

**Runnymede 2030 Local Plan
Authority Monitoring Report
2024 - 2025**



Contents

- 1. Portrait of Runnymede Borough**
- 2. Monitoring Overview**
- 3. Local Development Scheme Progress & Duty to Cooperate**
- 4. Runnymede 2030 Local Plan Monitoring Indicators**
 - 1. Local Plan Objectives for ‘Supporting Local People’: Objectives 1 – 5**
 - 2. Local Plan Objectives for ‘Enhancing our Environment’: Objectives 6 – 11**
 - 3. Local Plan Objectives for ‘Improving our Economy’: Objectives 12 – 14**

1. Portrait of Runnymede Borough

1. Runnymede Borough lies in Northwest Surrey, situated twenty miles from Central London. It is 'crossed' by the junction of the M25 and M3 motorways and has excellent road and rail connections to the capital and by road to Heathrow Airport and the wider Southeast Region. Other rail connections to Reading and Woking are also present.
2. Runnymede is a small Borough, when compared to most of the other Surrey local authorities, covering 34 square miles and measuring only 8 miles north to south. Approximately 74% of the Borough lies within the Metropolitan Green Belt.

Figure 1 Runnymede and neighbouring Boroughs



3. The Borough's Green Belt is part of the first significant area of open land west of the London Metropolitan area. Significant parts of Runnymede's Green Belt are used for mineral working, public utilities, motorways and their intersections, educational and other institutions, commerce, including research and development establishments, hotel and conference centres and large-scale recreational uses. Many of these uses were established before the Green Belt was designated. There are also in-filled gravel pits, other former pits that are now areas of open water, areas of gravel deposits reserved for future extraction, and significant areas of land that serves as floodplain for the river Thames. Other undeveloped areas include areas with significant nature conservation interest.
4. Accessibility to London by rail and to Heathrow and Gatwick airports by motorway makes Runnymede a highly desirable business location. The UK Competitiveness Index, compiled by Cardiff University and Nottingham Business School, is a leading study that ranks the economic competitiveness of areas across the UK. The index combines statistics on factors including economic activity, business start-up rates, skill levels, GVA per head, productivity, and gross

weekly pay to produce a ranking of 362 local authority areas across the United Kingdom from the most to the least competitive. Runnymede ranks as the 9th most competitive area of the United Kingdom and is the only area in the top ten located outside of London. The report singles out Runnymede as the one exception to the dominance of London in the higher end of the competitiveness rankings, attributing the borough's success to it being centred around high-tech sectors and having a large service-based economy¹.

5. The Borough has a strong local economic base with many commercial enterprises in the town centres, industrial estates, and business parks. The local economy, in common with the rest of Surrey, is dominated by the service sector, which employs a significant proportion of the workforce, while manufacturing accounts for just 2.2%². Notable businesses and institutions in the Borough include Ashford and St Peters Hospital Trust (ASHP), Royal Holloway (University of London), Gartner and Samsung. In terms of current price GVA per hour worked (£), Runnymede was found to be the 2nd highest performing borough in Great Britain. According to the ONS, in 2023 Runnymede had a GVA per hour worked of £76.90, with only Rushmoor and the City of London being higher at £84.1 and £79 respectively.³
6. The population of Runnymede also continues to grow. Runnymede has an estimated population of 88,100 (Office for National Statistics (ONS), June 2022), an increase of 7,590 people (9.4%) compared to the 2011 Census. There has been an increase of 12.1% in people aged 65 years and over, an increase of 8.1% in people aged 15 to 64 years, and an increase of 10.6% in children aged under 15 years. The age profile of Runnymede's population is shown in figure 3 below.
7. In terms of housing provision, several of the sites allocated in the Runnymede 2030 Local Plan are now coming through the planning system and gaining consent, following the adoption of the Local Plan in 2020. These sites are now starting to be developed (see Objective 2 Indicator 1 below on page 13 which provides more detail on what is happening on these allocated sites).
8. House prices are on average higher than in the rest of the Southeast, and similar to those in parts of London. According to government statistics, Runnymede's average house price, as of September 2024, was approximately £493,000, up from £468,000 (5.3%) the previous year. In comparison to neighbouring authorities such as Spelthorne (£417,000) this is significantly higher. The availability of affordable housing to meet local needs remains a key issue in the Borough.
9. Runnymede also has a rich architectural and environmental heritage, including a number of Grade II, II* and I nationally listed buildings. The Borough also contains some important statutorily listed Parks and Gardens of Special Historic Interest such as Great Fosters (Grade II*) and Savill Garden (Grade I) and several Scheduled Ancient Monuments, including the Bowl Barrows at Longcross, Chertsey Abbey and the hill fort and chapel at St Ann's Hill.
10. Similarly, the Borough contains a number of nationally and internationally important nature conservation sites, including Windsor Forest and Great Park to the Northwest which is a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI). The Runnymede Meadows, to the north of the Borough, include an SSSI (Langham Pond), and the remainder is a Site of Nature Conservation Importance (SNCI). A small part of the Borough on its western side, is also within 400 metres of Chobham Common SSSI, an integral unit of the Thames Basin Heaths Special Protection Area (TBHSPA). The Borough contains a number of Suitable Alternative Natural Greenspaces (SANGs) to encourage walkers and dog walkers away from the Special Protection

¹ [UKCI 2023](#)

² [Nomis Employee Jobs 2023](#)

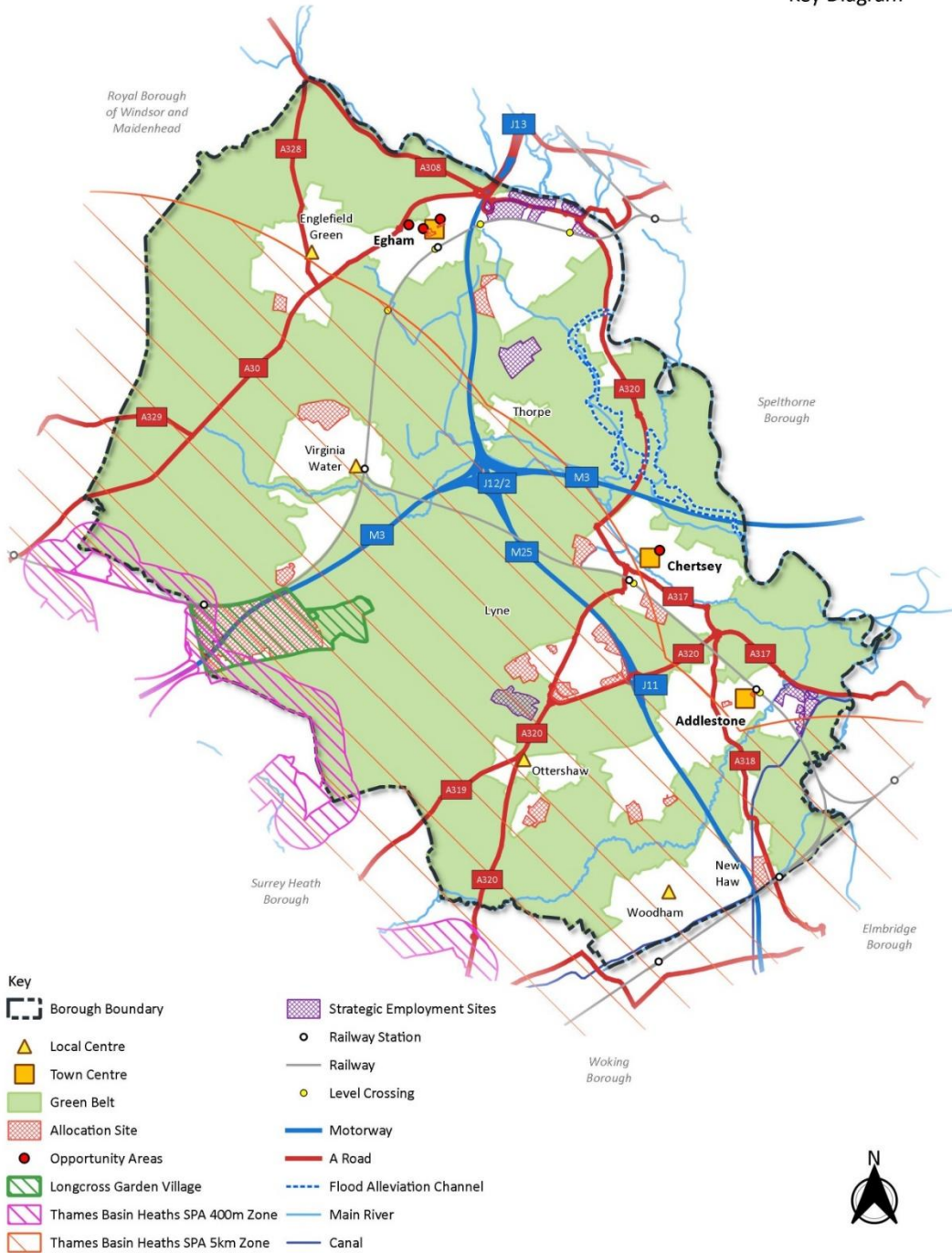
³ [Subregional productivity: labour productivity indices by combined authorities and economic enterprise regions - Office for National Statistics](#)

Area. There are two Local Nature Reserves (LNRs) at Chertsey Meads and the Riverside Walk at Virginia Water. The Borough also contains a number of ancient woodland sites and open spaces covering a number of categories including parks and recreation grounds, allotments and cemeteries and churchyards.

