

# Planning Committee

**Wednesday 12 November 2008 7.30pm**

**Council Chamber  
Runnymede Civic Centre, 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 M Edwards, J R Furey, Mrs E Gill, C Knight, M T Kusneraitis, Mrs Y P Lay, H W V Meares, Mrs M Roberts, N Stewert 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, Runnymede Civic Centre, Station Road, Addlestone (Tel: Direct Line: 01932 425620). (Email: [bernard.fleckney@runnymede.gov.uk](mailto: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](http://www.runnymede.gov.uk).
- 4) Public speaking on planning applications only is allowed at the Planning Committee. For details please contact 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**

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### **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

<b>TERM</b>	<b>EXPLANATION</b>
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 8 October 2008 (Appendix 'A') as a correct record.

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. LOCAL DEVELOPMENT FRAMEWORK UPDATE REPORT (DTS)

1. Purpose of Report

1.1 **The purpose of this report is to update the Committee on work on the Local Development Framework (LDF). This sets out the current stage in the preparation of the Runnymede Borough Council Core Strategy and the work which is being undertaken in order to prepare evidence to support this.**

2. Background Information

2.1 *The Local Development Scheme (LDS)*

The current LDS sets out the milestones which the Council should achieve in the preparation of the LDF. The most recent milestone which has been met was the Core Strategy Issues and Options consultation in June. The results of this consultation are reported elsewhere on this Agenda.

- 2.2 The remaining milestones have been superseded by those within the proposed LDS (which also appears as a separate item on the Agenda.) The milestones in the LDS need to be achievable with the resources available, this is important as it affects the amount of money the Council receives in the form of the Housing and Planning Delivery Grant.

3. Evidence Base

- 3.1 As part of the preparation of the Core Strategy the Council needs to produce a robust evidence-base that can be used to formulate policies and back-up the Council's approach to policy issues. This is essential if the Council is to have a sound Core Strategy. The following report sets out the position regarding each of the studies which the Council needs to undertake.

*Strategic Housing Market Assessment (SHMA)*

- 3.2 The Council commissioned Fordhams to undertake the SHMA which intends to identify the housing need in the Borough both for affordable and private market housing. It also looks to identify the type and size of units which are required in the Borough over the next 20 years. The study is nearing completion but is now to be supplemented by a viability assessment of affordable housing for the Borough (in line with guidance set out in PPS3). This study will help the Council determine the level and thresholds of affordable housing that it should be applying and should be in a form that can be easily updated to enable it to provide information on different market conditions. The main aim of the study is to ensure that the level of affordable housing sought is achievable and does not undermine the financial viability of the development. It is likely that the final study will be available near the end of the year.

*Strategic Flood Risk Assessment (SFRA)*

- 3.3 The Council has commissioned Entec to undertake a Strategic Flood Risk Assessment, which will comprehensively identify flooding issues affecting the Borough, both at a policy level and also in making decisions on planning applications. It is anticipated that the results of this will be available in mid-November.

*Employment Land Review (ELR)*

- 3.4 The Employment Land Review will identify the areas where employment land currently exists, whether there is enough for our current needs and where further employment land should be protected or allocated for future employment development. Work on this study has just begun and is being undertaken in-house. Much of the survey work required has been collected and a business survey sent out to a sample number of local businesses. The final draft report will be ready by early December.

*Strategic Housing Land Availability Assessment (SHLAA)*

- 3.5 The Council has already undertaken a preliminary SHLAA which was used in the Core Strategy issues and options public consultation. Comments on the SHLAA have identified the need to make changes to make it more robust. One of the key changes will be to move away from relying on windfall development to predict how we will meet our housing allocation. Instead, the Council will need to be more specific about how and where it will meet our housing requirement over the next 5, 10 and 15 years. This does not mean that windfall sites will not come forward and provide housing against the RBC allocation but that in our housing trajectory they are seen as additional to our 5 year supply rather than counted towards it. This is something that Officers will be undertaking over the next couple of months, with a finalised SHLAA anticipated in December. This work will require the Council to seek sites from developers and private individuals to assess for suitability for development purposes. This approach will be made by way of letter.

