EXPLANATION
BCN	Breach of Condition Notice. Formal enforcement action to secure compliance with a valid condition
Brownfield land	'Previously Developed Land'. Land which is or was occupied by a permanent (non-agricultural) structure, including the curtilage of the development (therefore includes gardens)
BVPI's	Best Value Performance Indicators. Specified by central government to measure performance on a wide range of Council services
CHA	County Highways Authority. Responsible for offering advice on highways issues relating to planning applications as well as highways maintenance and improvement
CIR	Government Circular – document setting out policy which has legal connotations
CLEUD	Certificate of Lawful Existing Use or Development. Formal procedure to ascertain whether a development which does not have planning permission is immune from enforcement action
CLOPUD	Certificate of Lawful Proposed Use or Development. Formal procedure to ascertain whether a development requires planning permission
Conservation Area	An area of special architectural or historic interest designated due to factors such as the layout of buildings, boundaries, characteristic materials, vistas and open spaces
CPA	Comprehensive Performance Assessment. An external process to assess the quality of individual Council's Performance (set out in the Local Government White Paper 2001). It brings together evidence from a range of internal and external sources, in addition to an on site inspection, in order to arrive at an overall category
DC	Development Control – the area of planning service that processes planning applications, planning appeals and enforcement work
Design Statement	A design statement is submitted with a planning application and sets out the design principles that the applicant has adopted to make the proposal fit into its wider context
Development Plan	The combined policy documents of the Structure Plan, Local Plan, Minerals and Waste Plans. Will shortly be replaced by the South East Plan, the Local Development Framework and the Minerals and Waste Frameworks
DTS	Director of Technical Services
EA	Environment Agency. Lead government agency advising on flooding and pollution control
EIA	Environmental Impact Assessment – formal environmental assessment of specific categories of development proposals
ES	Environmental Assessment under the Environmental Impact Assessment Regulations
FRA	Flood Risk Assessment
GPDO	General Permitted Development Order. Document which sets out categories of permitted development (see 'PD')
GOSE	The Government Office for the South East. This is the local office of the Deputy Prime Minister for the South East region of England
HGV	Heavy Goods Vehicle
LBC	Listed Building Consent
LDD	Local Development Documents – component parts of the LDF
LDF	Local Development Framework. The policy document that will guide development in the Borough up to 2026
LDS	Local Development Scheme - sets out the programme and timetable for preparing LDDs

TERM	EXPLANATION
Listed building	An individual building or group of buildings which require a level of protection due to its architectural interest, historical interest, historical associations or group value
LNR	Local Nature Reserve
Local Plan	The current planning policy document that will be replaced by the LDF
LPA	Local Planning Authority
LSP	Local Strategic Partnership – Leads on the Community Strategy
Material Considerations	Matters which are relevant in determining planning applications
Net Density	As defined in PPG3: Housing. The density of a housing development excluding major distributor roads, primary schools, open spaces serving a wider area and significant landscape buffer strips
PCN	Planning Contravention Notice. Formal notice which requires information to be provided in connection with an enforcement investigation. It does not in itself constitute enforcement action
PD	Permitted development – works which can be undertaken without the need to submit a planning application
PDG	Planning Delivery Grant. An annual grant from central government which reflects the previous year's performance in delivering planning services
P & I	Policy and Implementation – the area of planning service that produces the Local Development Framework, monitors development and supports the Runnymede Business Partnership and Travel Initiative
PINS	Planning Inspectorate
POS	Public Open Space
PPG	Planning Policy Guidance. This is guidance issued by the Secretary of State detailing National Planning Policy within existing legislation
PPS	Planning Policy Statements. The replacement title for PPG
Ramsar Site	A wetland of international importance
RIPA	Regulation of Investigatory Powers Act. Provides limitation on covert surveillance relating to enforcement investigation
SAC	Special Area of Conservation – an SSSI additionally designated as a Special Area of Conservation under the European Community's Habitats Directive 1992 in order to maintain or restore priority natural habitats and wild species
SCI	Statement of Community Involvement. The document and policies that indicate how the community will be engaged in the preparation of the LDF
SEA/SA	Strategic Environmental Assessment/Sustainability Appraisal – formal appraisal of the Local development Framework
SEEDA	South East England Development Agency
SEERA	South East England Regional Assembly – based in Guildford. Responsible for producing South East Plan
Sec. 106	A legal agreement for the provision of facilities and/or infrastructure either directly by a developer or through a financial contribution, to meet the needs arising out of a development. Can also prevent certain matters
SNCI	Site of Nature Conservation Importance. A non-statutory designated area of county or regional wildlife value
South East Plan	Regional Planning Document produced in draft form by SEERA. Will provide regional planning guidance and housing targets for individual Councils for the period up to 2026
SPA	Special Protection Area. An SSSI additionally designated a Special Protection Area under the European Community's Directive on the Conservation of Wild Birds 1979
SPD	Supplementary Planning Document – provides additional advice on policies in Local Development Framework (replaces SPG)
SSSI	Site of Special Scientific Interest
Structure Plan	Strategic guidance for the whole county produced by Surrey County Council. Will eventually be replaced by the South East Plan

