

Notification under Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)

Adoption Statement

Runnymede Design Supplementary Planning Document (SPD)

In accordance with the above regulations, notice is hereby given that Runnymede Borough Council formally adopted the Runnymede Design SPD on **15th July 2021** which replaces the existing Householder Guide dated 2003 and Urban Area Character Appraisal dated 2009.

The Runnymede Design SPD supplements the policies contained in the Runnymede 2030 Local Plan. It defines a set of twelve aspirations for the borough which describe the place that the Council wants Runnymede to be in the future. The Runnymede Design SPD then provides a series of design standards for Runnymede based on these aspirations to guide the design of new development which takes place. The Runnymede Design SPD also includes a detailed character assessment of the borough to help understand more local design characteristics and includes separate guidance specifically for householder extensions and alterations.

The adopted SPD incorporates modifications made pursuant to Section 23(1) of the Planning & Compulsory Purchase Act 2004 (as amended). A list of the modifications made are set out in the table below.

In accordance with Regulation 11(2)(c) & (d) of the Town & Country Planning (Local Planning)(England) Regulations 2012 (as amended), any person with sufficient interest in the decision to adopt the Runnymede Design SPD may apply to the High Court for permission to apply for judicial review of that decision. Any such application must be made promptly and in any event not later than 3 months after the date on which the SPD was adopted.

Further information

For further information, please contact a member of the Planning Policy Team by email at planningpolicy@runnymede.gov.uk or by telephone via Customer Services on 01932 838383.

Table of Modifications to the Runnymede Design SPD

Page number	Area where change was made (para number/bullet point/information box for example)	Change made	Reason
Inside cover	Under Quality Assurance	The revision history table has been updated	To bring table up to date
Front cover page, pg2 & bottom of every page	Date	<p>The date on the document has been changed from Nov 2019 to June 2021 on front page and on the table on page 2. The words ‘public consultation’ have also been removed.</p> <p>The document footer has been changed throughout the document to state, ‘Runnymede Design SPD-adopted June 2021</p>	To bring to document up to date
3	Cllr Willingales’s introduction	<p>New text inserted as follows: I am delighted to see the adoption of this document which is a vital part of the Council’s drive to deliver part of the vision contained in the Runnymede 2030 Local Plan; specifically the achievement of a high quality and inclusive built environment through place shaping opportunities across the Borough.</p> <p>The Runnymede 2030 Local Plan requires a step change in housing delivery in the Borough over its life time. Runnymede’s communities who engaged in both the Local Plan process and the development of this guidance have been clear that they expect the quality of new</p>	For completeness. This section was not included in the consultation version of the document but was noted ‘to be included in final document’.

		<p>development to be high, with Runnymede's intrinsic characteristics respected and maintained.</p> <p>The guide seeks to ensure that developments of all scales and types which come forward in Runnymede complement and build upon the character of the area in which they are located, whether a proposal is for an extension to a family home, a major development for hundreds of homes or a new office building. The guide seeks to provide a valuable toolkit for all applicants as they design their proposals, taking them through the four main stages of the design process.</p> <p>The Design Guide then defines a set of twelve aspirations for the Borough that have emerged through the production of the guide. The aspirations describe the place that we want Runnymede to be in the future. A series of design standards for Runnymede are provided based on these aspirations, which seek to help deliver distinctive and high quality development across the Borough which is locally responsive and sustainable. The Design Guide also includes a detailed character assessment of the borough to help understand more local design characteristics and includes separate guidance specifically for householder extensions and</p>	
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		<p>alterations, as well as the design of gypsy and traveller sites.</p> <p>We are fortunate to have such a varied and attractive Borough which it is everyone's joint duty to protect and, where possible, enhance. We expect developers to utilise the guidance in this document to design their developments from inception to completion. I look forward to this document flying the flag for good design, so strengthening our resolve to enhance the special characteristics of Runnymede and leaving us better able to resist poorly designed schemes.</p> <p>Prior to its adoption, the Design Guide has been through detailed preparation in the form of internal and external workshops and formal consultation. There were a number of very useful consultation responses which have helped the Council prepare this final document and I wish to thank all interested parties for the time and effort that they put into reading the document and contributing to its production.</p> <p>Councillor Myles Willingale, Chairman of the Planning Committee</p>	
4	A1.2 Purpose of this guide – Column one, 4 th paragraph	This paragraph has been amended to read... This Design Guide was adopted on 15 th July 2021. It draws upon, but now supersedes the Council's Urban Area Character Appraisal (2009) and Householder Guide (2003).	For clarification and to bring document up to date