*Borough Wide Transport Study*

- 3.6 A Borough Wide Transport Study is the main area of the evidence base which Officers are yet to commence. This will look in a strategic way at transport in the Borough and how development over the next 20 years will affect the Borough's roads and what impact it may have on the Strategic Road Network (Motorways). This will follow the guidance set down by

the Highways Agency and advice provided by the regional assembly and will need to be undertaken in-house.

*Borough Wide Retail Study*

- 3.7 Officers are currently seeking expressions of interest for consultants to undertake a retail study for Runnymede. This will explore the current spending patterns of residents in the area where they shop and the reasons why. This Study will be used to establish catchment areas for each of the centres and will help identify the various roles of the centres in the Borough and their ability to expand or the need to be consolidated in order to maintain their attractiveness. Once commissioned, it is anticipated that the Study would be available early in the New Year.
- 3.8 It is anticipated that each of the Studies will provide information that could be used in the determination of planning applications prior to the Core Strategy being formally adopted.

4. South East Plan

- 4.1 A report on the South East Plan was prepared for the 24 September 2008 Planning Committee meeting. This outlined the key changes to the plan affecting the Borough. It is anticipated that in discussions with GOSE the Plan will be adopted early next year and will then form part of the Council's Development Plan replacing the saved policies in the Surrey Structure Plan.

5. Annual Monitoring Report (AMR)

- 5.1 The Council has to report progress against a number of nationally set targets on an annual basis, reporting in December. Work is currently underway on this. This report monitors both Development Control related targets and policy related targets. The results reported in the AMR are used by the Government to inform the amount of Housing and Planning Delivery Grant that the Council receives. An information report on the AMR will be presented to Committee in December.

6. Resource Implications

- 6.1 The studies and ongoing work referred to above are part of the LDF process and are extremely important in creating a robust evidence base for the Core Strategy. Within current resources we are aiming to deliver these through a "mix" of external consultants and Council Officers. This is challenging within the confines of the existing budget but Officers believe this approach to be achievable. However, these studies will need to remain up-to-date and added to over the next two years. Consequently, this will require continued financial resources.

**(FOR INFORMATION)**

Background Papers

None

7. REVISIONS TO RUNNYMEDE BOROUGH COUNCIL LOCAL DEVELOPMENT SCHEME REVISED LOCAL DEVELOPMENT SCHEME 2008-2012 (DTS)

1. Purpose of Report

1.1 The purpose of this report is to:

- i) **advise the Committee that the Local Development Scheme (LDS) needs to be updated to reflect new Government Regulations;**
- ii) **explain the main changes to document production and to identify new documents to be added and those which are to be removed;**
- iii) **seek Delegated Authority for the Planning Committee to approve any final changes that need to be made to the LDS (after receiving advice from GOSE).**