TERM	EXPLANATION
SUDS	Sustainable Urban Drainage Systems. Providing urban drainage systems in a more environmentally sensitive way by systems designed to reduce the quantity of run-off, slow its velocity or provide for filtering, sedimentation and biological degradation of the water
Sustainable Development	Sustainable development is the core principle underpinning planning. It is defined as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs"
TA	Transport Assessment – assessment of the traffic and transportation implications of a development proposal
TPO	Tree Preservation Order – where a tree or trees are formally protected and prior consent is needed for pruning or felling
TRICS	Computerised database and trip rate analysis used to estimate traffic flows to and from a variety of land uses, to assess transportation implications of new development in southern England
Use Classes Order	Document which lists classes of use and permits certain changes between uses without the need for planning permission

1. FIRE PRECAUTIONS

The Chairman will read the Fire Precautions which set out the procedures to be followed in the event of fire or other emergency.

2. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

3. MINUTES

To confirm and sign the Minutes of the meeting of the Committee held on 12 March 2008 as a correct record. These Minutes are included in the April 2008 Summons/Minute Book.

4. APOLOGIES FOR ABSENCE

5. DECLARATIONS OF INTEREST

If Members have an interest in an item please record the interest on the form circulated with this Agenda and hand it to the Legal Representative or Committee Administrator at the start of the meeting. A supply of the form will also be available from the Committee Administrator at meetings.

Members who have previously declared interests which are recorded in the Minutes to be considered at this meeting need not repeat the declaration when attending the meeting. Members need take no further action unless the item in which they have an interest becomes the subject of debate, in which event the Member must leave the room if the interest is personal and prejudicial.

6. PLANNING APPLICATIONS

A list of planning applications to be determined by the Committee is attached.

If Members have particular queries or interests in certain applications, the application files will be available for inspection and Officers present from 7.00 p.m. prior to the meeting in the ante room of the Council Chamber. This will be an informal opportunity for Members to see further details of applications and representations and to discuss and clarify issues. Copies of all letters of representation will also be placed on the table in the Chamber prior to the meeting and will be available for inspection by Members.

OFFICERS' RECOMMENDATION that -

the said applications be determined as indicated and any permission granted be subject to the conditions authorised.

(TO RESOLVE)

Background Papers

A list of background papers is available from the Technical Services Department.

7. THAMES BASIN HEATH - SPECIAL PROTECTION AREA (SPA) AND SUITABLE ALTERNATIVE NATURAL GREEN SPACE (SANGS) (DTS)

1. Purpose of Report

1.1 **To request approval to commence works to upgrade Suitable Alternative Natural Green Spaces (SANGS) and surveys and to establish a budget for this purpose to be financed by contributions received from developers.**

2. Background Information

2.1 The Council formally adopted Supplementary Planning Guidance (SPG) in December 2007 that set out a policy for residential development proposals within 5.2km driving distance of the Thames Basin Special Protection Area (SPA).

2.2 The essential elements of the SPG are as follows:

2.2.1 The Council will invite, as part of an agreement for the development of new dwellings within the 5.2km zone, a contribution to enable potential suitable open spaces (SANGS) to be upgraded. In addition, it will be necessary to ensure that the sites are maintained and a contribution to maintenance will be required. Also, in recognition of the ability to develop sites, previously constrained by the SPA designation, the Council will require a financial contribution to recognise the value unlocked by allowing development to proceed.

2.2.2 For the purposes of enhancing and maintaining the value of the sites to provide a SANGS, contributions on a per dwelling basis are required to cover the upgrades to the sites. The contribution for the SANGS improvements programme and site visitor survey work is £1,000 per dwelling.