4	New paragraph of text added in the 3 rd column	<p>New text added as follows:</p> <p>This document provides design guidance for applicants making development proposals in the borough of Runnymede. Whilst the information within this document is a material planning consideration in the determination of planning applications and an important tool in raising design standards, it should be remembered that the role of SPD is to provide guidance and advice on policies in the adopted Local Plan, not to introduce new policy into the Development Plan. The purpose of the SPD is to help support improvements in the design of new development and it is not intended to provide a mandatory set of requirements which must be complied with rigidly in all instances. Individual planning applications will be considered on their own merits in relation to the specific circumstances of the specific site and its context.</p>	To clarify the purpose of the SPD.
6	1 st column, first paragraph	Word 'signed' changed to 'sealed' in the final line	For accuracy
6	Map on right hand side of page	Lyne, Longcross and Thorpe have been added	For completeness
6	Second column, 2 nd paragraph	<p>Text amended as follows (new text underlined):</p> <p>Englefield Green is characterised by a conservation area and a historic core which</p>	For completeness

		includes the Grade I listed Royal Holloway University and its campus. The northern part of the settlement rises up and drops towards Runnymede Meadow. Other small settlements include <u>Lyne</u> , Ottershaw, Row Town, Woodham, New Haw <u>and the historic village of Thorpe which has existed in some form since AD672 and which contains many listed buildings and other features of historical interest. A new garden village at Longcross has also been allocated in the Runnymede 2030 Local Plan.</u>	
7	A2.2 1 st column, 3 rd Paragraph, 3 rd line	The two reference to 'countryside' have both been changed to 'Green Belt'	For accuracy and to reflect the policy designations that exist in the Borough
7	A2.2 2 nd column, 5 th bullet point	'Institutions in the Countryside' has been amended to 'Institutions within the Green Belt'.	For accuracy and to reflect the policy designations that exist in the Borough
8	last paragraph in first column	New text has been added as follows (as shown underlined), 'Whilst the whole of the rural area is covered by Green Belt, development is still possible in these areas <u>subject to compliance with Green Belt policy contained within the NPPF and the Local Plan</u> '	For clarification
8	Map on right hand side of page	Lyne, Longcross, New Haw and Thorpe have been added	For completeness
9	National Policy and Guidance section. New para at end of section	The National Design Guide was originally published by the Government in October 2019 and updated in January 2021. It sets out the characteristics of well-designed places and	To ensure the document reflects latest Government policy

		demonstrates what good design means in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.	
9	Third column, 3 rd bullet point in list mid way down column	In relation to the IE policies, text amended to read 'IE1 and IE7- IE12'	For clarification and accuracy
17	Green box, design standard 12	The words 'site strategy' have been changed to 'Reflecting plot rhythm'.	To correspond with the title of Design Standard 12 later in the document
17	Blue box, design standard 23	The words 'Providing for parking' have been changed to 'Providing for vehicle and cycle parking'.	To correspond with the title of Design Standard 23 later in the document
18	Policies/refs box in bottom right hand corner	Reference to Living with Beauty (2020) (Building Better, Building Beautiful Commission)	For completeness
19	Design Standard 2 – First Column bullet points	An additional bullet has been added to read...'access to a network of high quality spaces to provide opportunities for physical activity and interaction with nature'.	For completeness and to respond to policies in the Runnymede 2030 Local Plan
19	Design Standard 2 – Part B the Design Standards under Design Standard 2: making People Friendly places on RHS	The bullet point starting 'Safety & convenience' has been changed to read ... 'Safety and convenience for pedestrians and for people with disabilities'.	To ensure that the bullet points on the left and right hand sides of the page are consistent in their wording