## 2. Background Information

- 2.1 The first LDS was approved by Council in November 2004. With the withdrawal of the Core Strategy in 2006 the LDS was revised in 2007 to reflect a new timetable for the completion of a number of the Development Plan Documents (DPD's). (Since then the Regulations under which Local Development Frameworks are prepared have been amended following the publication of revised PPS12 in June 2008). The main change affecting the LDS is the removal of one of the main stages of Consultation (Preferred Options), so that there are now two formal stages of consultation rather than three. ("Public Participation" and "Publication").
- 2.2 These changes occurred just as the Council published, for consultation (June 2008), the former first stage of consultation referred to as "Issues and Options". The effect of the change of the guidance was frustrating as it requires a complete review of the work programme and an assessment of the status of the issues and options consultation.
- 2.3 As well as the changes to the regulations, South East Plan "Proposed Changes" were published in July 2008. Within this the former DERA site at Longcross has been identified for a mixed-use development including 2,500 new homes.
- 2.4 Appendix 'B' to the report sets out the new proposed LDS which has been updated in the light of the above, Section 3 of this report sets out the main changes which are suggested.
- 2.5 A key change to the LDS has been the introduction of a Local Development Document (LDD) for the DERA site. Officers believe that with regard to this allocation it is sensible to create an LDD to set out the principles of development for the site, taking a plan led approach. At this stage, an Area Action Plan (AAP) for this site has been added to the LDS, however Officers are in discussions with the main landowner about the possibility of preparing a Supplementary Planning Document for the site. Officers hope to be in a position to provide a verbal update on the preferred way forward at the Committee meeting. A report on the Council response to the South East Plan (and DERA) was presented to the Planning Committee on 24 September last when the Committee agreed that it would not raise an objection to the DERA site. As such this report reflects Officers' suggestion that the Council should now prepare a plan that will guide the future sustainable development of this site, and ensure that necessary infrastructure, community and environmental requirements are met.
- 2.6 With regard to a LDD for DERA, this will only be achievable, on the timescale suggested in the LDS, if additional resources are made available to undertake this exercise. Discussions with the major landowner concerning the resourcing of an AAP are ongoing.
- 2.7 The currently approved LDS includes a number of AAP's for the various settlements in Runnymede. In revising the LDS, Officers have considered both the resources available and the documents which need to be produced over the next 3 years. As it is now suggested that a DERA LDD together with Core Strategy, Development Control Policies and a Housing and Commercial Sites DPD is undertaken; it is considered that the Council could not deliver all of the AAPs set out in the 2007 LDS. If the Council fails to meet key milestones in the LDS, it will affect how much Housing and Planning Delivery Grant that the Council will receive. It is therefore suggested that these AAPs should be programmed to come forward from 2012 onwards. They would also need to be staggered as they are "resource-hungry" and likely to take as much time to prepare as other Development Plan Documents.
- 2.8 Although deferring production of these AAPs will be disappointing to both Members and residents of these areas, the Council has been advised by GOSE that the Core Strategy should in any event be more settlement focussed. As such, it is proposed that the strategic elements which would have been covered in these AAPs should now be dealt with in the Core Strategy. In particular, the Core Strategy will look at the way in which the settlements will need to change and develop over the next 20 years.

## 3. Summary of Changes

- 3.1 The main suggested changes to the LDS are:

- Removal of the "Preferred Options" stage for all Development Plan Documents (DPD's)
  - Proposed adoption date of the Core Strategy is now February 2011 rather than October 2010 to account for procedural changes and the need to provide sound evidence base material and studies
  - Placing the "Housing and Commercial sites" and "Development Control Policies on the same timeframe for preparation
  - Including an Area Action Plan for the former DERA site (or possibly an SPD)
  - Deferring the Area Action Plans for Addlestone, Chertsey, Egham, Virginia Water and New Haw and Woodham dealing with this in later iterations of the LDS (to be dealt with later in the plan period)
  - Removing Housing Land Availability DPG from the Scheme (covered in the Housing and Commercial Sites DPD)
  - Removing the Flood Risk Supplementary Planning Document (SPD) from the Scheme (dealt with by the Strategic Flood Risk Assessment which will inform the Core Strategy and the Development Control Policies)
  - Removal of all other SPD documents from the scheme as these no longer need to be included and can be planned within the Policy and Implementation Section's separate work programme once the CS is adopted.
- 3.2 It is considered that the above changes, set out in Appendix 'B', will provide the Council with a more deliverable and achievable work plan which can be met within current and anticipated resources.
4. Council Policy
- 4.1 The LDS will form the Council's work programme for preparing the Local Development Framework for the next 3 years.
5. Resource Implications
- 5.1 The LDS is the formal programme of work that will deliver the Local Development Framework (LDF). It is a 3 year rolling programme identifying those LDF documents which the Council intends to produce and the timetable for their production. The milestones set out in the LDS are monitored by the Government Office for the South East (GOSE) and their achievement affects the amount of Housing and Planning Delivery Grant (HPDG) that the Council receives annually. It is therefore important that the LDS is both deliverable and achievable. Currently, sufficient resources are available to assemble the evidence-base material, and to prepare the Core Strategy DPD, the Housing and Commercial Sites DPD and the Development Control Policies DPD. This will be challenging. However, the DERA Area Action Plan will require further internal resources if it is to be delivered. These resources are currently being explored with the major land owner of the site.
6. Conclusions
- 6.1 The LDS as presented is a shorter document than the previous version and intends to deliver the key documents which will form the Local Development Framework for the next 3 years. Although some of the documents in the current LDS have been removed from the programme, these will be reintroduced as we annually review the LDS.