2.2.3 In addition, developers are required to make a further contribution, in the nature of an endowment, to reflect the upgrade, implementation and ongoing maintenance and management role of the Council in this process. In addition this contribution will reflect that the Council will be placing constraints on its land in terms of keeping the land available for public access while it functions as SANGS. This requirement is based on the fact that by making available land in its ownership the value of the development land is increased. This further contribution is also £1,000 per dwelling, making a total contribution of £2,000 a dwelling.

2.3 The proposed first phase of the programme of works and other items for a five year period to be financed from SANGS contributions is set out in Appendix 'A'.

2.4 The policy commenced in April 2007.

3. Report

3.1 At the end of March 2008 SANGS contributions of £306,000 had been received. In accordance with the policy half this amount (£153,000) is set aside for the upgrade of suitable sites for mitigation purposes.

3.2 The report to the January 2007 Planning Committee assumed that sufficient contributions would be received over the first five years of the policy to finance the programme of works. It is therefore possible to now release the funding received to date to commence these works.

3.3 The first call on the funds is the necessary promotional and monitoring work (estimated cost of £105,000). This sum is factored into the existing revenue budget for the Planning Committee with £3,000 in the 2007/08 budget and £50,000 in 2008/09.

3.4 It is now proposed that the enhancement works be commenced and the associated maintenance commitments be recognised in service accounts.

- 3.5 The Schedule set out in the SPG is attached as Appendix 'A' and this includes both capital and ongoing revenue/maintenance costs. It is anticipated that sufficient contributions will be secured to meet these costs in the next financial year.
- 3.6 The schemes set out in bold type, totalling £309,000, will proceed over the period 2008-2010. These are :-

	£
Works to Open Spaces	174,000
Surveys	30,000
Promotional Works and Monitoring	105,000
TOTAL:	<u>309,000</u>

- 3.7 The annual maintenance costs associated with this work will commence in the 2010/11 financial year.
4. Council Policy
- 4.1 Set out in the SPG.
5. Legal Implications
- 5.1 The SPG has been accepted as the pragmatic mechanism for pursuing the policy approach.
6. Risk Management
- 6.1 The main risk is that there will be insufficient further developer contributions to pay for the improvement and maintenance costs of the works and areas.
- 6.2 Our approach to minimising this risk will be to:
- only undertake works when the funds are secured;
 - identify future opportunities to use other sites for SANGS.

OFFICERS' RECOMMENDATION that -

- i) the Corporate Management Committee be requested to approve revenue estimates in the sum of £309,000 for the works and associated costs as set out in paragraph 3.6 to be financed from SANGS contributions received;**
- ii) the Corporate Management Committee be requested to note the ongoing maintenance costs associated with the SANGS measures and provide for these costs to be met from SANGS contributions as they become available; and**
- iii) to receive a further programme of works when additional income is received.**

(TO RESOLVE)

Background Papers

None.

8. LOCAL DEVELOPMENT FRAMEWORK - RETAIL ISSUES AND OPTIONS PAPER (DTS)
1. Purpose of Report
- 1.1 The purpose of this report is to receive the views of the Committee on the Local Development Framework - Retail Issues and Options Paper (RIOP).

1.2 **This paper has been considered by the Local Development Framework Members' Working Group. The Minutes of the Group meeting on 25 March 2008 are attached as Appendix 'B'.**

2. Background Information

2.1 The RIOP forms one of the suite of documents establishing the issues to be considered when developing the policy approaches for consideration as part of the formal consultation on the Local Development Framework. The context for this work was set out in an earlier item to the Planning Committee on 26 February 2008.

3. Policy and Technical Considerations

3.1 The Retail Issues and Options Paper (RIOP) attached at Appendix 'C' considers the key areas of national and strategic policy guidance, gathers the evidence to reflect local circumstances, details the key issues and establishes a set of policy options for consultation.

3.2 Planning Policy Statements set out the Government's policies on aspects of planning in England. PPS6 - Planning for Town Centres provides the National planning policy framework for delivering the Government's retail objectives. The policies in PPS6 are to be taken into account by Local Planning Authorities and Regional Planning Bodies in the preparation of their Local Development Documents and Regional Spatial Strategies.

3.3 As its main aims, PPS6 states:

The planning system has a key role in facilitating and promoting sustainable and inclusive patterns of development, including the creation of vital and viable town centres. The Government is committed to developing and supporting successful, thriving, safer and inclusive communities, both urban and rural - a vision set out in the Communities Plan.