11. Watercourses and lakes are a key characteristic of the Borough, with the River Thames running along the Borough's eastern boundary and the Basingstoke Canal forming the southeastern boundary. The River Wey, Addlestone Bourne and Chertsey Bourne run through the Addlestone and Chertsey areas of the Borough, and consequently much of the eastern side of the Borough is subject to flood risk. The water courses are designated in part as Sites of Nature Conservation Importance (SNCI) or Sites of Special Scientific Interest (SSSI). Recreationally, there are a number of water-based activities available in Runnymede including sailing, water-skiing, windsurfing, canal and river boating and fishing. The Thorpe Park No. 1 Gravel Pit is a flooded former gravel pit, which is an SSSI and a Ramsar site. It is also an integral unit of the Southwest London Water Bodies Special Protection Area (SPA) and is especially renowned for its wetland bird interest as it supports many wintering birds, including significant numbers of wintering Gadwall and Shoveler.
12. Tourism is an important part of the Borough's economy. The main attractions include Thorpe Park, the River Thames, the Runnymede Meadows and Coopers Hill Slopes (site of the Magna Carta Memorial, the John F Kennedy Memorial and the Air Forces Memorial), Wentworth Golf Club, Virginia Water Lake, Savill Garden and Windsor Great Park, Chertsey Meads and the site of Chertsey Abbey.

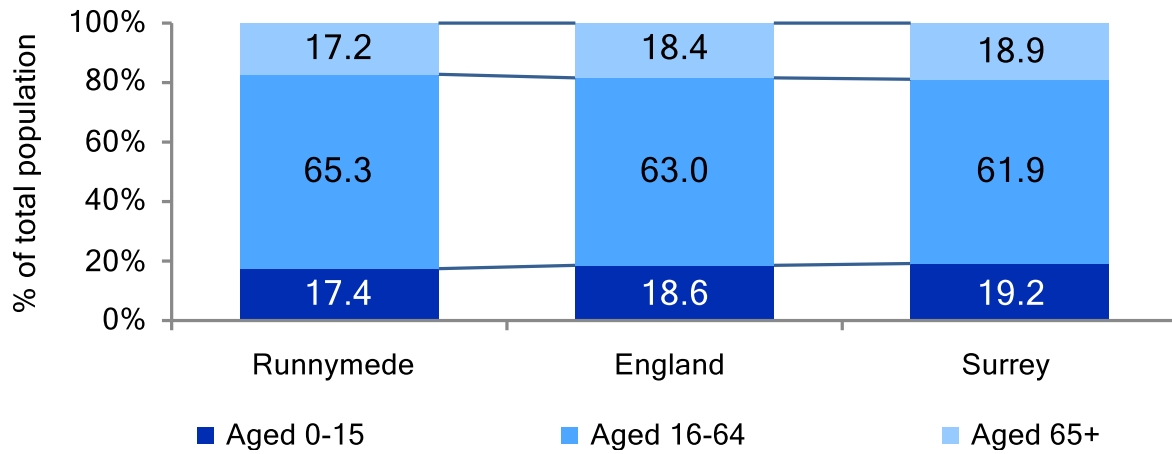
Figure 2 Runnymede Key Diagram (taken from the adopted Runnymede 2030 Local Plan)

Runnymede Borough
Key Diagram



13. Figure 3 shows the age breakdown of the population in Runnymede compared with Surrey and England as a whole. It shows that Runnymede has a higher proportion of working aged residents, with fewer people aged 0-15 and fewer residents over the age of 65.

Figure 3: Population of Runnymede by Age



Source: Census 2021

2. Monitoring Overview

14. Monitoring is an essential part of the ongoing planning process, providing important feedback as to the effectiveness of Local Plan objectives and policies.
15. Following enactment of the Localism Act, Councils are required to prepare and publish a monitoring report known as an Authority Monitoring Report (AMR) on a regular basis.
16. The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires Local Planning Authorities (LPAs) to produce Authority Monitoring Reports containing specific information such as status and progress of the Authority's Local Plan, the performance of policies and details as to the Authority's endeavours with regard to Duty to Co-operate. The relevant regulations with regard to the production of the AMR can be viewed at: [Planning and Compulsory Purchase Act 2004](#)
17. From 1 April 2011, all previous Government set National (Core Output) Indicators were abolished, leaving LPAs to monitor what they considered relevant. New local indicators have been developed and set out within the Monitoring Framework in Appendix A of the adopted Runnymede 2030 Local Plan.
18. The data included in this year's Authority's Monitoring Report (AMR) follows the usual convention of reflecting the data as of 31st March 2025 and generally does not include subsequent information (available before the date of publication). The general monitoring period in this AMR is from 1st April 2024 to 31st March 2025.

3. Local Development Scheme Progress & Duty to Cooperate

19. The NPPF 2024 (para. 34) sets out that “Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary.” In Runnymede, the Council resolved to adopt the Runnymede 2030 Local Plan on 16th July 2020, meaning that the Council was required to review its Local Plan by 16th July 2025.
20. A comprehensive review of the Runnymede 2030 Local Plan policies was undertaken in-house by officers during the monitoring period in October 2024 and the conclusions of this review was approved by members of the Planning Committee⁴. The review concluded that at least a partial update is required to the Runnymede 2030 Local Plan.
21. The timetable for updating the Runnymede Local Plan and the stages involved in producing it, are set out in the October 2024 Local Development Scheme (LDS)⁵. This timetable is however now out of date, largely due to the slippage in introducing the new plan making system at the national level. Consequently, the timetable for the Local Plan set out in the table below, will be reviewed as soon as the new plan-making system is introduced, which is expected to be in early 2026. The work on the update to the Plan will be broken down into a number of stages (as set out in the table below).

Stages of plan preparation	Proposed dates for undertaking this stage
Scoping and early participation stage -	1 st September 2025 to end of February 2026 (6 months). This stage will include informal consultation which will “invite” views on what the plan should contain and feedback on key issues that should be addressed. It will also garner the views of communities and key stakeholders on how they would like to be engaged throughout the process.
Plan visioning and strategy development (to include gateway 1)	1 st March-end of August 2026 (6 months). This stage will include the first formal round of public consultation (8 weeks). First opportunity for all stakeholders to formally comment on the issues an area is facing and how they may be tackled in the local plan.
Evidence gathering and drafting the plan	1st September 2026-end of August 2027 (12 months)
Engagement, proposing changes and submission of the plan	1 st September 2027-end of January 2028 (5 months) This stage will include the second formal round of public consultation on the Local

⁴ [\(Public Pack\)Agenda Document for Planning Committee, 23/10/2024 18:30](#) – see pages 67-80.

⁵ [\(Public Pack\)Agenda Document for Planning Committee, 23/10/2024 18:30](#) – Pages 81-118.

	Plan with interested parties being given the opportunity to comment on the draft plan.
Examination	1 st February-end of July 2028 (6 months) This stage starts immediately after the Submission of the Plan and includes the hearing stages.
Finalisation and adoption of digital plan and monitoring	August 2028

Reforms to Local Plan Making

22. The government has set out proposals for changing the way in which Local Plans are prepared through the Levelling Up and Regeneration Act 2023. It is proposed that Local Plans are prepared over a 30-month period and cover a reduced range of matters, with a focus on land use allocations and policies covering locally specific issues. As set out in paragraph 21, the Council is currently waiting for this new system and the relevant secondary legislation to be introduced.

Local Government Reform

23. The government has also set out its intention for Local Government Reform in Surrey. Currently, Surrey operates a two-tier system of local government with Surrey County Council providing services such as highway maintenance, education, social services and waste management, and the eleven boroughs and districts across Surrey providing services for their local areas such as planning, community services, waste collection and managing green spaces. A unitary authority is responsible for all the services currently provided by the County and Boroughs/District Councils.
24. In October 2025, a decision was taken by the government to create two unitary authorities for Surrey, with new East and West Surrey councils set to become operational in April 2027. Runnymede will fall within West Surrey along with Guildford, Waverley, Woking, Surrey Heath and Spelthorne.
25. The timing of Local Government Reform could have an impact on the preparation of the next Local Plan covering the Runnymede area. However, it is important for the Borough Council to continue to scope the issues ahead of Local Plan preparation and prepare evidence which will feed into the next Local Plan.

Statement of Community Involvement (SCI)

26. An SCI sets out how a Local Planning Authority intends to carry out consultation and engagement with its communities and other stakeholders during the preparation of its Local Plan and other planning policy documents, as well as during the consideration of planning applications. Runnymede adopted its SCI in March 2021 and this can be found at [Statement of Community Involvement \(SCI\) – Runnymede Borough Council](#).

Runnymede 2030 Local Plan & Policies Map

27. As already set out above, the Council adopted the Runnymede 2030 Local Plan on 16 July 2020, and this forms part of the Development Plan for the Borough. These policies determine the location, scale and timing of new development in the Borough in the period up to 2030, including the spatial development strategy, allocations for housing, employment and retail development and protection of the environment.