19	Design Standard 2. Purple bullet point list at start of text and also in bullet point list on right hand side	An additional bullet point has been included to read...access to a network of high quality spaces to provide opportunities for physical activity and interaction with nature.	To ensure that the bullet points on the left and right hand sides of the page are consistent in their wording
19	Design Standard 2 – Part B the Design Standards on RHS Under Policies/Refs	Additional policy references added as follows: SL1, EE11, EE12 Active Design (2015) Building for a Healthy Life 2020	For accuracy and completeness
20	Design Standard 3: Page title	Spelling from Desing to Design corrected	To correct a typographical error
20	Design Standard 3: Policies & ref Bottom RHS	Policy to SD8 deleted. References to SD7, EE11 and EE12 added	For accuracy and completeness
21	Policies and refs box	Reference to policy SD8 added	For accuracy and completeness
23	Design Standard 6: Page Title	Page title changed from Design Standard 6: 'Respond positively to site character' to Design Standard 6: 'Respond positively to local character'.	To ensure title of page reflects that shown for this design standard on page 17.
23	Design Standard 6: 1 st Column, 3 rd Paragraph, 2 nd line	Please remove the word 'urban', so it will read five character types within ...	For accuracy
24	Design standard 7: Respond Positively to local history, 2 nd column	Reference has been included to Surrey's Historic Environment Record (HER) and Surrey Historic Landscape Characterisation Data (HLC) in the first bullet pointed list	For completeness

24	Design Standard 7: Respond Positively to local history	The images on the right hand side of the page which were not from the borough have been replaced by a new image from Thorpe. This image has also been given a new caption.	To show a more locally specific example
24	Design standard 7: Respond Positively to local history, 1 st column	Additional text has been incorporated in the first paragraph to confirm that, 'Runnymede is one of the county's richer prehistoric landscapes which should be celebrated'.	Addition of relevant background context
24	Design standard 7: Respond Positively to local history, 1 st column, 2 nd paragraph	Additional wording added as follows, 'A reference to the fact that design solutions could incorporate art installations or creative design elements'.	To respond to advice from Surrey County Council
24	Design standard 7: Respond Positively to local history – Policies & Refs bottom RHS	Reference to EE9 deleted and references to EE3-EE8 added. Reference to Active Design (2015) also added.	For accuracy and completeness
26	Developing a Masterplan or site strategy – First Column bullet points AND bullet points on RHS	An additional bullet point has been added as follows: <ul style="list-style-type: none"> • Consider street networks and public transport routes 	For completeness
28	Design standard 11 – first column bullet points AND bullet points on RHS	An additional bullet point has been added as follows: <ul style="list-style-type: none"> • Integrating tree lined streets. 	To respond to National Design Guide
29	Page containing full size image of a development scheme	Image deleted and replaced with colour blocking	The example provided on this page was not considered to be a good

			example of the design attributes seeking to be demonstrated.
31	First line of second column	Typo corrected 'Any deign' to 'Any design'	To correct a typographical error
31	Design Standard 12 – Policies/Refs – bottom RHS	Reference to SL19 removed	For accuracy
34	First column, 3 rd paragraph.	Text amended from: Sites and spaces should not be designed around the technical requirements for vehicles but must create a sense of place. Cars should be accommodated, in terms of both movement and parking, but not be allowed to dominate the layout or street scene (Standard 23) To: Sites and spaces should not be designed around the technical requirements for vehicles but must create a sense of place. Cars should be accommodated in terms of both movement and parking, as far as is consistent with national and local policy and the Council's adopted parking standards. Cars should not however be allowed to dominate the layout or streetscene (standard 23).	For clarification
34	Design Standard 13 – Policies/Refs – bottom RHS	In Policies & Refs reference added to SD8 so list now reads SD7, SD8, EE1	For accuracy and completeness