The Government's key objective for town centres is to promote their vitality and viability by:

- *planning for the growth and development of existing centres; and*
- *promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all.*

There are other Government objectives which need to be taken account of in the context of this key objective outlined above:

- *enhancing consumer choice by making provision for a range of shopping, leisure and local services, which allow genuine choice to meet the needs of the entire community, and particularly socially- excluded groups;*
- *supporting efficient, competitive and innovative retail, leisure, tourism and other sectors, with improving productivity; and*
- *improving accessibility, ensuring that existing or new development is, or will be, accessible and well served by a choice of means of transport.*

3.4 The following of the Government's wider policy objectives are also relevant, insofar as they would not be inconsistent with the key objective above:

- *to promote social inclusion, ensuring that communities have access to a range of main town centre uses, and that deficiencies in provision in areas with poor access to facilities are remedied;*
- *to encourage investment to regenerate deprived areas, creating additional employment opportunities and an improved physical environment;*
- *to promote economic growth of regional, sub-regional and local economies;*

- *to deliver more sustainable patterns of development, ensuring that locations are fully exploited through high density, mixed use development and promoting sustainable transport choices, including reducing the need to travel and providing alternatives to car use; and*
 - *to promote high quality and inclusive design, improve the quality of the public realm and open spaces, protect and enhance the architectural and historic heritage of centres, provide a sense of place and a focus for the community and for civic activity and ensure that town centres provide an attractive accessible and safe environment for businesses, shoppers and residents.*
- 3.5 Regional Spatial Strategies (the South East Plan) and Local Development Documents, Regional Planning Bodies and Local Planning Authorities respectively should implement the Government's objectives for town centres, by planning positively for their growth and development as set out in PPS6.
4. The Local Context
- 4.1 The key objective for town centres as identified in PPS6 is the need to maintain the viability and vitality of the town and local centres in order to fulfil the core principle of delivering sustainable development. There is a re-emphasis of the 'town centres first' objective, emphasising that development should be focused on the existing centres, promoting and enhancing them by providing a wide range of services, in a good environment, accessible to all and placing less reliance on the car.
- 4.2 Policy BE5 of the draft South East Plan refers to small rural towns, and in the hierarchy of towns identified in the Plan, the three main centres in Runnymede, Egham, Addlestone and Chertsey, fall within the category of small rural or 'market' town, having a population of approximately 20,000 each. These three centres serve mainly local retail needs. Further local facilities are provided at Virginia Water, New Haw, Ottershaw and Englefield Green, and in other smaller groups of shops around the Borough.
- 4.3 It is important to focus on a variety of uses in these centres, particularly the main town centres at a time of increasing mobility and competition from out-of-town facilities and other centres. It is important to maintain the retail function which is the mainstay of town centre activity and to promote residential and other leisure uses which will provide activity outside normal shopping hours. One of the key issues as identified in PPS6 is also the need to tackle social exclusion by ensuring access for all to a wide range of everyday goods and services.
- 4.4 When considering the role and functions of Addlestone, Chertsey and Egham, we must consider the objective of enhancing consumer choice in terms of the range of shopping, leisure and local services available, to allow for genuine choice to meet the needs of the community, particularly socially excluded groups.
- 4.5 PPS6 requires that the Core Strategy should set out a spatial vision and strategy for the network and hierarchy of centres (including local centres) and how the role of these different centres will contribute to this overall spatial vision. The Local Authority should involve stakeholders and the community to:
- assess the need for new floorspace for retail, leisure and other main town centre uses, taking account of both quantitative and qualitative considerations;
 - identify deficiencies in provision, assess the capacity of existing centres to accommodate new development, including, where appropriate, the scope for extending the primary shopping area and/or town centre, and identify centres in decline where change needs to be managed;
 - develop strategies for developing and strengthening the centres within Runnymede;
 - define the extent of the primary shopping area and the town centre, for Addlestone, Chertsey and Egham;
 - review all existing allocations and re-allocate sites which do not comply with PPS6.