**OFFICERS' RECOMMENDATION that -**

- i) the November 2008 Changes to the Runnymede Borough Council Local Development Scheme set out in Appendix 'B' be approved; and**
- ii) the Planning Committee be authorised to approve any final changes to the LDS following the receipt of advice from GOSE.**

**(TO RECOMMEND)**

Background Papers

- 1) Local Development Scheme 2007
- 2) Planning Policy Statement 12 (PPS12)

Glossary

**LDF – Local Development Framework** (all components of the development plan produced at a local level)

**LDS - Local Development Scheme** (a programme of work for the next 3 years setting out which documents the Council will produce as part of their Local Development Framework)

**LDD - Local Development Document** (a document prepared as part of the Local Development Framework)

**DPD – Development Plan Document** (a document prepared as part of the Local Development Framework which sets policy)

**SPD - Supplementary Planning Document** (a document prepared as part of the Local Development Framework which supplements policies in Development Plan Documents)

8. CONSULTATION ON THE ISSUES AND OPTIONS STAGE OF THE CORE STRATEGY DEVELOPMENT PLAN DOCUMENT (DTS)

1. Purpose of Report

1.1 The purpose of this report is to:

- i) **advise the Committee of the Core Strategy Issues and Options consultation which was carried out under regulation 25 as required by PPS12 during the period of 13 June to 25 July 2008;**
- ii) **provide an analysis of the results of the consultation questionnaire and a summary of additional comments received.**

2. Background Information

2.1 Following the withdrawal of the draft Core Strategy in 2006, it has been necessary to start the process of consultation again, as a first step towards the publication of a revised draft Core Strategy. Since the preparation of the original draft strategy, the Regulations under which Local Development Frameworks are prepared have been amended (June 2008). The main change affecting the preparation of strategy is the removal of one of the main stages of Consultation ("Preferred Options"), meaning that there are now two formal stages of consultation rather than three. ("Public Participation" and "Publication").

2.2 PPS12 requires Local Authorities to undertake timely, effective and conclusive discussion with key stakeholders on what options for a Core Strategy are deliverable, and further requires this engagement to be early in the process of producing the Strategy.

2.3 PPS12 also states that the Core Strategy must be justifiable, and therefore must be:

- (i) founded on a robust and credible evidence base; and
- (ii) the most appropriate strategy when considered against the reasonable alternatives.

2.4 The evidence base must contain two elements; participation and secondly research/fact finding.

2.5 The first step towards deciding Runnymede's Issues and Options Consultation was therefore the preparation of papers dealing with key topics. The papers prepared were:

- Housing
- Economy and Employment
- Climate Change and Sustainable Development
- Biodiversity
- Shopping and Town Centres
- Transport

2.6 These papers were used to form the basis for the consultation.

2.7 The consultation also included Runnymede's Draft Strategic Housing Land Availability Assessment (SHLAA).

### 3. The Consultation

3.1 The Consultation period ran for 6 weeks, from 13 June to 25 July 2008.

3.2 The Consultation took the form of meetings, visits to various community groups, and the distribution of a questionnaire.

3.3 The questionnaire was formulated to ask a series of 12 questions, covering the topics identified in the topic papers.

3.4 A letter promoting the consultation was sent to approximately 770 consultees. These consultees included:

- Statutory Consultees (as identified in PPS12)
- Agents/Developers
- Local interest groups
- Businesses
- Residents Associations
- Land Owners
- Day Centres
- Local Authorities
- Churches
- Schools/Education
- Housing Associations
- Libraries
- Interested Individuals

3.5 The questionnaire and topic papers were published on the Council website. The questionnaire could be completed either on-line or downloaded. Paper copies of all the relevant documents were sent to statutory consultees, and paper copies of the documents and questionnaire were also available to other consultees and members of the public upon request.