37	Design standard 14, 2 nd column, last para 2 nd line	Amended from 'of a site faces the open countryside, the' to 'of a site faces open Green Belt land, the'	The reflect the policy designation which exists in Runnymede
38	Design Standard 15 – Policies/Refs – bottom RHS	In Policies & Refs reference to policy SD8 added so will read SD7, SD8, EE1	For accuracy and completeness
38	Design Standard 15: Designing good buildings, first column, fourth paragraph, fourth line	Remove the 's' in the word buildings.	To correct a typographical error
38	New sentence added at the end of the 4 th paragraph.	New text shown underlined below: ...particularly where people will be in close contact with a building, i.e. at the entrance. <u>It would be beneficial if applicants as part of their 'Design & Access Statements and/or supporting information could provide details at the planning application stage of local materials and how this has influenced the design of the development.</u>	To set out the benefits of providing details of a local materials palette.
40	Design Standard 15	A new image has been inserted on this page of scheme in Thorpe with relevant caption beneath.	To show a more locally specific example
42	Design standard 17, 1 st column, 2 nd paragraph, 4 th line	The word 'been' has been inserted between 'have' and 'established'	To ensure a better form of wording
42	Design Standard 17: patterns of Activity, Column one, 3 rd bullet point	After the word 'quality' the word 'design' has been added so it reads... and high quality design for each....	To ensure a better form of wording

43	Policies/refs box in bottom right hand corner	Reference added to the Green and Blue Infrastructure SPD	For completeness
44	Design standard 19, 1 st para, 2 nd line	The word 'countryside' has been changed to 'Green Belt'. This same change has also been made in the 3 rd box down on the RHS (first para, 3 rd line down)	The reflect the policy designation which exists in Runnymede
45	Second column, first para after bullet points.	There were 2 full stops at the end of this paragraph. One has now been removed	For accuracy
45	Design Standard 20: providing and Managing recreational open space and landscape – Policies and Refs, bottom RHS	A reference to policy SL28 has been added	For completeness
47	Additional note added beneath the images in third column	Text added as follows: *More information on how walls and fences proposed as part of any development in flood zone 3 should be designed can be found in appendix 4 Householder Guidance (walls and fences section).	To respond to comments from the Environment Agency and signpost the reader to further advice in the SPD.
48	Design Standard 22 – Policies /Refs Bottom RHS	A reference to the 'Green and Blue Infrastructure SPD' in the policies/refs box has been added	For completeness
48	Design standard 22, column one, second paragraph	The following words have been added at the end of the second paragraph....'Development should comply with national and local policy regarding biodiversity net gain'.	For clarification
49	1 st para, penultimate line	A comma has been added after electric vehicles	Grammatical change

49	RHS, third box down, first para, penultimate line	A comma has been added after electric vehicles	Grammatical change
49	Design Standard 23 – Policies/Refs – bottom RHS	please change the reference to the Runnymede Parking Guidance SPD to Runnymede Vehicular and Cycle Parking Guidance SPD	For accuracy
50	Text under Parking Space standards heading.	The first sentence and first part of 2 nd sentence which reads, 'Parking spaces should have dimensions of 2.4m x 4.8m within new development' has been deleted and replaced with 'Further detail on parking space standards will be provided in the Council's Vehicular and Cycle Parking Guidance SPD. However schemes should provide...'	Text amended as detail of the Vehicular and Cycle Parking Guidance SPD is not yet known. This will be the appropriate place to provide such prescriptive detail.
50	Design Standard 23	The middle image and its caption on the right hand side of the page have been replaced with an image from Thorpe and a new caption.	To show a more locally specific example
50	RHS, third box down, first para, penultimate line	A comma has been added after electric vehicles	Grammatical change
50	1 st column, under Cycle Parking heading	The text above the bullet points has been amended from, 'Residential development must provide cycle parking. It should be provided within flats and houses without garages and gardens. Cycle parking should be' To: 'Cycle parking should be provided in new development in line with the Council's adopted	Text amended as detail of the Vehicular and Cycle Parking Guidance SPD is not yet known. This will be the appropriate place to provide such prescriptive detail.