- 4.6 There are supermarkets in all three main centres, and superstores in Addlestone and along The Causeway, Egham. The more specialised shopping needs of the Borough's residents are met by accessible shopping centres in neighbouring districts - Staines, Woking, Windsor, Kingston, Guildford and Reading. Facilities in the local centres vary between locations.
- 4.7 The retention of continuous shopping frontages in the central shopping area cores is important to maintain the quality, efficiency and convenience of shopping facilities. Uses within Classes A3 (Restaurants & Cafés) and A4 (Drinking Establishments) would normally complement Class A1 (Shops) uses and can be appropriate within core areas. It is necessary to determine appropriate percentages of uses needed in each town centre to maintain vitality and viability, whilst recognising the role the centre must play outside of shopping hours.
- 4.8 The Council will need to prepare planning policies to help manage the evening and night time economy in appropriate centres (i.e. both town centres and local centres) and these should encourage a wide range of complementary uses which appeal to a wide range of age and social groups.
- 4.9 Farm shops may also meet a demand for local produce in a sustainable way. However, care should be taken to ensure that they do not adversely affect easily accessible convenience shopping available to the local community in the urban centres, etc.

5. Key Issues for Consultation

- 5.1 The following identify the areas for consultation.

Do we have an appropriate range of shopping, leisure and local services in each type of centre (i.e. town, local, village)?

- The Plan will need to identify, by undertaking a survey, the local need for both the quantity and quality of local retail provision.
- The town and local centres within Runnymede will not meet all local need as this will be provided at higher order towns in the area such as Woking and Staines.

- 5.2 Town Centres: Addlestone, Chertsey and Egham

Are our three town centres adequately providing for need (this to be assisted by a technical assessment). If not -

- What is needed to support the towns as viable key centres of commercial and social activity?
- What are the most important aspects of a town centre?
- Are the physical areas of the defined town centres too large, too small or just right to accommodate the range of facilities necessary to cater for the local communities they serve (bearing in mind the role of larger centres such as Woking and Staines in meeting higher order needs)?
- Is the primary shopping area correctly defined?
- What is the key mix of uses in a town centre? Do we have the balance of uses right for each centre? Or are some town centres developing 'specialist attractions' - and should this be encouraged?
- Are all ages catered for?
- How do the centres meet social and leisure needs and do they have evening and night time economies?

- 5.3 Local/Village Centres: (e.g. Virginia Water, New Haw, Englefield Green, Ottershaw)

- Can local centres compete in a modern competitive retail environment that is changing where and the ways we shop?
 - What are the key features of a viable local centre? What is the role of the Post Office? Are there areas that need to be protected for specific uses? - What are these uses?
- 5.4 Local/Parades of Shops (e.g. Pooley Green, Thorpe, Row Town, Chertsey Lane)
- They cannot compete on price but are convenient - are they important to protect?
 - Is there a minimum size for a parade of shops that is needed to ensure sufficient footfall?
- 5.5 Farm Shops/Garden Centres
- They are normally in rural locations and largely in the Green Belt.
- What role do they play in meeting local need?
 - Should they be allowed to expand or intensify use in the Green Belt location?
 - Do they undermine the town centres?
 - Should they be allowed to sell only locally produced goods?
- 5.6 Internet Shopping
- The Retail Impact Assessment (the Technical Assessment) will need to consider the effect this may have on shopping in the Borough.
6. Council Policy
- 6.1 Council policy will be guided by the outcome of the LDF, particularly with its relationship to the Sustainable Community Strategy.
7. Legal Issues
- 7.1 The LDF Papers are prepared within the context of Government advice.
8. Sustainability
- 8.1 The RIOP will be subject to a Sustainability Appraisal and a Strategic Environmental Assessment at the appropriate time.
9. Conclusion
- 9.1 The RIOP has been prepared to provide a basis for developing the issues and options stage of the LDF.

OFFICERS' RECOMMENDATION that -

- i) the Retail Issues and Options Paper and Retail Impact Assessment be approved for consultation; and**
- ii) any technical changes to the document be agreed by the Chairman and Vice-Chairman in consultation with the Director of Technical Services.**

(TO RESOLVE)

Background Papers

None.

9. LOCAL DEVELOPMENT FRAMEWORK – THE ECONOMY ISSUES & OPTIONS PAPER (DTS)

1. Purpose of Report

1.1 **The purpose of this report is to receive the views of the Committee on the Local Development Framework – Economy Issues and Options Paper (EIOP)**

1.2 **This paper was considered by the Local Development Framework Members' Working Group on 25 March 2008.**

2. Background Information

2.1 The EIOP is a key document that identifies the economic issues that need to be considered when developing policy options that the public should be consulted on during the process of preparing the Local Development Framework (LDF). Members of the Planning Committee received a report on the Issues and Options stage of preparing the LDF at its meeting on 26 February 2008.