Community Infrastructure Levy (CIL)

28. The Community Infrastructure Levy (CIL) for Runnymede came into effect on 1st March 2021. CIL is a planning charge for developers and landowners, which is used to support the delivery of local infrastructure. In Runnymede, CIL is charged per square metre on new developments and applies to:
- New dwellings of any size.
 - Any development where the internal area of new build floorspace, extension exceeds 100 square metres.
29. To support the implementation of the Community Infrastructure Levy (CIL), Runnymede has prepared an Infrastructure Delivery & Prioritisation Supplementary Planning Document (SPD). The SPD sets out a hierarchy of infrastructure and how the Council will prioritise its infrastructure spending. The SPD also clarifies the Council's approach to Section 106 contributions and sets out the basis for calculating developer contributions through Section 106 agreements. Developer Contributions Governance Arrangements were approved by the Council in early 2023. This document sets the framework relating to the governance of the CIL funding process, as well as the Council's approach to Section 106 (S106) obligations which are also used to fund new infrastructure.

Duty to Cooperate

30. The Duty to Cooperate (DtC), introduced by the Localism Act 2011, legally required local authorities to work together on strategic cross-boundary issues. This Duty will cease to apply when the secondary legislation relating to the new plan making system comes into force in early 2026, including for plans at examination at that point. The Duty to Cooperate is being replaced by a new 'soundness test' focusing on plan alignment, shifting the emphasis from a strict legal duty to a requirement for effective collaboration during the preparation of Local Plans, demonstrated through the production of Statements of Common Ground with relevant partners.
31. Runnymede Borough Council will therefore continue to engage constructively and attend meetings of the Joint Strategic Partnership Board for the Thames Basins Heaths Special Protection Area and continue to discuss with partners/comment on cross boundary proposals coming forward in other Boroughs and Districts as appropriate (including in relation to the preparation of Local Plans). Of note, during this monitoring year, joint working to progress the delivery of

mitigation works to the A320 continued with Surrey County Council and National Highways. The Council has also continued to work collaboratively with the Environment Agency, Surrey County Council and other organisations to progress the Runnymede Strategic Flood Risk Assessment (Level 1) and also on the River Thames Scheme proposal. In addition, the Council has started a joint Green Belt/ Grey Belt Commission with the consultants, ARUP, working collaboratively with Elmbridge and Spelthorne Borough Councils in the last monitoring year. Council officers also regularly attend the Surrey Planning Working Group and Surrey Heads of Planning (SHOP) meetings to discuss a range of matters of common interest and which span local authority boundaries.

Neighbourhood Plans

32. Neighbourhood Planning was introduced through the Localism Act 2011. It gives the opportunity for communities to help shape development in their areas through the production of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders. Any plans prepared must however conform with national planning policies and the strategic policies and proposals set out in an adopted Local Plan.
33. Neighbourhood plans are in the process of being produced by neighbourhood forums in several parts of the Borough. The Thorpe Neighbourhood Plan was made (adopted) on 30th June 2021 and the Englefield Green Village Neighbourhood Plan was made (adopted) on 31st January 2024. The Virginia Water Neighbourhood Forum have submitted their submission version of the Plan to the Council, and this is being consulted on between 1st September 2025 and the 14th October 2025. In addition, the Ottershaw Neighbourhood Forum are also currently producing a draft neighbourhood plan for consultation for their area, although the timetable for producing this plan is not currently known.
34. The Levelling Up and Regeneration Act, once fully enacted, will introduce a new neighbourhood planning tool called a 'neighbourhood priorities statement', providing communities with a simpler and more accessible way to set out their key priorities and preferences for their local areas. The Council will need to take these into account, where relevant, when preparing the update to Runnymede 2030 Local Plan, enabling more communities to better engage in the local plan-making process.

CIL & Infrastructure Funding Statements

35. An important element of the Council's monitoring processes is to report on how contributions collected through CIL and other developer contributions have been spent, and to understand what future infrastructure projects funds will be spent on. The Community Infrastructure Levy Regulations 2010 (as amended) require this information to be set out within an Infrastructure Funding Statement.
36. This statement is produced as a standalone document which is published annually by the 31st December and so is not included as part of the Council's AMR.

4. Runnymede 2030 Local Plan Monitoring Indicators

The following indicators are taken from Appendix A (Monitoring Framework) of the Runnymede 2030 Local Plan adopted 16th July 2020.

A) Local Plan Objectives for ‘Supporting Local People’

Objective 1:

To protect and improve the health and well-being of the population, reduce health inequalities, and improve the quality of people’s lives through developing healthier and safer communities and improving life chances.

Monitoring Indicators and progress during 2024/25:

Net number of dwellings completed in monitoring year to Building Regulations Part M4(2) or M4(3) (excluding Longcross Garden Village)

Target: Achieve standards set out in Local Plan Policy SD7: Sustainable Design – Unless it can be demonstrated that it is not feasible to do so, in major residential schemes, achieve compliance with Part M4(2) of the Building Regulations with 5% of dwellings achieving Part M4 (3).

Progress in 2024/25 Monitoring Year: 1 ‘major’ development (RU.21/0893, Chilsey Green Farm, Pycroft Road, Chertsey) was part completed in this monitoring year where this standard applied.

Net loss/gain of playing pitches (ha) over Local Plan period (running total)

Target: Achieve no net loss (ha) of playing pitches over the plan period.

Progress in 2024/25 Monitoring Year: No net loss of playing pitches occurred in the monitoring year. In the 2017/18 monitoring year an outdoor football pitch was built at Egham leisure centre at a size of 2,544sqm. This is the only net loss or gain of a playing pitch since the start of the plan period.

Number of permissions with Construction Management Plan or Construction Environmental Management Plan

No Target – Contextual.

Progress in 2024/25 Monitoring Year: 23 discharge of condition applications were determined by the Local Planning Authority in the monitoring year which considered the acceptability of submitted Construction Management Reports, Construction Traffic Management Plans or Construction Environmental Management Plans.

Number of dwellings completed contrary to minimum internal space standards

Target: Achieve no development contrary to minimum internal space standards.

Progress in 2024/25 Monitoring Year: A review of the approved plans for each residential development completed during the 2024/25 monitoring year has been undertaken. This shows that none include units which fall below the Council’s adopted minimum internal space standards.

Objective 2:

To support the delivery of at least 7,507 additional homes in Runnymede in the period 2015-2030 (an average of 500 homes a year) and maximising opportunities to deliver high quality housing including affordable housing, starter homes, housing for those with specialist needs and plots for those who wish to build their own home.

Monitoring Indicators and progress during 2024/25:

Commencement of development at allocated sites

Target: Development to commence as specified in Policy SD2: Site allocations.

Progress in 2024/25 Monitoring Year:

In the 2024/25 monitoring year, the site allocation at: Brox End Nursery (Policy SL2) (RU.20/0675) completed development.

Development has begun at the Land East of Brox Road, Ottershaw (Policy SL12: Ottershaw East). This development will be delivered in two parts. The larger northern part, which was permitted under RU.22/0454 delivered 5 units in the 2024/25 monitoring year. The more southerly part, which is accessed via Hawthorn Road, was permitted under application RU.23/0544 and there were 13 houses and 6 flats under-construction in the 2024/25 monitoring year. This development is expected to be completed in the year 2025/26.

Hanworth Lane (Policy SL3) The application for the southern part of the site (RU.18/1280) for development of the south section of the site for 158 net units was completed in the 2022/23 and 2021/22 monitoring years. Application RU.15/0855 for the development of 158 net units to the east and west of the site was completed in 2017 and 2020. The area to the north is currently awaiting development (RU.23/0557), but this has yet to commence in the 2024/25 monitoring year.

Coombelands (Policy SL4) was completed in the years 2020/21 and 2021/22 delivering 40 net units following the grant of planning permission for application RU.17/1790.

Blays House, Blays Lane, Englefield Green (Policy SL5) – Permission has been granted for the redevelopment of Park House, in the south-west corner of the allocation, to provide 9 units (RU.23/1186). This is currently under-construction.

The site allocation at St Peter’s Hospital (Policy SL13) is currently under construction. There were 24 units completed in the year 2024/25 with completion expected to take place between 2025/26 – 2026/27. This site is expected to deliver a minimum of 400 net additional dwellings.

Development continues at Pycroft Road, Chertsey (Policy SL6). To date two permissions have been granted for the development of this site. Grange Farm has been granted permission for the redevelopment of the site to provide 69 net units (RU.22/1569). Chilsey Green Farm has been granted permission for the construction of 170 net units. In the monitoring year 2024/25, 87 of the 170 units permitted were completed.

Updates in relation to the development of the Longcross Garden Village (Policy SD9) have been omitted from this section. This is because this site (represented by policy SD9) is subject to

objective 5 of the Local Plan Monitoring Framework. Details related to this development and objective can be found on pages 21 to 24 of this report.

The following site allocations have been permitted in full or in part since the start of the Plan period, but development has not yet commenced:

- Chertsey Bittams – Parcel D (Policy SL17) – This site is expected to deliver a minimum of 125 additional net dwellings together with retaining the existing 93 bed care home on the site. An outline application (RU.17/1749) was permitted 11.08.22 on part of the site, excluding Parklands Manor, for up to 200 dwellings. This was subsequently revised down to 172 dwellings following the submission (and approval) of the Reserved Matters application RU.23/0607.
- Addlestone East (Policy IE7) – This site is expected to deliver a minimum of 70 additional net dwellings. A planning application (RU.22/1373) was permitted for this site (7th October 2024) comprising 75 affordable residential units and 330 sqm of commercial floorspace at ground floor level (Use Class E).
- Chertsey Bittams A (Policy SL14): This site is expected to deliver a minimum 175 additional net dwellings, 5 gypsy and traveller pitches and associated works. RU.21/0272 granted 149 net additional units and 5 traveller pitches on 2nd August 2023.
- Chertsey Bittams E (Policy SL18): This site is expected to deliver a minimum of 75 net additional dwellings. Most of the site has not yet had permission. However, a small area in the eastern most corner received permission under RU.21/1766 for 6 apartments (net gain of 5 dwellings) on 26th April 2023.