		Vehicular and Cycle Parking Guidance. Cycle parking should be:'	
51	Page 51 – Design Standard 24: Ensuring residential amenity.	An additional paragraph has been included after the first paragraph to read...‘The Covid 19 outbreak has resulted in many people spending more time at home and it is crucial that places we call home are comfortable’.	Considered to be a relevant detail in light of the current covid-19 pandemic.
51	Page 51 – Policies/REFS, bottom RHS	A reference to - ‘Secured by Design’ and Home Security - Part Q of the Building Regulations in box on the RHS at the bottom has been added.	For completeness
55	Under ‘Analysing site an D context heading in first box	A comma has been added in the third line between site and size.	Grammatical change
55	Under ‘developing a design context’ heading, in penultimate box	A comma has been added between services and open (one line up from end of text)	Grammatical change
57	Pre application advice section, 1 st column, 2 nd paragraph	In the second line the word ‘start’ has been changed to starting’.	To correct a typographical error
57	2 nd column under Design and Access Statements heading	In the 2 nd bullet point, in the fifth line the capital letter from the word Houses has been removed. In this same bullet point, in the next line, please amend the 2 in m2 to m ²	Grammatical changes
59	Bullet points under character heading in first column	A semi colon has been added at the end of bullet point 6	Grammatical change
59	2 nd column under heading 1b Chertsey Revitalisation Area	In the opening para-a full stop has been added at the end of the sentence.	Grammatical changes

		Then in first bullet point under character heading, in the second line, a comma has been added between roads and geometric.	
60	1 st column, first para, first line	The word 'urban' has been removed	For accuracy
62	Second column	The title at top of the column has been changed from 'Local Centres' to 'Local Centres and notable shopping parades'	For accuracy
63	1 st column, 3 rd bullet point under character heading	The word 'a' has been deleted from the second line.	To provide a better form of wording for this sentence
63	Grey box titled Wentworth Estates, second paragraph, first line	A 'the' has been added between 'to' and 'urban'	To provide a better form of wording for this sentence
64	Heading for 5.	The word 'countryside' has been changed to 'Green Belt'	The reflect the policy designation which exists in Runnymede
64	Third column, bullet point list under Within the Green Belt (edge of settlement) heading	Text amended: RHU to RHUL in first bullet point. Text amended: P&G to Rusham Park in second bullet point Text amended: Homewood Park to Hillswood Business Park in fifth bullet point Text amended: St George's to St George's College in sixth bullet point The seventh bullet point has been deleted	For accuracy
64	3 rd column, 2 nd set of bullet points	'Longcross Estate' amended to 'Longcross House and estate'	For clarification

65	Tile 1	Revisions made to the following character areas – 2a Formal suburban – Town) 2b (Formal Suburban – landscape) 3 (dispersed) 4 (Commercial) and 5 (institutions in the Green Belt). The Former Brunel University site also now included as 21 st Century	To ensure that the areas highlighted accurately reflect the character area boundaries in the key.
65	Tile 1	Title amended to include reference to Thorpe and character area for Thorpe also included on the map (formal suburban-landscape). Key repositioned. Note added to right hand side of tile as follows: Please note while only part of Thorpe is shown on this tile, the character type shown applies to the whole of the Thorpe urban area.	For completeness
66	Tile 2	Title amended to include reference to Lyne and character area for the more developed core of Lyne also included on the map (formal suburban-landscape).	For completeness
66	Tile 2	Changes made to the map to ensure that the areas highlighted accurately reflect the character area boundaries in the key.	For accuracy
67	Tile 3	The hatching has been changed to lines on the Ottershaw South character area to reflect the key.	For accuracy
67	Tile 3	Changes made to the map to ensure that the areas highlighted accurately reflect the character area boundaries in the key.	For accuracy