3. Policy and Technical Considerations

3.1 The EIOP paper attached as Appendix 'D' contains evidence about Runnymede's economy, summarises national and strategic policy guidance and sets out the key issues in Runnymede and the policy options for consultation.

3.2 The Government's key policy outcomes for economic development according to draft PPS 4 are to:

- *Raise the productivity of the UK economy;*
- *Maximise job opportunities for all*
- *Improve the economic performance of all English regions and reduce the gap in economic growth rates between regions;*
- *Deliver sustainable development, the key principles of which, including responding to climate change, are set out in Planning Policy Statement 12 and the annex to PPS1 on Climate Change;*
- *Build prosperous communities by improving the economic performance of cities, sub-regions and local areas, promoting regeneration and tackling deprivation.*

3.3 Draft PPS4 stresses the need to "use evidence to plan positively" and states:

"Regional planning bodies and local planning authorities should use a wide evidence base to understand both existing business needs and likely changes in the market, to prepare policies to support sustainable economic development in their area."

And to achieve this, regional planning bodies and local planning authorities should:

- *Thoroughly assess the existing supply of land available for economic development through an employment land review. (ELR);*
- *Ensure that the strategy takes into account the nature of the regional or local character and the need for a high quality environment;*
- *Ensure that the strategy addresses the particular needs of rural areas;*
- *Take account of the different locational requirements of businesses;*
- *Take account of relevant market information and economic data, including price signals;*
- *Maintain an up-to-date assessment of the demand for employment land;*
- *Ensure the plan supports existing sectors;*

- *Where possible identify and plan for new or emerging sectors likely to locate in the local area;*
- *Recognise, and positively plan for, the benefits that can accrue when certain types of businesses locate within proximity of each other or with land uses such as universities and hospitals;*
- *Develop policies with the education sector to assist business, particularly knowledge based and high-technology industries;*
- *Identify, protect and promote key distribution networks, and locate developments which generate freight movements to minimise carbon emissions. Such development should be sustainably sited to avoid congestion and preserve local amenity;*
- *For telecommunications networks, provide policies for the siting and appearance of telecommunications developments;*
- *For office (B1a) development, give preference to sites in or on the edge of town centres consistent with the sequential approach in Planning Policy Statement 6.*

3.4 The Government has also published guidance on 'Employment Land Reviews: Guidance Note' - ODPM December 2004. This describes how the LDF should come to a view on how much land should be provided to meet the future economic needs of the Borough. The stages and components of an Employment Land Review (ELR) are shown in Appendix 'D'. The Council has not yet produced an ELR but has assembled some of the evidence needed to provide a sketch of the Runnymede economy and identify the main economic issues and options that need to be considered.

4. Regional Economic Policies

4.1 The South East Economic Development Agency (SEEDA) and the South East England Regional Assembly (SEERA) have worked together to produce the submitted South East Plan. The S.E. Plan includes both region-wide and sub regional economic policies and proposals. The London Fringe sub region within which Runnymede is located has specific policies for most of Surrey. A Panel of Inquiry (the EiP Panel) has recommended that various changes be made to both the SE Plan and to the London Fringe policies. The Secretary of State is expected to publish a Government version of the SE Plan for public consultation in early summer 2008. The London Fringe Economic Policies from the S.E. Plan i.e. those that will have greatest impact on Runnymede and the Panel's proposed changes are set out in the main paper attached as Appendix 'D'.

4.2 In particular, the Panel has identified that Runnymede should allocate the former DERA site for 65,000 square metres of B1 development and 2,500 houses. The Council recently resolved to grant permission for 100,000 sq m of B1 development on the northern part of the DERA site. However, in order to achieve a more sustainable form of development than a housing estate and a business park, it would be preferable to develop a self-contained, properly serviced community. This is an issue that will need to be addressed both in the South East Plan and in the LDF Core Strategy.

5. Draft Regional Sustainability Objectives at the Local Level

5.1 The Objectives that underpin the LDF, drawn from the Draft Regional Sustainability Framework, form a key part in developing the approach to the economy. The Objectives of particular relevance to the economy are set out below.

Sub-Objective 1A:

To ensure that social change and economic growth are supported by sustainable social and physical infrastructure that serves the Borough's resident and business communities.

Sub-Objective 1B:

To ensure high and stable levels of local employment so that the benefits of economic growth are available to residents and those who work in the Borough.

Sub-Objective 1C:

To promote economic diversity and provide a range of opportunities particularly in high value sectors of the economy that minimise demands on the environment and the use of non renewable resources.