3.6 The questionnaire is attached at Appendix 'C'.

3.7 The consultation was also advertised in the following ways:

- Runnymede Borough Council website Homepage
- All Libraries within Runnymede
- The Runnymede "Voice" Magazine (delivered to every household in the Borough)
- Local Papers
- The Runnymede Business Partnership Newsletter

3.8 In order to try to reach all groups in the community, displays identifying the consultation were set up in the libraries in the Borough, and Officers also attended residents groups, school councils, the Chertsey Chamber of Commerce meeting, the Runnymede Business Partnership Breakfast Forum and the Runnymede Older Peoples Forum.

3.9 The consultation was carried out in accordance with the adopted Runnymede Statement of Community Involvement (SCI)

4. Responses

4.1 Approximately 150 responses were received from the consultation, including 131 by way of questionnaires. These responses were in the form of emails, faxes and posted hard-copy, with most being returned by post and email.

5. Initial analysis

5.1 The following set out the general consultant responses from the key statutory bodies, followed by a short summary of the questionnaire results.

**GOSE**

5.2 In terms of the consultation in general, GOSE made the comment that whilst it is acceptable, at this stage, to look at issues and options on a topic basis, it would be important that subsequent iterations of the document are structured in a spatial way to deal with the needs of individual settlements. They would expect to see a clear vision presented of how each of the settlements is envisaged to change over the plan period. They found the documents to be informative, but, felt that some of the sustainability objectives should be made more locally distinctive.

5.3 They posed the following questions: (i) *Which of the settlements will accommodate growth and what infrastructure will be needed to support them?* (ii) *Is there to be a hierarchy of settlements?* They also suggested that they would have expected more information with maps showing the locations being consulted on. However, they were pleased to note that the redevelopment of the former DERA was included in the consultation, in line with the Secretary of State's Proposed Changes to the South East Plan.

5.4 With regard to the Strategic Housing Land Availability Assessment, they identified policy conflicts (departure from PPS3 policy and DCLG practice guidance), and, in view of these, suggested that the Council consider whether SHLAA is "fit for purpose" before any further development of this Council's housing strategy.

**Surrey County Council**

5.5 Surrey County Council gave overall support to the approach in the consultation, indicating that it is generally in accordance with the saved Surrey Structure Plan and the emerging South East Plan. Further additions to the evidence base would be beneficial in this respect.

5.6 The County Council concurred with the methodology used for the Strategic Housing Land Availability Assessment concerning detailed site assessments to arrive at unconstrained options for housing provision up to 2026 as required under the South East Plan SEP, and suggested that the Council's conclusions show a flexible approach to finding sustainable sites, and emphasising sites within urban areas. With regard to the DERA site, they suggested that its release for housing would be unsustainable without either impact testing and proposals for substantial improvements to accessibility and environmental mitigation.

**English Heritage**

5.7 English Heritage were disappointed that the Built and Historic environment received so little consideration at this stage, given the emphasis of the draft regional spatial strategy and PPS1.

**SEEDA**

5.8 SEEDA considers that the Council should seek to deliver the housing targets contained within the emerging SEP as a minimum, and that housing growth should be located in sustainable locations close to existing services, infrastructure and, where possible, on "brownfield" land.

5.9 They also suggested that it is important that the Core Strategy enables the delivery of a sufficient range of employment sites and units to meet the needs of the local economy and that the former DERA site provides a strategic location for either a business park or a mixed

use development. The Core Strategy should recognise that the delivery of Smart Growth may require some additional land take as the Region's key sectors often have very specific land requirements.

- 5.10 With regard to climate change, SEEDA welcomes the topic paper identifying a range of options to reduce the impact of future development (and existing development) upon climate change. However, it is important that the policies contained in the Core Strategy do not create financial viability issues for developers and ultimately impact upon the delivery of the housing figures contained within the emerging South East Plan.