The following permissions were also granted during the monitoring period although development did not commence:

- Virginia Water South (Policy SL10) – This site is expected to deliver a minimum of 140 additional net dwellings. RU.22/0278 provides outline permission for 67 new homes and one traveller pitch on part of this site (about a third) (decision 15.02.23 prior to the monitoring period). During the monitoring period, [RU.23/1061](#) (Application for the approval of Reserved Matters for the appearance, landscaping, layout and scale relating to 67 dwellings and 1 traveller pitch pursuant to outline planning permission RU.22/0278) was approved on 30th April 2024 and numerous discharge of conditions applications were also considered by the Council.
- 52 units were approved as part of the Thorpe Lea Road North allocation (Policy SL7) during the monitoring period under planning consent [RU.23/1162](#) (decision date: 10th May 2024). Various discharge of conditions applications were subsequently determined by the Council during the remainder of the monitoring period. A further application for the development of 52 units at Glenville Farm (RU.23/0698) is awaiting determination.
- During the monitoring period, within the Thorpe Lea Road West allocation (Policy SL8), [RU.21/1324](#) approved the demolition of existing buildings and redevelopment for residential use (Class C3) for up to 75 new dwellings, together with relocation of vehicular access and the provision of a single traveller pitch and access, landscaping, public open space and associated works. Outline application with access for consideration (matters reserved - scale, appearance, landscaping and layout). Decision date: 30th January 2025. Additionally, application RU.22/0744 for the redevelopment of the Clock House to convert the existing dwelling into 6 units is still awaiting determination.

No development has commenced or been permitted at the following Local Plan allocation sites during the monitoring year:

Virginia Water North (Policy SL9)
 Parcel B, Vet Labs Site, Addlestone (Policy SL11)
 Chertsey Bittams – Parcel B (Policy SL15)
 Chertsey Bittams – Parcel C (Policy SL16)
 Addlestone West (Policy IE8)
 Egham Gateway East (Policy IE9)
 Egham Gateway West (Policy IE10)

Plan period net housing target (running total)

Target: Achieve 7,507 dwellings over the plan period.

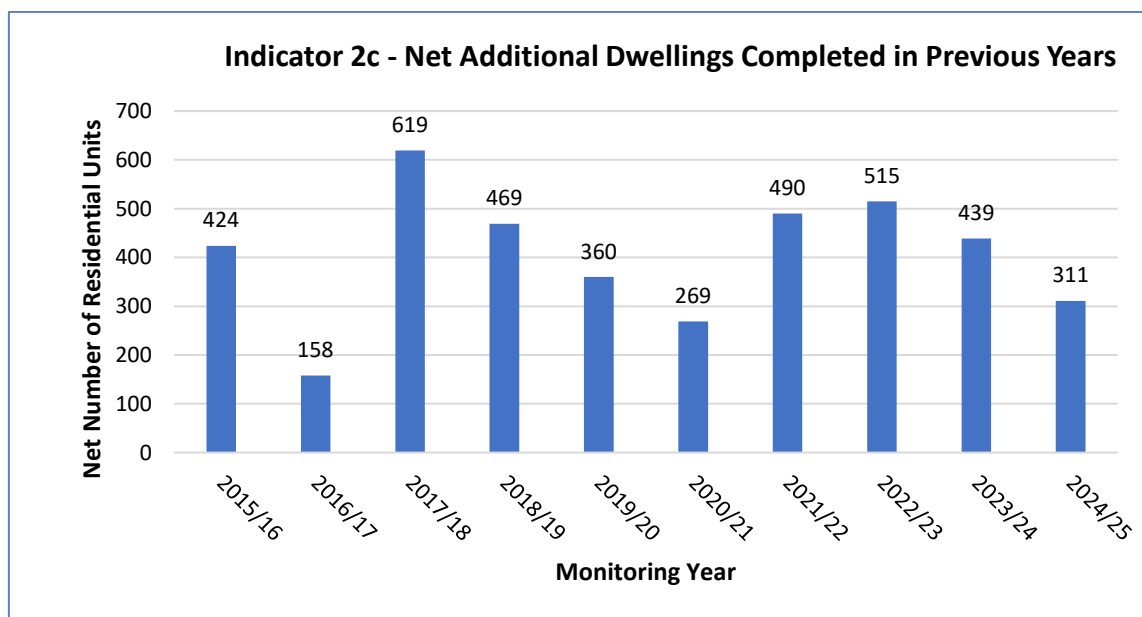
Progress in 2024/25 Monitoring Year: A total of 4,054 dwellings have been completed since the commencement of the plan period on 1 April 2015.

Net additional dwellings completed in previous monitoring years:

Target: N/A

Progress in 2024/25 Monitoring Year: Graph 1-1 provides a breakdown of net residential completions since 1st April 2015.

Graph 1-1: Progress against Indicator



Net additional dwellings in monitoring year

Target: Achieve annualised housing target or in line with housing trajectory.

Progress in 2024/25 Monitoring Year: A total of 311 dwellings were completed in the 2024/25 monitoring year, 189 dwellings below the annualised target of 500 units per annum. This figure includes C2 completions, where a conversion rate to C3 equivalent has been applied.

Target: In line with housing trajectory.

Progress in 2024/25 Monitoring Year: A total of 4,054 dwellings have been completed since 1st April 2015. Based on the current need of 7,507 dwellings over the plan period, this leaves a

residual need for 3,453 dwellings over the remaining 5 years of the Local Plan Period. The most up to date housing trajectory can be viewed in the Council's [2021 Strategic Land Availability Assessment](#).

Managed delivery target

Target: In line with housing trajectory.

Progress in 2024/25 Monitoring Year: Completions since 1 April 2015 (4,054) have fallen short of the target of 5,000 net additional dwellings by 946 units. For the remaining 5 years of the 2030 Local Plan, the Council will therefore need to deliver 3,453 dwellings in order to meet the housing delivery objective. To achieve this, whilst still applying a 5% housing buffer, the need over the next 5 years is 3,280.35 dwellings or annualised to 656.07 per annum.

There are currently 3,227 net additional units that have secured planning consent and remain extant. In total, this accounts for 93% (rounded) of units against the number of remaining units to be delivered.

Net number of dwellings completed by location over plan period (running total)

Target: In line with the Spatial Development Strategy: Policy SD1. 172.65

Progress in 2024/25 Monitoring Year: The table below provides details of the number of units completed in each settlement since 1 April 2015 and in 2024/25.

Settlement	Net Number of Dwellings Completed 1st April 2015 - 31st March 2024	Net Number of Dwellings completed in 2024/25	Total Dwellings Completed since 1st April 2015	Expected minimum growth delivery over plan period as set out in Policy SD1
Addlestone	1,453	8	1,461	1,265
Chertsey	942	250	1,192	2,212
Egham	361	3	364	951
Englefield Green	483	12	495	611
Longcross	267	7	274	1,779
Ottershaw	51	25	76	298
Thorpe	12	0	12	89
Virginia Water	78	5	83	424
Woodham & New Haw	84	1	85	123
Other	12	0	12	23
TOTAL	3,743	311	4,054	7,775

Size of market and affordable units completed by number of bedrooms by type (net running total)

Target: Achieve Strategic Housing Market Assessment (SHMA) housing mix for market & affordable dwellings.

Progress in 2024/25 Monitoring Year: The following tables provide details of the SHMA housing mix both for affordable and market housing, which has been adopted through Policy SL19: Housing Mix and Size Requirements of the Local Plan. The figures in brackets are for the 2024/25 monitoring year and have been added to the running total.

Progress against the Market Housing Mix in the SHMA is as follows:

	1-bed	2-bed	3-bed	4+ bed
Market (SHMA target)	5-10%	25-30%	40-45%	20-25%
2015-25 Running total (No. of Units)	1,271 (148)	1,313 (65)	292 (41)	335 (30)
2015-25 Running total (Percentage)	39.6%	40.9%	9.1%	10.4%

Please note that the figures in the indicator above do not add up to the total housing figure as the data is not available on some of the applications and does not include C2 or student accommodation. It would appear the size of units being delivered in the borough is quite small i.e., one and two beds with the percentage of 3 and 4 beds being delivered being well below the target set out in the SHMA.

Progress against the Affordable Housing Mix in the SHMA is as follows:

	1-bed	2-bed	3-bed	4+ bed
Low-cost home ownership (SHMA Target)	15-20%	40-45%	25-30%	10-15%
2018-25 Running total (No of Units)	25 (6)	30 (4)	6 (0)	1 (0)
2018-25 Running total (Percentage)	40.3%	48.4%	9.7%	1.6%
Affordable Housing (social/affordable rent) (SHMA Target)	10-15%	40-45%	35-40%	5-10%
2018-25 Running total (No of Units)	54 (5)	177 (9)	2 (2)	-3 (0)
2018-25 Running total (Percentage)	23.5%	77%	0.9%	-1.4%

Please note that the figures above for affordable housing only date back to 1st April 2018 due to there being a lack of data held before this time regarding individual housing size.