68	Tile 4	Note added to right hand side of tile as follows: Please note that no character area has been ascribed to Longcross Garden Village (some of which is shown on this tile), as only a limited amount of the total development allocated at this site has been delivered at the time of writing, and large areas of this site currently remain largely undeveloped and/or open in character.	For completeness
65-68	Tiles 1-4	The title of the '21 st Century Urban' designation has been changed to '21 st Century'.	To reflect reflect that this designation can apply to urban area and Green Belt settings
67	Key for map tile 3	'21 st Century Urban' has been amended to '21 st Century' 'Institutions in the Countryside' has been amended to 'Institutions within the Green Belt' on the maps.	For accuracy and to respond to Green Belt designation in Borough
70	Appendix 3 – second column – fourth paragraph, fourth line	The word 'and' has been changed to be 'an', so it reads... town centre, and provides an important landmark....	To provide a better form of wording for this sentence
71	First paragraph	The text has been amended from 'The Local Plan identifies two allocations at Gateway East (IE9) and Gateway West (IE10) and three opportunity areas (High Street North, Strodes College Lane and Egham Library, all IE11)'. To	For accuracy and underlined text added to improve wording of sentence.

		<p>The Local Plan identifies three allocations at Gateway East (IE9), Gateway West (IE10) and Strodes College Lane (IE11), as well as two opportunity areas (High Street North and Egham Library, under policy IE12).</p> <p>Then the following line has been amended to: <u>There are opportunities</u> through development to: (underlining is new text)</p>	
71	5 th bullet in list	An 's' has been added to the word building in the last line.	To provide a better form of wording for this sentence
71	Bottom of bullet point list	The following new bullet point has been added at the end of the existing list: Implement practice and projects recommended by the Conservation Area Appraisal.	To ensure consistency with the approach for Chertsey on page 73
72	2 nd column, 2 nd para, last line	The policy reference has been changed from policy IE11to (policy IE12).	For accuracy
72	3 rd column, 2 nd paragraph, 6 th line	The comma after the word 'narrow' has been removed.	Grammatical correction
72	3 rd column, last para, first line	The reference to 'Pycroft Way' has been deleted and replaced with 'Pycroft Road/Eastworth Road'	For accuracy
72	3 rd column, 2 nd para, first line	The word Street has been changed to Lane	For accuracy
72	3 rd column, last para, third line	The wording has been amended from 'access to the town centre It's major barrier' to 'access to the town centre. It is a major barrier'	To provide a better form of wording for this sentence

73	1 st paragraph under heading	The policy reference has been changed from (IE11) to (IE12). Then the following line has been amended to: <u>There are</u> opportunities through development to: (underlining is new text)	For accuracy and underlined text added to improve wording of sentence.
73	2 nd bullet point	Pycroft Road has been amended to Pycroft Road/Eastworth Road	For accuracy
74	3 rd paragraph in first column	The word Travelodge has been amended to Premier Inn in 9 th line down.	For accuracy
74	3 rd column, first para, 2 nd sentence	Text amended from, 'Mixed building types exist to the Aviator Park development, a new office and residential development on the site of the former Plessey factory' to 'Mixed building types exist in the Aviator Park/Bleriot Place area where there is a mix of office and residential development on the site of the former Plessey factory'.	For accuracy
75	3 rd line down	Text amended to: <u>There are</u> opportunities through development to: (underlining is new text)	To provide a better form of wording for this sentence
76	2 nd column, 2 nd bullet point, fourth line	The 's' has been deleted from applications so it reads application	To provide a better form of wording for this sentence
76	3 rd column, first para under Design Principles heading, second line	The word 'the' has been deleted so it reads 'within a single housing plot'.	To provide a better form of wording for this sentence
77	First column, bold text midway down page	Text amended as follows: Extensions should respect the materials, scale, and mass and architectural style of the original building.	Grammatical correction