### **SEERA**

- 5.11 SEERA welcomes the Issues and Options papers, which make good reference to the South East Plan. However, the Core Strategy now needs to be developed having regard to the Proposed Changes to the draft South East Plan.
- 5.12 They suggest that the spatial objectives and strategy for future development in Runnymede should be developed in the context of the strategy for the London Fringe Sub-Region. This requires development to be predominantly in urban areas, particularly, those with good public transport accessibility, and protection of the Green Belt. Some residential development of employment land may be appropriate. Design standards should be high and urban open land safeguarded.
- 5.13 With regard to housing, SEERA would welcome policies to make better use of the existing housing stock to help meet housing needs, and support the exploration of different size thresholds and percentages for affordable housing. The type, size and mix of new housing should reflect need and demand which may mean a need for more units to be designed to meet the Lifetime Homes Standard and extra care housing. With regard to DERA, the precise scale and nature of the development will need to be tested through LDD's, and the Core Strategy must be flexible enough to accommodate the review relating to Gypsies and Travellers and Travelling Showpeople.
- 5.14 In terms of addressing climate change and sustainable development, SEERA suggest highlighting the need for actions that encourage changes in behaviour by organisations and individuals. The submission document should clarify that development that generates renewable energy will be permitted except where there are overriding unacceptable impacts.
- 5.15 SEERA support the exploration of upgrading town centres by mixed-use development. With regard to transport there is a need to fully address connectivity across the Borough and adjoining areas.

### **Home Builders Federation (HBF)**

- 5.16 The HBF suggested that it is likely that the SHMA will identify a need for housing significantly in excess of the target figures, and that the SHLAA has not been carried out in accordance with the CLG practice guidance as it was not carried out collaboratively with stakeholders throughout its preparation; there has been no such involvement in this study, to date, which means its findings must be questionable. The Council appears to be misunderstanding the requirements of PPS3. The SHLAA is fundamentally flawed and unsound and cannot be considered robust and credible evidence.
- 5.17 The HBF felt that the Council has demonstrated a lack of understanding of the Code for Sustainable Homes and Government policy on this matter. Developers will be legally obliged to comply with the ever tightening standards set out in the Code For Sustainable Homes (C4SH) which will be implemented through successive tightening of the Building Regulations. There is no need for any additional standards to be imposed through the planning system.

### **Environment Agency**

- 5.18 The Environment Agency commented on the relationship between flood risk and climate change. Whilst flood risk is affected by climate change, it is also an issue which exists independent of climate change. They would like to see flood risk moved from the climate change section in future stages of preparing the Core Strategy. They have further commented that through many of the submitted documents, it is apparent that windfall

development will remain an important source of housing in Runnymede. This has implications for how flood risk will need to be addressed. They would like to work with the Council on a mutually acceptable strategy for windfall development in the Borough which would be compliant with PPS25.

- 5.19 The EA would like to see developments achieve more ambitious water efficiency targets, not simply reducing pressure on water demand, but also in reducing carbon emissions associated with the treatment and use of water, together with new residential development built to a minimum of the Code for Sustainable Homes: Level 5.

#### **Thames Water Property Services (TW)**

- 5.20 Thames Water commented that a key sustainability objective for the preparation of the new LDF should be for new development to be co-ordinated with the infrastructure it demands as well as taking into account the capacity of existing infrastructure. Where infrastructure is not available, TW may require an 18 month to 3 year lead in time for the provision of extra capacity to drain new development sites. It is therefore essential that the Core Strategy makes reference to the provision of adequate sewerage infrastructure to service development to avoid unacceptable impacts on the environment. Water and sewerage undertakers have limited powers to prevent connection ahead of infrastructure upgrades and therefore rely heavily on the planning system to ensure infrastructure is provided ahead of development either through phasing or the use of "Grampian-style" conditions.
- 5.21 TW comment that it is essential that they are consulted, at an early stage, regarding site specific allocations, particularly for new housing development. They support measures to ensure new dwellings meet the CSH rating 3, as a minimum, and firmly support the objectives behind renewable energy targets. However, it is considered essential that any renewable energy provision policy should have an element of flexibility. With regard to SUDS, TW state that it must be recognised that they are not appropriate for use in all areas.
- 5.22 Thames Water support the retention of Lyne Sewage Treatment Works as a Major Developed Site in the Green Belt (MDS).