It is clear from the table above that the low-cost home ownership units being delivered in the borough have been predominantly one and two bed units since the start of the data available in 2018. These sized units are lower cost to build and predominantly easier to sell on the market, making them a more viable option for developers.

For affordable/social rent, the majority of units provided are two-bedroom units with the remaining units being one-bedroom units. Two bedroom Social/Affordable rent affordable units are in high demand from those that are currently on the Council's housing waiting list, and as such, this size of unit is frequently requested by the Affordable Housing team.

Number of Affordable Units completed by type/tenure (net running total)

Target: Over the lifetime of the Local Plan achieve 30% of dwellings as affordable split: 70% Social/Affordable Rent; and 30% Discounted Market.

Progress in 2024/25 Monitoring Year: Of the 311 new dwellings that have been built in the 2024/25 Monitoring Year, 26 of those dwellings were 'affordable'. Of these, 62% were for social/affordable rent, 38% were discounted market in the form of shared ownership units. These 'affordable' units represent 8.4% of the total dwellings built in 2024/25. Since 1st April 2015, 729 affordable units have been completed representing approximately 18% of total completions. This therefore falls short of the 30% target.

The following table provides a breakdown of the affordable split in Runnymede since 1 April 2015 including the 2024/25 Monitoring Year and the percentage split in brackets.

Year	Social/Affordable Rent	Discounted Market
2015/16	18	246
2016/17	3	7
2017/18	70	66
2018/19	30	0
2019/20	37	13
2020/21	-3	9
2021/22	59	38
2022/23	89	15
2023/24	11	5
2024/25	16	10
Total	330 (45%)	399 (55%)

Number of net additional Gypsy/Traveller pitches and Travelling Show people plots completed over plan period (running total)

Target: Provide 87 pitches/plots up to 2021/22; Provide 15 pitches/plots in rest of plan period.

Progress in 2024/25 Monitoring Year: 7 permanent pitches were delivered in 2024/25, all seven being delivered at Willow Farm, Ottershaw. The following table provides the running total of pitches completed since 1 April 2015.

Year	Location	App Number	Net Pitch/Plot Number
2015/16	N/A	N/A	0
2016/17	N/A	N/A	0
2017/18	High Trees, Holloway Hill, Chertsey- certificate of existing lawfulness Lynns Park, Stonehill Road, Ottershaw	RU.16/0505	2
		RU.18/0649	1
2018/19	High Trees, Holloway Hill, Chertsey	RU.18/0494	2
2019/20	N/A	N/A	0
2020/21	N/A	N/A	0
2021/22	N/A	N/A	0
2022/23	Land at New Oak Farm Hardwick Lane Chertsey KT16 0AA Land adj. to Lynn's Park– Appeal decision.	RU.21/1553	1
		RU.21/0777	1
2023/24	Eden Farm, Virginia Water	RU.22/0947	3

2024/25	Willow Farm, Ottershaw	RU.23/1432	7*
Total			17

*across 4 extended family pitches.

Net number of student and C2 units or bed spaces completed over plan period (running total)

No Target for Student Accommodation: Contextual

Progress in 2024/25 Monitoring Year: A total of 0 student units/bedspaces have been completed in 2024/25, and a total of 1,822 from 1st April 2015 to 31st March 2025. This is against the 3,513 student bedspaces expected to be delivered over the Plan period, as set out in Policy SD1 of the Runnymede 2030 Local Plan.

Target for C2: Achieve C2 accommodation over plan period as follows: 60 units of extra care; 126 nursing bed spaces; 96 residential bed spaces.

Progress in 2024/25 Monitoring Year: No additional C2 units for older people/people with care needs have been completed in the 2024/25 monitoring year.

Year	Extra Care Units	Schemes containing nursing bed spaces only	Schemes containing residential bed spaces only	Schemes with a mix of nursing and residential bed spaces
2015/16	0	0	-6	0
2016/17	0	-14	0	0
2017/18	0	0	0	93
2018/19	58	0	0	0
2019/20	0	0	-30	127
2020/21	0	0	-28	0
2021/22	0	0	0	0
2022/23	0	0	0	0
2023/24	0	0	0	0
2024/25	0	0	0	0
Total	58	-14	-64	220

Since the start of the plan period (2015) there has been a total net increase of 142 nursing and residential bed spaces over both singular and mixed types of developments. In addition, there have been 58 extra care units delivered. However, the table shows that the number of units delivered would have been higher had it not been for 78 units of nursing/ residential bedspaces being lost. The reason for these losses is unlikely to be due to lack of demand but because many of the old-style nursing and residential homes are no longer economic to run and, as a result, have been closed.

Target: Net number of self & custom build units completed over plan period (running total)

Progress in 2024/25 Monitoring Year: No units known to be specifically for self/ custom build have been completed in the 2024/25 monitoring year or over the plan period and no self-build exemptions were granted in association with any new planning permissions granted for new or replacement dwellings in year 2024/25. As of June 2025, there were 17 individuals on the Self-Build Register.

Objective 3:

To continue to support the improvement of local leisure activities that are accessible to all.

Monitoring Indicators and progress during 2024/25:

Net floorspace (sqm) lost/gained for tourism and leisure uses over plan period for use classes C1 and D2 (running total).

No Target: Contextual

Progress in 2024/25 Monitoring Year: In September 2020 the 'use classes' were updated and, as a result, D2 uses relating to indoor and outdoor sporting uses are now categorised as either E(d), F2, or sui generis, as can be seen in the table below. The C1 use class, which covers hotels, boarding houses and guest houses has however been unaffected by the update, so the Council will continue to monitor its progress.

Development is complete at Bishopsgate School for a new indoor sports hall, providing 1,895sqm of E(d) floorspace. There was a loss of E(d) floorspace at Christ Church, Longcross, resulting in the net additional total of 1,797sqm E(d) floorspace in the 2024/25 monitoring year.

No Data held for C1 floorspace in 2015/16, 2016/17, and 2017/18.

Monitoring Year	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25
C1 (sqm)	N/A	N/A	N/A	0	0	0	0	0	0	0
Running Total (sqm)	N/A	N/A	N/A	0	0	0	0	0	0	0
E(d)	0	155	2,705	325	0	470	0	2,083	0	1,797
Running Total (sqm)	0	155	2,860	3,185	3,185	3,655	3,655	5,738	5,738	7,535
F2 (sqm)	0	0	2,544	0	0	0	0	284	0	0
Running Total (sqm)	0	0	2,544	2,544	2,544	2,544	2,544	2,828	2,828	0
Sui Generis (sqm)	0	0	0	0	0	0	0	1,247	0	0
Running Total (sqm)	0	0	0	0	0	0	0	1,247	1,247	0
Total (sqm)	11,610									

Objective 4:

To ensure Runnymede's communities are supported by new or enhanced community and other infrastructure services and facilities, including a range of sustainable and active travel choices.

Monitoring Indicators and progress during 2024/25:

List of infrastructure projects completed in monitoring year.

Target: Achieve delivery in accordance with the IDP.

Progress achieved in 2024/25 Monitoring Year: Many forms of local infrastructure continue to be developed; the following have been delivered in 2024/25:

Location	Type of Infrastructure
Across Runnymede	Crime and disorder, including CCTV.
Across Runnymede	Capital works on SANG (Suitable Alternative Natural Green Space) sites.
Across Runnymede	Additional Secondary School Places.
Across Runnymede	Highway & Transport Improvements.

Net floorspace (sqm) of social, community or cultural use lost/gained over plan period (running total).

Target: Achieve no net loss of social, community or cultural floorspace.

Progress achieved in 2024/25 Monitoring Year: The table below provides a breakdown of the running total of social, community or cultural loss/gain in the new E & F1 (Updated from D1, July 2020) use classes dating back to 1st April 2015. The total floorspace completions currently stands at an additional 11,700sqm.

Monitoring Year	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25
E(d) (sqm)	0	0	0	1,323	0	-58	-564	0	0	0
Running Total (sqm)	0	0	0	1,323	1,323	1,265	701	701	701	701
E(e),	0	0	0	0	0	0	0	0	0	0
Running Total (sqm)	0	0	0	0	0	0	0	0	0	0
E(f) (sqm)	0	0	0	0	0	0	0	62	0	0
Running Total (sqm)	0	0	0	0	0	0	0	62	62	62
F1 (sqm)	439	0	357	4,747	0	1,547	-210	4,057	0	0
Running Total (sqm)	439	439	796	5,543	5,543	7,090	6,880	10,937	10,937	10,937
Total (sqm)	11,700									

Objective 5:

To deliver a garden village at Longcross which achieves a sustainable community capable of meeting its own day to day service needs and which offers a choice of sustainable and active travel modes.

Monitoring Indicators and progress during 2024/25:

Commencement of Development

Target: 1st Phase of Development on south site to commence by 2020/2021.