Sub-Objective 1D:

To ensure that there is good accessibility by sustainable transport to services in towns and local centres so as to support their role as the focus for community and economic activity.

Sub-Objective 1E:

To ensure an adequate supply of suitable premises, land and development opportunities in sustainable locations to support business growth and change in the Borough and to protect suitably located strategic employment sites from being lost through redevelopment to other land uses.

Sub-Objective 1F:

To promote smart economic growth that increases productivity and value without increasing demand for labour or additional employment land.

Sub-Objective 1H:

To sustain and enhance community identity in the Borough by recognising current and future needs and the contribution that is made by all who live or work in the Borough or visit it.

Sub-Objective 2F:

To assess the flood risk that is faced by people and property in Runnymede, and to guide development to locations at least risk whilst ensuring that existing high risk locations can be redeveloped with mitigating measures that reduce the overall risk of flooding in the area.

Sub-Objective 2H:

To locate, design and construct buildings so that they deal with the effects of climate change and tackle its causes by reducing emissions of greenhouse gases through sustainable construction, in accessible locations that minimise vehicle use; and incorporate low energy technologies and optimal building insulation and orientation.

Sub-Objective 2I:

To promote sustainable forms of transport, encourage modal shift and reduce dependence on car use in the borough

Sub-Objective 2K:

To make the best use of previously developed land, and to encourage the recycling of construction materials.

Sub-Objective 2L:

To increase energy efficiency and the proportion of on site energy saving and/or generation from renewable sources in the Borough

6. Key Economic Issues

6.1 The key issues below are taken from section 10 of the attached EIOP:

- a. There is an imbalance in the local labour market between the number of people working in Runnymede and the size of the locally resident working population – more people work in the Borough and there are local labour and skill shortages. How can this imbalance be improved?
- b. Levels of increasingly unsustainable commuting by car into, out of and through Runnymede are high. How can levels of commuting be reduced and greater self containment of the local economy be achieved?
- c. There is an increasing number of vacant and underused business premises in Runnymede as a result of continuous and rapid change in the needs of local businesses for premises and as a result of technological change and changes in working practices. How can better use be made of underused business premises?
- d. The globalisation of the economy, electronic working, the increasing importance of home working, the emergence of e-commerce and business, and a significant shift towards service sector, high productivity and high value sectors of the economy mean that economic activity is far more footloose and less place dependant than it used to be. How can we ensure that Runnymede continues to attract and meet the needs of modern technology based businesses and service providers?
- e. How can we ensure that new business and commercial developments are built and used in a way that reduces energy consumption.
- f. There are a number of major developed sites in the Green Belt in Runnymede including: the Proctor & Gamble site, the former DERA site, St Peters Hospital, Royal Holloway and the Runnymede Brunel Campus, Hillswood Business Park, Thorpe Park and the Chertsey Sewage Treatment Works. All of these sites are employment locations, but consideration needs to be given to their future development and use.
- g. The future development of the former DERA site has yet to be determined. How can an integrated, sustainable community be developed on this site if it is allocated for employment and housing in the South East Plan?

7. Policy Options for Consultation

7.1 Re: a. above: **Labour imbalance and shortages**

- i. Let market forces determine where people live and work with no intervention from the planning system to improve sustainability and the supply of local housing or
- ii. Increase the amount of local housing and hence the size of the local workforce, but do not create additional employment floor space in the Borough if this would lead to additional demand for labour or
- iii. Allow business premises in out of town and peripheral locations to be redeveloped for housing.
- iv. With regard to skill shortages carry out a survey of businesses in Runnymede and identify the skill sets that are most in demand and how training needs might be met by local educational establishments and training organisations, and by greater co-ordination between the business and educational sectors.

7.2 Re: b. Above: **Commuting and self containment**

- i. Let market forces and personal choice determine the amount of commuting that takes place and allow congestion to act as the factor that determines how people travel to work and how much time and resources they are prepared to spend travelling or