#### **The Highways Agency (HA)**

- 5.23 The Highways Agency welcomes the emphasis on development in sustainable locations and supports the need to promote sustainable forms of transport and reduce the number of single occupancy vehicle trips within Runnymede. They also support a balance in the provision of residential development and employment floor space to help reduce the levels of commuting.
- 5.24 With regard to the M25, the HA has no scheme to increase the capacity on the M25 in the Runnymede area.
- 5.25 The Highways Agency indicate that generally the role of Travel Plans is increasingly important to them, and their use to help reduce the car driver mode split for 'Major Developed Sites' is encouraged, although such plans should be realistic and deliverable.

#### **Results**

- 5.26 With regard to the long term vision for the Borough (beyond 2016) (original page 1 of appendix C), the three most popular options were:
- RBC should concentrate new development in locations that are well served by public transport and community facilities
  - RBC should try to provide the bulk of residential development through the redevelopment or change of use of commercial/employment sites for housing
  - RBC should concentrate new development in our town centres.

The least popular option was that we should provide housing and other development by building a new community in the Green Belt.

- 5.27 The majority of the respondents were very supportive of the sustainable development principles (original page 2 Appendix 'C'), either agreeing or strongly agreeing with the principles of locating development at higher densities in accessible urban locations, on previously developed land, accessible to all services and public transport, on areas at lower risk of flooding, etc. There was also support for bringing forward the government's target date for higher standards of sustainable construction.
- 5.28 With regard to Housing (original page 4 Appendix 'C') nearly 40% of respondents felt that the Council should continue to focus housing development in the existing urban areas, whilst maintaining the level of development at the DERA site to 2500 new homes. The other options all received roughly the same level of support (15%).
- 5.29 With regard to affordable housing (original page 5 appendix 'C') roughly equal numbers of respondents (approx 40% each) felt that either:
- there should be no change to the Council's affordable housing policy (ie threshold = sites of 15 or more homes/site area greater than 0.5 ha, at 40% provision)
  - or that the threshold should be lowered to 10 or more homes, with a financial contribution towards off-site provision for sites providing 1-9 homes.
- Only 19% felt that the level of provision should remain the same but with the addition of a financial contribution being made for sites providing 1-9 homes.
- 5.30 With regard to the question of whether commercial development should be expected to contribute to the supply of affordable housing, equal numbers of respondents were for and against it.
- 5.31 Local Economy and Employment (original page 6 appendix 'C'). The majority of respondents (approx 55% strongly agreed/agreed to) allowing more intensive high value business development throughout Runnymede, particularly in town centres/major employment locations, and over 70% were in favour of improving the quality of business space by allowing mixed use redevelopment and changes of use to existing business premises. However, there was no particular support for allowing those vacant business premises not situated in town centres or business parks to be redeveloped for housing. These results suggest that there is support for new and improved business development throughout the Borough.
- 5.32 Shopping and Town Centres (original page 11 Appendix 'C'). There is support for the key towns (ie Addlestone, Chertsey and Egham) being the only focus for major retail development, whilst both the key towns and local centres should be the focus for mixed use development, which should include more housing. There is overwhelming support for protecting and enhancing existing shops and services, and the service which is used most frequently on a daily basis is the Post Office.
- 5.33 Transport (page 15 appendix 'C'). There was considerable support for the proposal that residential development should financially support the Yellow Bus service and traffic calming measures and all development should financially support existing/new bus services, rail services and stations, road safety, traffic management and improving paths and cycle routes.
- 5.34 The majority of the respondents disagreed that the number of on-site parking spaces allowed with new development should be further limited, but they agreed that residents only parking should be introduced in residential areas close to town centres.