Progress in 2024/25 Monitoring Year: The Longcross Garden Village development consists of a north and south site. The housing on the north site was completed in the 2021/22 monitoring year (see table below). The Council expects the live outline application for the South site (RU.22/0393) to be determined in the 2025/26 monitoring year. The reason for the failure to reach the original target date of 2020/21 – The Local Plan was only adopted in July 2020 (later than originally anticipated), as a result, the application was submitted later (March 2022) enabling more time to engage with the pre-application process. The application process has taken

longer than initially anticipated to ensure planning considerations have been appropriately addressed, and a complex s106 need to be secured before a decision can be issued.

Net additional dwellings completed (running total)

Target: A minimum of 1,700 dwellings, phased in accordance with village masterplan.
Progress in 2024/25 Monitoring Year: 186 homes have been completed on the north site in total since development commenced in the 2017/18 monitoring year.

Monitoring Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Completed dwellings - Phase 1	0	0	64	33	11	0	0	0	0	0
Completed dwellings - Phase 2	0	0	0	0	0	0	78	0	0	0

Number of Affordable Units Completed by Tenure (running total)

Target: Achieve 35% overall as: 70% social/affordable rent and 30% discounted market housing
Progress in 2024/25 Monitoring Year: No change. A total of 49 affordable units have been completed at the Longcross north site. These were completed in the 2017/18 & 2021/22 monitoring year. This gives an overall affordable delivery to date of 26% against total completions. The breakdown of the units completed to date is set out in the table below.

Number of dwellings completed to Building Regulations Part M4(2) and Part M4(3)

Monitoring Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Affordable Units	0	0	37	0	0	0	12	0	0	0

Target: 95% to achieve Part M4(2); 5% to achieve Part M4(3)
Progress in 2024/25 Monitoring Year: N/A, no dwellings were completed at Longcross Garden Village in the 2024/25 monitoring year.

Number of specialist housing units completed (running total) for: Self/custom build; Travelling Show people plots, C2 or sheltered units

Target: On completion of development achieve: 5% of non-specialist housing as custom/self-build units, at least 10 plots for Travelling Showpeople; 60 units of Extra Care accommodation.
Progress in 2024/25 Monitoring Year: None were completed at Longcross Garden Village in 2024/25.

Total (gross) commercial/community floorspace (sqm) completed (running total)

Target: 79,025sqm B use Class; 36,000sqm Data Centre; Local and community facilities by use class.

Progress in 2024/25 Monitoring Year: There was a total net gain of 0 sqm of E class (previously B) floorspace in the 2024/25 monitoring year. An application has been submitted for the northern data centre building with a decision expected to be made in 2025/26. Additionally, a workshop building is currently under construction and is expected to be delivered in 2025/26.

The table below shows the running total of commercial/community floorspace (sqm) currently delivered.

Monitoring Year	Commercial/Community floorspace (sqm) completed
2021/22	978sqm
2022/23	6,412sqm
2023/24	4,229sqm
2024/25	0sqm
Total	11,619sqm

Amount of Green Infrastructure Completed (ha) for (running total): Allotments & food production; Outdoor sports facilities/pitches; Formal/informal play space; Amenity space Biodiversity improvement/green corridor; SANG.

Target: Achieve 40% of site area as Green Infrastructure (includes private amenity space).

Progress in 2024/25 Monitoring Year: The area of Longcross Garden Village within Runnymede is identified in the adopted Policies Map and extends to some 137 hectares. This is divided into a north and a south site.

North site (33.62 hectares) - the first phase residential (as approved under RU.13/0856) included areas of green space (small pocket green, LEAP/LAP footway through woodland adjacent to the stream, on site – SANG – eastern corner of northern site). This application proposed that 5.85 hectares be publicly accessible open space (2.67 hectares) and Green Infrastructure (3.18 hectares) i.e. 17% of the site⁶. In addition, further off-site SANG is being provided at Trumps Farm, close to the site, which increases the green infrastructure provision by 5.1 hectares.

Proposals to deliver the reserved matters for the station access, which includes playing pitches/village green and further green areas/woodland (RU.22/0512) have been allowed subject to conditions.

A data centre with green walls is also under construction on this site which, when completed, will increase the green infrastructure on that area of the site.

South site – The outline application (RU.22/0393) for this site covers the majority but not the full extent of the site allocation south of the M3. The application has been submitted in outline and therefore at the current time it is not possible to confirm with certainty what proportion of the site will be delivered as green infrastructure. The Green infrastructure parameter plan submitted to the Council by the developers, Crest Nicholson, clearly shows that a good proportion of the

⁶ Environmental Statement – Non-Technical Summary, July 2013

site is to be covered by green infrastructure indicating that the site is able to be developed in compliance with policy SD9. This includes a large central publicly accessible open space area (to function as SANG) as well as provision of sporting facilities, equipped playing space and provision of allotments and areas for community food production.

Implementation of Infrastructure by type

Target: Delivery of 2FE primary school with early years. On and off-site transport infrastructure delivery (as negotiated), including compliance with any agreed phasing strategy at the site.

Progress in 2024/25 Monitoring Year: None completed in the 2024/25 monitoring year.

Traffic generation

Target: Compliance with traffic generation targets as agreed through the planning application.

Progress in 2024/25 Monitoring Year: The traffic generation targets are being followed as agreed in the planning application.

B) Local Plan Objectives for ‘Enhancing Our Environment’

Objective 6:

To increase resilience to climate change, including flood risk, to reduce greenhouse gas emissions and promote water efficiency and the use of renewable and low carbon energy.

Monitoring Indicators and progress during 2024/25:

Net number of dwellings completed in monitoring year with water efficiency standards of 110 litres per person per day.

Target: Achieve 80% of dwellings with water efficiency standards of 110 litres per person per day.
Progress in 2024/25 Monitoring Year: The requirement relating to water efficiency standards came into force on the adoption of the Runnymede 2030 Local Plan (July 2020). Only applications approved after this date can therefore include a condition requiring developments to apply this higher water efficiency standard. There were 13 applications completed in this monitoring year where this requirement applied, resulting in 130 net dwellings being built to water efficiency standard. All 13 of these applications included a condition relating to this higher water efficiency standard i.e., 100% compliance was achieved.

Net number of developments permitted in plan period required to install renewable, decentralised, or low carbon technologies (running total)

Target: Achieve compliance with Policy SD8.
Progress in 2024/25 Monitoring Year: 23 developments were granted permission in the monitoring year that were required to include renewable, decentralised, or low carbon technologies.

Net number of residential units or commercial floorspace (sqm) granted planning permission against Environment Agency flood advice in monitoring year.

Target: Achieve no net additional dwellings or commercial floorspace against Environment Agency advice.
Progress in 2024/25 Monitoring Year: No applications have been granted planning permission against Environment Agency flood advice in the monitoring year.

Number of planning applications or appeals allowed against policy EE13: Managing Flood Risk in the monitoring year.

Target: Achieve no planning applications or appeals granted contrary to EE13.
Progress in 2024/25 Monitoring Year: No applications or appeals have been granted in this monitoring year which are considered to be contrary to policy EE13.

Objective 7:

To protect the Borough’s soil, mineral and groundwater resources by making the most efficient use of land, reduce air, land and noise pollution and improve water quality.

Monitoring Indicators and progress during 2024/25:

Number of dwelling units completed with active electrical vehicle charging points; and Number of active electrical vehicle charging points implemented in commercial development of 1,000sqm or in public car parks.

Target: Achieve active electrical vehicle charging points in line with SCC Parking Guidance.

Progress in 2024/25 Monitoring Year: A total of 139 electric vehicle charging points were required to be installed based on the completed developments during the monitoring year. This requirement corresponds with the SCC Parking Guidance provision required as a result of the net gain in housing and commercial completions in this monitoring year.

Amount of contaminated land (ha) remediated through development in plan period (running total)

No Target: Contextual.

Progress in 2024/25 Monitoring Year: Having spoken to the officer involved in this work it has been established that this indicator cannot be monitored.

Number of applications refused in monitoring year where a reason for refusal is noise.

Target: Achieve compliance with Policy EE2: Environmental Protection with regards to its noise provisions.

Progress in 2024/25 Monitoring Year: There were 12 applications that had noise as a contributing factor towards its refusal in this monitoring year.

Number of applications permitted in monitoring year contrary to the Council's Air Quality Strategy.

Target: Achieve no permissions granted contrary to Air Quality Strategy.

Progress in 2024/25 Monitoring Year: No planning permissions were granted which were considered to be contrary to the Air Quality Strategy.

Average density of residential development completed in urban areas within monitoring year (whole site).

Target: Achieve average density no less than 30dph.

Progress in 2024/25 Monitoring Year: The average density of residential developments completed in this monitoring year is 59.9 dwellings per hectare.

Monitoring year	Average density of residential completions	Achieved target set in Local Plan?
2019/20	56.4 dwellings per hectare	Yes
2020/21	54.3 dwellings per hectare	Yes
2021/22	49.8 dwellings per hectare	Yes
2022/23	48.5 dwellings per hectare	Yes
2023/24	67.6 dwellings per hectare	Yes
2024/25	59.9 dwellings per hectare	Yes

Objective 8:

To protect and enhance the Borough's heritage assets, both designated and non-designated and promote their use as part of the Council's leisure and tourism offer.

Monitoring Indicators and progress during 2024/25:

Number of heritage assets on Historic England Heritage at Risk Register.

Target: Achieve no additional heritage assets on Risk Register over plan period.