- ii. Provide more intensive economic development at public transport nodes and on public transport routes and improve walking and cycling accessibility at places of work and wherever services are provided and
 - iii. Extend the Yellow Bus service to more schools and consider whether this service should be extended to the business community and
 - iv. Encourage more home based working and electronic working so that more business is carried out by phone and over the internet reducing the need for commuting and
 - v. Encourage the intensification of higher value land uses (such as offices) and increases in employment floor space in town centres and in major employment locations – such as business parks.
- 7.3 Re: c. above: **Making better use of underused business premises**
- i.. Allow redevelopment and change of use of existing business premises to residential use throughout the Borough or
 - ii. Protect existing business uses in town centres and in major employment locations such as on business parks, but allow changes of use and redevelopment for housing and other land uses elsewhere or
 - iii. Protect all business land uses and premises from redevelopment for housing or retail use.
- 7.4 Re: d. above: **Embracing modern technology and ways of working**
- i. Ensure that all new business and commercial developments are future proofed and built to high electronic specifications that will meet future e-commerce and e-service delivery needs including networking with home based systems and
 - ii. Ensure that all major (>300 sq.m.) new commercial and business developments have an agreed travel plan.
- 7.5 Re: e. above: **Ensuring sustainable construction and energy efficiency in commercial and business premises**
- i. Use sustainable construction techniques and achieve high energy efficiency in the development and use of new and refurbished buildings by requiring an energy statement to be submitted with all commercial planning applications where the floor space exceeds 300 square metres and require development to meet 15% of its energy needs from a renewable source.
- 7.6 Re f. above : **Major Developed Sites (MDS) in the Green Belt**
- i. Identify how each of the MDS should be developed in the future and work with the landowner and community to create sustainable development that meets future economic and social needs while conserving the environment.
- 7.7 Re g. above – **Former DERA Site**
- i. Redevelop with 100,000 sq m of B1 (business park); or
 - ii. Redevelop with 65,000 sq m of B1 and 2,500 houses; or
 - iii. Redevelop as a sustainable self-contained and properly served community.
8. Council Policy
- 8.1 Council policy on the economy will be guided by the policies that are developed in the LDF Core Strategy, and will also be reflected in the Sustainable Community Strategy.

9. Legal Issues

9.1 The LDF Issues and Options papers have been prepared in accordance with government guidance on the LDF process (especially PPS12 – 'Local Development Frameworks')

10. Sustainability

10.1 The EIOP will be subject to a Sustainability Appraisal and a Strategic Environmental Assessment

11. Conclusion

11.1 The EIOP has been prepared to provide the evidence base for the Issues and Options stage of the LDF. It sets out the main economic issues that need to be addressed in the LDF and the policy options that the Council should consult on.

OFFICERS' RECOMMENDATION that-

- i) the Economy Issues and Options paper be approved for consultation; and**
- ii) any technical changes be agreed by the Chairman and Vice Chairman in consultation with the Director of Technical Services**

(TO RESOLVE)

Background Papers

None

10. APPEAL DECISIONS

The Planning Inspectorate has recently determined the appeals mentioned below. Appeal decision (a) is attached at Appendix 'E'. The other decisions are available for inspection in the Members' Room.

<u>Site/Development</u>	<u>Decision</u>
a) 72-82 Pooley Green Road, Egham – planning appeal regarding erection of 32 sheltered apartments (06/1124)	ALLOWED
b) Morningside, Knowle Grove, Virginia Water – planning appeal regarding erection of 3 detached x 2 storey dwellings with associated vehicular access and carports following demolition of existing dwelling and outbuildings (07/0738)	DISMISSED
c) Land off Green Lane, Egham – planning appeal regarding erection of three sided tower with two advertising panels and one display panel (07/0659 and 0663)	DISMISSED

(FOR INFORMATION)

Background Papers

Appeal decisions.

11. PLANNING APPLICATIONS DETERMINED BY DIRECTOR OF TECHNICAL SERVICES (DTS)

A list of planning applications recently determined by the Director of Technical Services under his delegated powers is attached at Appendix 'F'. If Members have any particular matters they wish to raise, prior notice to the Chairman would be of assistance.

(FOR INFORMATION)

Background Papers

None

12. EXCLUSION OF PRESS AND PUBLIC

If Members are minded to consider any of the foregoing reports in private it is the

OFFICERS' RECOMMENDATION that -

the press and public be excluded from the meeting during discussion of the following reports under Section 100A(4) of the Local Government Act 1972 on the grounds that the report in question would be likely to involve disclosure of exempt information of the description specified in appropriate paragraphs of Part I of Schedule 12A of the Act.

(TO RESOLVE)

PART II

Matters involving Exempt or Confidential information in respect of which reports have not been made available for public inspection.

a) Exempt Information

(No reports to be considered under this heading)

b) Confidential Information

(No reports to be considered under this heading)