77	2 nd column first bullet point	The word material has been changed to materials in the second line.	To provide a better form of wording for this sentence
77	2 nd column, 2 nd bullet, last line	The last sentence has been amended as follows, 'Where they are visible in the streetscene, two storey developments should generally not have flat roofs or alien roof forms'	For clarification
77	2 nd column, final bullet point	The wording has been amended from, 'as a guide, two-storey rear extensions should not extend beyond a 45 degree line from the centre of the nearest adjoining neighbour's window' to 'as a guide, two-storey rear extensions should not extend beyond a 45 degree line drawn from the centre of the <u>primary or only windows which serve habitable rooms of the adjoining/adjacent dwellinghouse(s)</u> . (new text underlined)	For clarification
77	Bottom image. Text under image	Amend last sentence as follows, 'Where they are visible in the streetscene, two storey developments should generally not have flat roofs'	For clarification
78	First column, first bullet point	Wording amended from, 'ground floor extensions, as a guide, are acceptable where they do not extend more than 3 metres from the rear of the property or a 60 degree line from the centre of the nearest adjoining neighbour's window, and' to 'ground floor extensions, as a guide, are acceptable where they do not extend more than 3 metres from the rear of the property or a 60 degree line from the centre of	For clarification

		the <u>primary or only windows of habitable rooms serving the adjoining/adjacent dwellinghouse(s), and'</u> (new text underlined)	
80	First column, second bullet point, line 3, and then last line	In line 3, the comma has been moved from after 'general' to after 'terms' so it reads: In general terms, where... In the last line one of the full stops after the last word has been deleted.	Grammatical corrections
80	Insertion of new text at end of first column	New text added as follows: Walls and fences can have a significant impact on the flow and storage of flood water. This can lead to higher levels of flood water on the upstream side which will potentially increase the flood risk to nearby areas. For planning applications submitted in Flood Zone 3 (1% or greater probability of river flooding), where the Environment Agency are consulted, there would be a requirement to assess and apply an appropriate allowance for climate change. Therefore, any new walls and fencing within the 1% annual probability flood with an appropriate allowance for climate change should be permeable to flood water. Walls should have openings below the 1% annual probability (1 in 100 year) plus an appropriate allowance for climate change flood level to allow the movement of flood water. The openings should be at least 1 metre wide by the depth of	To respond to consultation feedback from the Environment Agency and to provide further advice to applicants.

		flooding and there should be one opening in every 5-metre length of wall.	
81	1 st column, fourth para, last sentence	The last sentence has been deleted which reads 'On-going maintenance and effective management is also essential' and replaced with 'Consideration should be given as to how effective management and maintenance can be achieved in the long term'.	For clarification
81	Bullet point 4, 3 rd line	The text has been amended from 'each pitch, based on trailers...' to 'each pitch/plot, based on trailers...'	For clarification and accuracy
81	Bullet point 6	The existing wording has been replaced with: Maximising opportunities for natural surveillance;	Amended as this was considered to be a better form of wording
81	2 nd column	A new bullet point has been added as follows: Incorporation of green infrastructure including boundary hedging, soft landscaping and green space where appropriate	For completeness and to ensure that all key considerations are described
81	Bullets point 7 and 8	These 2 bullet points have been merged so it reads: a communal play area for children and potentially a building to house communal facilities may be appropriate for larger proposals for pitches/plots. In such cases there should be a clear delineation of public communal areas and private space, with boundaries to each pitch.	For clarification
81	Last para in second column (which goes over into 3 rd column)	This text has been retained but relocated so it becomes fifth para at the end of the 1 st column.	To improve the ordering of this section