#### **Additional Comments**

- 5.35 A summary of the comments made on the questionnaires and in the additional responses received are attached in Appendix 'C'.

#### **6. Council Policy**

- 6.1 The consultation results will help inform the next stage of the Core Strategy Development Plan Document, which when finally adopted will become part of the Council's Development Plan and will be used in decisions on planning applications.

7. Resource Implications

7.1 Reviewing the responses to the Issues and Options consultation is part of the LDF process and is covered by existing resources.

8. Legal Implications

8.1 Developing the LDF is focused upon early involvement of key stakeholders, statutory bodies and the local community. The first issues and options consultation plays a key part in this development and helps set the direction of the Core Strategy. This is set down in the provisions of PPS12. As part of the process of developing the Core Strategy a statement of consultation is required as set out in the Local Development Framework best practice guidance. As such this report is the first part of that statement.

9. Conclusions

9.1 The findings outlined above represent an analysis of the results of the questionnaire, and a summary of the additional comments received on the Issues and Options consultation. The findings will be used to inform the production of the next stage of the Core Strategy.

**(FOR INFORMATION)**

Background Papers

Issues and Options Consultation Material

9. RESULTS OF THE DRAFT SUSTAINABILITY APPRAISAL (SA) AND STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) SCOPING REPORT (DTS)

1, Purpose of Report

1.1 **The purpose of this report is to inform the Committee as to the results of the draft Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) scoping report that was consulted upon in June 2008.**

2. Background Information

2.1 The consultees as set out in Appendix 'D' (Table 1) were issued with a letter inviting them to comment on the SA/SEA consultation document within a 5 week timeframe ending on 25 July 2008.

2.2 The Planning and Compulsory Purchase Act 2004 requires the Local Plan be replaced with a Local Development Framework (LDF) and a Sustainability Appraisal (SA) be carried out on documents contained within the LDF. In addition, the Environmental Assessment of Plans and Programmes Regulations 2004 requires that an Environmental Assessment (EA) be undertaken that meets the requirements of EU Directive 2001/42/EC.

2.3 The Council, in accordance with its Local Development Scheme (LDS), agreed in December 2004, to replace the Runnymede Local Plan with the LDF.

2.4 This Draft Sustainability Appraisal Scoping Report, with supporting appendices, is presented in accordance with the requirements of the legislation at this stage of the Local Development Scheme (LDS). The Proposals Map DPD will not be explicitly considered further since it clearly illustrates all policies set out in the LDF already subject to a SA.

2.5 The purpose of the draft scoping report is to set out the intended general scope of an SA, further iterations will provide initial assessments of DPD's as the Council's LDF team develop them from objectives to policies.

2.6 In particular this draft scoping report looked at the following areas:

- Identifying other relevant plans, programmes and sustainability objectives;
- Collecting baseline information;
- Identifying sustainability issues;
- Developing the SA framework;
- Consulting on the scope of the SA.

### 3. Technical Considerations

- 3.1 Relevant plans, policies and programmes (PPPs) are documents found at local, regional, national and international level. The list of PPPs are regularly updated to ensure at the date of publication of the draft scoping report these would be the most up to date available. The full list of the PPPs used in the draft scoping report can be viewed on the Council website and a copy has been placed in the Members' Room.
- 3.2 The baseline data collate social, economic, resource and environmental factors relevant to Runnymede Borough Council. This is updated regularly to ensure at the date of publication of the draft scoping report the data used is the most current available.
- 3.3 Key Sustainability issues are a list of positive and negative factors that affect Runnymede Borough and are used to inform the development of the Council's DPDs. A full list of the sustainability issues currently used can be viewed on the website and, again, a copy has been placed in the Members' Room.
- 3.4 The SA framework is used for the appraisal and monitoring of the implementation of the plan. This includes an internal conflict analysis which illustrates any potential sources of compatibility or conflict within the draft sustainability objectives.
- 3.5 Table 2 in Appendix 'D' shows those that responded to the consultation and the related correspondence from the Impact Assessment Unit.

#### **(FOR INFORMATION)**

#### Background Papers

None

### 10. 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)