Progress in 2024/25 Monitoring Year: One Registered Park and Garden (grade II) remains on the Heritage at Risk Register; Woburn Farm, Addlestone.

Number of buildings or structures added or deleted from the Local List over plan period (running total).

No Target: Contextual

Progress in 2024/25 Monitoring Year: No buildings were added or deleted from the local list in the 2024/25 monitoring year. Runnymede Council's Local List was last updated on 21st August 2023, with the addition of The Bothy, 15-19 Ottershaw Park, Ottershaw and can be viewed at [Conservation Areas and Listed Buildings – Runnymede Borough Council](#)

Net gain or loss of land (ha) within Conservation Areas (running total)

Target: Achieve no net loss of land (ha) within Conservation Areas over plan period.

Progress in 2024/25 Monitoring Year: In the 2024/25 monitoring year the Planning Committee on 26th March 2025 decided to designate the revised Thorpe Conservation Area and adopt the associated Conservation Areas Appraisal and Management Plan. This resulted in a change in the size of the Thorpe Conservation Area, partly as a result of the removal of the Norland Lane landfill site (11,500 sqm) and the addition of some of the grounds of Cemex House (circa. 6,100 sqm) which had previously been outside the Conservation Area boundary. Although the Thorpe Conservation Area has reduced in size overall, this has been done to better reflect the historical and architectural interest of the area, and to meet the legal requirements which have come into effect since it was last reviewed. It should be noted that heritage should be assessed based on quality (e.g. historic significance and interest), as opposed to quantity, e.g. how much of it there is.

Monitoring year	Conservation Area	Area prior to plan period (sqm)	New area (sqm)	Net loss/gain (sqm)
2019/20	Egham Hythe	29,221.97	28,248.94	-973.03
2019/20	Chertsey	249,050.36	236,420.41	-12,629.95
2019/20	Egham	109,321.19	120,782.86	+11,461.67
2023/24	Englefield Green	353,807.68	346,762.16	-7,045.52
2023/24	Caxton Avenue, Addlestone	N/A	15,403.51	+15,403.51
2024/25	Thorpe	445,100	399,100	-46,000

Number of archaeological finds associated with new development.

No Target: Contextual.

Progress in 2024/25 Monitoring Year: As established in the 2019/20 Annual Monitoring Report, this objective will be monitored by archaeological interventions rather than finds. The most recent year that data is available for is the 2024 calendar year. During this year 8 archaeological interventions were conducted in Runnymede. Please see the relevant sites listed below.

Reference	Address
RU.25/0006	2 Abbey Gardens Chertsey
RU.22/1846	Coombelands Farm, Weybridge
N/A	UKPN Defra Cable Route, Weybridge
RU.22/1846	Haul Road, Science Capability for Animal Health, Addlestone
RU.21/1320	North Campus, T.A.S.I.S, Thorpe
RU.22/0278	Regents Gate, Trumps Green Road, Virginia Water
RU.24/0629	Thorpe Lea Manor, Egham
N/A	Laleham Golf Course, Chertsey

Objective 9:

To protect and enhance the Borough’s biodiversity, habitats, and species and to contribute to net gains in biodiversity.

Monitoring Indicators and progress during 2024/25:

Condition and extent (ha) of SSSI Units within Runnymede in monitoring year.

Target: Achieve PSA target of 95% SSSIs units in favourable or unfavourable recovering status and achieve no net loss of land area (ha) of designated sites over plan period.

Progress in 2024/25 Monitoring Year: There was no net loss of land area designated as SSSI in the 2024/25 monitoring year. Natural England hold data on the condition/ status of each SSSI in the Borough. This data can be found on the Magic Map website⁷ and includes a filter setting out whether the SSSI is in favourable or unfavourable condition. The results are set out in the table below:

SSSI Name	Area (ha)	% in Favourable or Unfavourable Recovering Status
Basingstoke Canal (Unit 2 only)	23ha	0% Unfavourable
Dumsey Meadow	9.6	100% Favourable
Langham Pond	26.7ha	100% Favourable
Thorpe Hay meadow	6.4ha	100% Favourable
Thorpe No 1 Gravel Pit	42.5ha	100% Favourable
Windsor Forest (Units 10,11 & 16 Only)	230ha	100% Favourable

Favourable condition means that the sites of special scientific interests (SSSI’s) habitats and features are in a healthy state and are being conserved by appropriate management. It is clear from the table above that all the SSSI’s, with the exception of the Basingstoke Canal, are in

⁷ <https://magic.defra.gov.uk/magicmap.aspx>

favourable condition.

Condition and Extent (ha) of Sites of Nature Conservation Importance (SNCI) and Local Nature Reserves in monitoring year.

Target: Achieve 100% of SNCIs in ‘favourable’ status over plan period and achieve no net loss of land area (ha) over plan period.

Progress in 2024/25 Monitoring Year: There was no net loss of land designated as SNCI.

Number of developments completed with biodiversity enhancements in monitoring year.

No Target: Contextual

Progress in 2024/25 Monitoring Year: The development at St. Peters, Chertsey (RU.17/1815) has been partially completed in the 2024/25 monitoring year (25 net dwellings). The completed dwellings included biodiversity enhancements, the details of which are required to be submitted to the planning authority in writing.

Amount of SANG (ha) delivered over plan period (running total)

Target: Deliver sufficient SANG capacity to enable delivery of Local Plan housing targets (to be reviewed annually).

Progress in 2024/25 Monitoring Year: There was no new SANG delivered in the 2024/25 monitoring year but there was sufficient SANG available to support the delivery of new housing.

SANG capacity (number of dwellings)

Target: To ensure there is sufficient SANG to meet the level of development included in the Local Plan. Capacity is continually monitored and if capacity falls below 200 units, new SANG will need to be identified and put in place.

Progress in 2024/25 Monitoring Year: On 8th April 2025 (just after the end of this monitoring year) there was SANG capacity remaining for 1,184 occupants. ***Number of new Tree Preservation Orders made in monitoring year.***

No Target: Contextual

Progress in 2024/25 Monitoring Year: There were 10 new Tree Preservation Orders (TPOs) confirmed in the 2024/25 Monitoring year. The table below shows how many new Tree Preservation Orders have been made since 1st April 2015.

Year	No. of TPO's
2015/16	5
2016/17	3
2017/18	18
2018/19	13
2019/20	10
2020/21	4
2021/22	7
2022/23	18
2023/24	5
2024/25	10

Objective 10:

To protect and enhance the Borough's most valued landscapes and its green spaces as well as the general extent of the Green Belt.

Monitoring Indicators and progress during 2024/25:

Net loss/gain of existing GI (ha) over plan period (running total) for: Open space comprising informal & formal play spaces, parks & gardens, allotments and community gardens and Local Green Space.

Target: Achieve no net loss (ha) of GI over plan period.

Progress in 2024/25 Monitoring Year: Data has not been collected for this indicator in the 2024/25 monitoring year. An Open Space Study (OSS) has been conducted in the summer of 2024 and the results of this work were expected to be available in time for inclusion in the 2024/25 AMR report but unfortunately this work was delayed. The results of the OSS will be available for next year's report (2025/26).

It should be noted, however that there has not been any loss in any of the designated Local Green Spaces allocated in the Local Plan since the start of the Plan period.

Objective 11:

Revitalising areas in need of physical improvement and proactively seeking opportunities for regeneration to assist with place shaping and the enhancement of the built environment.

Monitoring Indicators and progress during 2024/25:

Number of applications refused/appeals dismissed in monitoring year with design a reason for refusal.

Target: 100% refusal of development not in accordance with adopted design codes.

Progress in 2024/25 Monitoring Year: No design codes in existence or adopted during this monitoring year. However, for context, 92 relevant applications in this monitoring year have been refused with design as a contributing factor towards its refusal when assessed against the relevant Local Plan policies and the Runnymede Design SPD - [Adopted July 2021](#).

Number of permissions granted with loss of trees covered by Tree Preservation Orders in monitoring year.

Target: Achieve no net loss of trees covered by TPOs.

Progress in 2024/25 Monitoring Year: Only TPO trees which were approved for felling through a formal tree application submitted to the Council are reported on in this indicator (and not trees lost or gained through other types of application). In the monitoring year a total of 10 applications were granted which included the felling of trees covered by TPOs. Some of these applications involved additional tree planting and as a result, through this type of application, there was a total net loss of 17 trees covered by TPOs in the monitoring year.

C) Local Plan Objectives for ‘Improving our Economy’

Objective 12:

To maintain the economic role of Runnymede in the wider area and sustain economic growth and competitiveness by protecting the most valued employment sites and supporting development of the Borough’s Enterprise Zone at Longcross Park.

Please note that following an audit of the Council’s monitoring data, the Council has made a number of revisions to the data previously published regarding the net changes in floorspace within the designated Strategic Employment Areas [SEA]. These revisions effect the years between 2020/21 and 2023/24. The revised figures can be found in the table below.

Monitoring Indicators and progress during 2024/25:

Commencement of development and net floorspace (sqm) completed by type at Byfleet Road Employment Allocation (running total)

Target: Development to commence by 2023. Achieve 20,000sq.m of B1c/B8 and 6,000sq.m of B1a floorspace.

Progress in 2024/25 Monitoring Year: Development of the site has yet to commence. A planning application was submitted at the site, prior to the monitoring year, in January 2021 (RU.21/0207) for the redevelopment of the site to provide industrial, storage and distribution (Class E(g)/B2/B8) floorspace, with ancillary office accommodation, associated parking, landscaping and infrastructure works. This application was determined during the course of the monitoring year on 19th December 2024.