81	3 rd column 3 rd bullet point.	This bullet point has been added to list of bullet points in column 2 so it becomes the 3 rd bullet point down in column 2.	To improve the ordering of this section
81	Appendix 5, column 3.	<p>The wording from ‘Individual pitches/plots require...’ has been amended as follows:</p> <p>As a guide, individual pitches are generally expected to be in the region of 450-500sqm, whilst the Showmen’s Guild recommends plots should have an area of at least ¼ acre. Individual pitches/plots should be large enough to accommodate the following as a minimum:</p> <ul style="list-style-type: none"> ■ <i>adequate space for car parking</i> (and storage of equipment in the case of a Showmen’s plot); ■ <i>pitch boundary treatment which respects and enhances existing character;</i> ■ <i>space for a mobile home and touring caravan;</i> ■ <i>an area of private amenity space capable of accommodating activities such as outdoor play, drying clothes and storage;</i> ■ <i>an attractive hard standing area suitable for use by trailers, touring caravans or other vehicles</i> and which takes account of sustainable drainage; and ■ <i>an amenity building to provide as a minimum water and electricity supply, toilet, personal washing and laundry facilities.</i> 	To improve the ordering of this section and provide further guidance

		Please note that the text in italics was existing text but which has been relocated.	
84	Entry added for Active Design	<p>Following wording added and hyperlink included to the document:</p> <p>Active Design</p> <p>(Sport England/Public Health England): Active Design is a combination of 10 principles that promote activity, health and stronger communities through the way we design and build our towns and cities. Provides a step-by-step guide to implementing an active environment.</p>	To provide a signpost to this document which is referred to elsewhere in the SPD.
84	Glossary, 1 st Column, 4 th Paragraph, under Affordable Housing	<p>Paragraph amended to read...</p> <p>Housing which should meet the needs of eligible households, determined with regards to local incomes and house prices. Affordable housing includes social and affordable rented and other forms of affordable housing provided for specified eligible households whose needs are not met by the market (see policy SL20 of the 2030 Local Plan).</p>	For clarification
84	Glossary, Amenity section, 4 th line	A comma has been added after the word privacy.	Grammatical correction
85	Glossary, Climate change	Last sentence removed which relates to the Code for Sustainable Homes.	For accuracy

85	Glossary, Countryside	Entry removed from the glossary.	As there is no designated countryside in Runnymede
85	Glossary, 3 rd column, Enclosure, 2 nd line	A comma after the word space has been added.	Grammatical correction
86	Glossary, Gypsy/traveller	The words (definition for planning purposes) have been added after the title and then the words 'or permanently' have been deleted from the 6 th line of the description	To ensure that the definition mirrors that included in the Planning Policy for Traveller Sites (PPTS)
86	Glossary – Habitable Rooms	Wording amended as follows: Any room used or intended to be used for sleeping, living or eating and cooking purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition as are smaller kitchens primarily used for cooking only. Large kitchen dining rooms (usually larger than 14m ²) with a clearly defined dining space may be counted as a habitable room depending on circumstances.	Amended to provide further clarification on how the Council will assess whether a room is a habitable room
87	Glossary, Heritage asset, 8 th line	Text added as follows please: (including local listing) and then add then remove the word 'listed' at the end of this line and replace with the word 'nationally'	For clarification
87	Glossary, Local Plan, last 2 lines	The word 2030 has been moved from the last word to between 'Runnymede' and 'Local' so it reads Runnymede 2030 Local Plan.	For accuracy

87	Glossary, new entry created	New text added as follows and hyperlink to report added: Living with Beauty (Building Better, Building Beautiful Commission): Independent report on how to promote and increase the use of high-quality design for new build homes and neighbourhoods.	For completeness
88	Glossary, Natural Surveillance, first line	The word 'to' has been changed to 'of'	To improve the wording
90	Glossary, spatial strategy, 8 th line	The word 'and' has been removed and a comma has been added in its place	To improve the wording
90	Glossary, spatial strategy, 9 th line	After the word 'these' the words 'and at Longcross Garden Village' have been added	For completeness
91	Glossary Traveller or Gypsy	This entry has been deleted (repetition with previous entry)	Deleted as repetition
91	Glossary, Traveling Showpeople	The word (definition for planning purposes) have been added after title and then the words 'or permanently' have been deleted from the 9 th line of the description	To ensure that the definition mirrors that included in the Planning Policy for Traveller Sites (PPTS)