Net amount of B use class employment floorspace (sqm) lost/gained through completions by type within monitoring year at Strategic Employment Areas (excluding Longcross Enterprise Zone, which is monitored through Objective 5)

Target: Achieve no net loss of B Class employment floorspace in Strategic Employment Areas.

Progress in 2024/25 Monitoring Year: It is important to note that ‘B1a, B1b, and B1c’ use classes are now considered under the new ‘E’ use class following the September 2020 update to the Use Classes Order. To enable the continuous monitoring and an effective assessment of these B use classes we will continue to display the data as published in previous AMR’s.

The amount of B class floorspace lost/gained in SEAs in the monitoring year 2024/25 is as follows:

There was a net gain of 71sqm of E(g)(i) (B1a) – This was the result of the completion of application RU.21/1805 for additional ancillary office space at 1000 Hillswood Drive, Chertsey. Additionally, there was 0sqm of E(g)(ii) (B1b), 0sqm of E(g)(iii) (B1c), 0sqm of B2, and 0sqm of B8. The table below sets out the running total of B use floorspace lost/gained in SEAs since 1st April 2015. At the end of the 2024/25 monitoring year there was a net gain of 29,131sqm of floorspace in the SEAs since the start of the Plan period.

Year	E(g)(i) (B1a)	E(g)(ii) (B1b)	E(g)(iii) (B1c)	B2	B8
2015/16	0sqm	0sqm	0sqm	0sqm	0sqm
2016/17	12,705sqm	25sqm	79sqm	0sqm	-156sqm
2017/18	7,666sqm	0sqm	434sqm	434sqm	434sqm
2018/19	0sqm	0sqm	-925sqm	-2,965sqm	-4,471sqm
2019/20	0sqm	0sqm	0sqm	0sqm	0sqm
2020/21	0sqm	0sqm	0sqm	0sqm	0sqm
2021/22	13,861sqm	0sqm	0sqm	0sqm	0sqm
2022/23	0sqm	0sqm	420sqm	3,495sqm	225sqm
2023/24	0sqm	0sqm	0sqm	0sqm	0sqm
2024/25	71sqm	0sqm	0sqm	0sqm	0sqm
Total	34,303sqm	25sqm	sqm	-964sqm	3,968sqm
Total Employment Space (B Use Class) Lost/Gained in SEAs Since 1 April 2015					+29,131sqm

Objective 14:

To support the regeneration of Addlestone, Chertsey and Egham town centres to enhance their retail and leisure offer and to maintain the role of other centres in the Borough in meeting their community’s day to day needs.

Monitoring Indicators and progress during 2024/25:

Net amount of floorspace lost/gained (sqm) by town centre in plan period (running total) for Class A floorspace (sqm)

Target: Achieve: Addlestone: 6,200sqm of net additional A class floorspace (sqm) by 2030; Chertsey: 1,140sqm of net additional A class floorspace (sqm) by 2030; Egham: No net loss of A class floorspace over plan period.

Progress in 2024/25 Monitoring Year: It is important to note that all ‘A’ use classes are now considered under the ‘E’ use class following the September 2020 update to the Use Classes Order. Whilst it is possible to give an estimate of uses based on the original A use class using the E(a) category of the E use class, there is nothing to stop an A1 (E(a)) use from changing to another non-A1 without the need for planning permission.

To enable the continuous monitoring of this objective we have maintained the original A use classes used in previous AMRs and included their new use classes in brackets. The total net floorspace of A(E) use class development lost/gained in the Borough’s three main centres since 1 April 2015 is set out in the tables below.

Addlestone

Year	A1 (E(a))	A2 (E(c))	A3 (E(b))	A4 (Sui Generis)	A5 (Sui Generis)
2015/16	-386sqm	0sqm	0sqm	0sqm	0sqm
2016/17	-177sqm	0sqm	-24sqm	0sqm	136sqm
2017/18	5,991sqm	0sqm	0sqm	0sqm	0sqm
2018/19	-592sqm	-185sqm	0sqm	0sqm	0sqm
2019/20	0sqm	0sqm	0sqm	0sqm	0sqm
2020/21	0sqm	-185sqm	0sqm	0sqm	0sqm
2021/22	-106sqm	0sqm	0sqm	0sqm	0sqm
2022/23	0sqm	0sqm	0sqm	0sqm	0sqm
2023/24	0sqm	0sqm	0sqm	0sqm	0sqm
2024/25	0sqm	0sqm	0sqm	0sqm	0sqm
Total	4,730sqm	-370sqm	-24sqm	0sqm	136sqm

Chertsey

Year	A1 (E(a))	A2 (E(c))	A3 (E(b))	A4 (Sui Generis)	A5 (Sui Generis)
2015/16	-386sqm	0sqm	0sqm	0sqm	0sqm
2016/17	-189sqm	0sqm	0sqm	0sqm	0sqm
2017/18	1,045sqm	0sqm	0sqm	0sqm	0sqm
2018/19	-75sqm	0sqm	44sqm	0sqm	0sqm
2019/20	0sqm	-104sqm	0sqm	0sqm	0sqm
2020/21	-93sqm	0sqm	0sqm	-327sqm	0sqm
2021/22	50sqm	-88sqm	-262sqm	0sqm	0sqm
2022/23	0sqm	0sqm	0sqm	0sqm	0sqm
2023/24	0sqm	0sqm	0sqm	0sqm	0sqm
2024/25	0sqm	-260sqm	170.7sqm	0sqm	0sqm
Total	352sqm	-192sqm	-218sqm	-327sqm	0sqm

Egham

Year	A1 (E(a))	A2 (E(c))	A3 (E(b))	A4 (Sui Generis)	A5 (Sui Generis)
2015/16	-145sqm	0sqm	215sqm	0sqm	30sqm
2016/17	-140sqm	0sqm	70sqm	0sqm	70sqm
2017/18	0sqm	56sqm	0sqm	0sqm	0sqm
2018/19	133sqm	0sqm	-145sqm	0sqm	0sqm
2019/20	0sqm	0sqm	0sqm	0sqm	0sqm
2020/21	-164sqm	0sqm	0sqm	0sqm	0sqm
2021/22	-296sqm	-290sqm	408sqm	0sqm	0sqm
2022/23	-1,166sqm	0sqm	0sqm	0sqm	0sqm
2023/24	0sqm	0sqm	554sqm	-636sqm	0sqm
2024/25	0sqm	0sqm	0sqm	0sqm	0sqm
Total	-1,778sqm	-234sqm	1,094sqm	-636sqm	100sqm

Percentage of total units in A1 retail use within Primary Shopping Frontages for town/local centres in monitoring year.

Target: Maintain 65% of total units in A1 retail use within primary shopping frontages in each town centre. The ability to achieve this target is now largely out of the control of the Council as changes of use can take place within the E use class without applicants needing to gain planning consent.

Progress in 2024/25 Monitoring Year: The amendment to the new use classes order in September 2020 has led to A1 retail becoming part of the new E use class. In the 2024/25 monitoring year, across all three town centres, an average of 36.36% of units in primary shopping frontages were E(a) class. All three centres are significantly below the 65% target. Below is a table showing the individual town centre values.

Town Centre	% of units within Primary Shopping Frontages in E (a) use
Addlestone	36%
Chertsey	34.38%
Egham	38.71%

Percentage of total units in A1 retail use within Secondary Shopping Frontages for town/local centres in monitoring year.

Target: Maintain 30% of total units in A1 retail use within secondary shopping frontages in each town centre. The ability to achieve this target for secondary frontages is now largely out of the control of the Council, as changes of use can take place within the E use class without applicants needing to gain planning consent.

Progress in 2024/25 Monitoring Year: In the 2024/25 monitoring year, across the three town centres, an average of 18.5% of units in secondary shopping frontages were E(a) class. All three town centres are below the 30% target. Below is a table showing the individual town centre values.

Town Centre	% of units within Secondary Shopping Frontages in E (a) use
Addlestone	18.82%
Chertsey	16.67%
Egham	20%

Number of residential units permitted on ground floor within Primary Shopping Frontage.

Target: Achieve no loss to residential in primary shopping frontages at ground floor level.

Progress in 2024/25 Monitoring Year: There were no residential units permitted within the ground floor of the Borough's primary shopping frontages in 2024/25.

Number of A1 premises lost/gained outside of town/local centres in monitoring year.

No Target: Contextual.

Progress in 2024/25 Monitoring Year: There was a net loss of 23sqm A1 (E(a)) floorspace at Victoria Street, Englefield Green (RU.21/1652) in the 2024/25 monitoring year.

Number of planning permissions granted for out-of-centre retail developments greater than 500sq.m. (gross).

Target: Achieve 100% refusal of schemes failing town centres sequential and impact tests.

Progress in 2024/25 Monitoring Year: There were no applications permitted for out of centre retail development of 500sqm or more in 2024/25. For all information contained within this document contact:

Runnymede Borough Council
The Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

Tel 01932 838383

email: PlanningPolicy@runnymede.gov.uk

www.runnymede.gov.uk

Further copies of this publication,
or copies in large print other
formats or languages
can be obtained via the
above contact details.



Search: Runnymede Borough Council