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Foreword by Leader of the Council

Runnymede’s thriving communities mix high quality international headquarters and high tech industry with historic landscapes and open spaces. We all benefit from the best of all worlds with both access to connected services, vibrant employment as well as the countryside and a diverse culture. The Runnymede Local Plan 2030 guides growth to meet the needs of our communities while taking the opportunities to best preserve our treasured heritage, preserve our environment and enhance our green spaces over the next 15 years.

Balancing the conflicting needs within a small constrained Borough is always going to be a continuous challenge. Runnymede Borough Council can continue to remain the envy of other boroughs and districts not only in Surrey but also the regional economy. This local plan is a combination of growth and conservation as we accommodate our growing population and its’ inherent societal demands that underpin the objectives of this local plan.

It is the policy set forth by the members of Runnymede Borough Council to commit themselves to a ‘brownfield first’ approach in identifying land suitable for development; this has been showcased in leading the way by supporting town centre regenerations to support our residents and business’ requirements. Our growth cannot however be entirely met within our urban area and sites have been identified within our Green Belt to help our communities sustainably grow. This includes a new Surrey village, at Longcross Garden Village, becoming one of the first of 14 nationwide, which also contains an Enterprise Zone of new business adjacent to Longcross Station.

Continued residential growth must be accompanied by the necessary infrastructure and services to support the residents of Runnymede. As such, there are many working parties whom are working with partners, including the County Council, to support investment in our roads, including the in construction Runnymede Roundabout and the improvements to the A320 road, and to tackle the extraordinary challenge of flooding in our Borough by supporting the River Thames Scheme and safeguarding land for this. This cannot be done by Runnymede alone, this requires support of other strategic working agencies in the area. Opportunities for improved and enhanced rail links are also supported.

The core effect of this local plan is to maintain the very high level of employment and enterprise in the Borough. This remains as perhaps the most important facet in the delivery of the local plan. The most strategic sites are protected for this while we continue to support all areas of our economy. Meeting our housing need is extremely challenging but no stone has been left unturned in the discovery phase of this plan to ensure that the council has done their upmost in finding ways to provide for all the types of housing; we need including affordable and self-build housing and new homes for specialist needs including older people, gypsies and travellers and students. The depth and breadth of the housing plans that are in this plan shows that we are building a diverse yet prosperous borough and accommodating all the relevant social and economic needs.

I would like to take this opportunity to thank you for taking part in this consultation on the Runnymede Local Plan. Representations made in response to the two previous consultations have informed, and where appropriate, been incorporated into this version of the Runnymede Local Plan 2030. The Council is now confident that it has a sound and solid Local Plan which, subject to minor amendments, will be submitted to Government later this year for examination. Before that happens, there is a formal opportunity for all parties to consider the soundness and legal compliance of the Submission Draft Local Plan and supporting evidence.
1. Introducing the Runnymede 2030 Local Plan

1.1 The Runnymede 2030 Local Plan is the key document that provides the framework to guide the future development in the Borough of Runnymede. It sets out an ambitious vision and objectives, followed by a clear and focussed spatial strategy. It includes policies for managing development and infrastructure to meet the identified social, environmental, and economic challenges facing the area up to 2030 which will ensure that the Local Plan’s vision is met.

1.2 Taken as whole, the Local Plan policies will implement the vision and objectives, essentially setting out what development will be needed and where it should occur as well as identifying key areas that should be protected. Development will be guided by allocations for specific sites and by policies to be applied to planning applications. The Plan policies will make clear the approaches to delivering housing, employment, retail, leisure, community uses and activities and infrastructure in the Borough as well as protection for the environment. Areas will be designated on the Policies Map where development will be inappropriate or where particular matters need to be considered, such as the Green Belt, or ecological designations.

1.3 Ultimately, the Runnymede 2030 Local Plan will be used to make decisions on planning applications. It will also form the strategic framework for Neighbourhood Plans. More detailed guidance will follow the adoption of the Local Plan in the form of Supplementary Planning Documents, according to the adopted Local Development Scheme.

1.4 A Monitoring Framework is set out within Appendix A of this Local Plan. The Monitoring Framework enables the Council to undertake an annual check on whether the Local Plan is being implemented as envisaged and the progress being made in achieving the overarching objectives of the Plan. The Framework contains a series of indicators and targets against each of the Plan objectives to measure progress and are based on SMART principles i.e. that indicators/targets should be Specific, Measureable, Achievable, Realistic and Time-related. If monitoring reveals that Plan objectives are not being met, then the Council may need to take remedial action including a review of the Plan or parts of the Plan.

**Working with other authorities and organisations**

1.5 Throughout the preparation of the Local Plan, the Council has engaged with partner organisations and other relevant Local Authorities under the Duty to Cooperate (DtC). The DtC is a requirement of the Localism Act 2011. Its aim is to ensure that Local Planning Authorities (LPAs) engage constructively, actively and on an ongoing basis throughout the preparation of a Local Plan, so that strategic, cross boundary matters are dealt with effectively in individual Local Plans.

1.6 The Council’s DtC Scoping Framework (October 2015) sets out how the Council intends to fulfil its obligations relating to the Duty in preparing the Runnymede 2030 Local Plan and scopes the strategic cross boundary issues where cooperation is required. It also sets out how the Council has cooperated on each of the cross boundary issues since the beginning of the Plan preparation process in April 2014 up to the date that the document was published. Since this time, two further DtC Statements have been produced as well as a DtC Review which sets out how the Council has continued to positively engage with DtC partners as the Local Plan has moved forward and will continue to engage post adoption. The DtC documents can be viewed on the Council’s website.
1.7 The Council has started working with partners to negotiate the signing of Statements of Common Ground (SoCG) and Memorandums of Understanding (MoU). It is anticipated that prior to the Council’s Examination in Public, SoCG or MoU will have been signed with all of the Council’s key partners which set out the cross boundary matters of relevance between those organisations party to the SoCG, and confirm where agreement on cross boundary matters has and has not been reached.

The process so far and next steps

1.8 The key stages in the Local Plan process are detailed in figure 1. This shows the stages that have taken place to date, and also the remaining stages to be completed prior to the adoption of the Local Plan.

1.9 As shown in figure 1, at the end of the Local Plan preparation process, an independent planning Inspector appointed by the Secretary of State will examine the proposed Local Plan and consider any representations received at the pre-submission stage (this is the current stage that the Local Plan has reached). The Inspector is there to make sure that the Council has met the legal requirements in preparing the Plan, including working with others such as neighbouring Local Authorities and service providers. The Plan must be considered by the Council to be sound when it is submitted. In this context, sound means, according to the National Planning Policy Framework (NPPF), that the Plan is positively prepared, justified, effective and in line with national planning policy.

1.10 In deciding this, the Inspector will expect the Council to show how it will meet all its development and infrastructure needs and, if the Council cannot, the Inspector will need it to be demonstrated that the Council is working with others with the aim of achieving this outcome. The Inspector will also want to see that the Council has planned a deliverable and sustainable approach to development that is the most appropriate for its area. For example, when the Council identifies a level of growth, the Inspector will need to see that enough land has been identified to accommodate it, and the necessary infrastructure is planned to support it.
Figure 1: Key stages in the preparation of the Runnymede Local Plan and progress to date.

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<td>Early consultation and engagement</td>
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<td>Preparation of Issues, Options and Preferred Approaches document</td>
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<td>Consider comments from Issues, Options and Preferred Approaches consultation</td>
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<td>Preparation of additional evidence</td>
<td>Focussed Allocations and Spatial Strategy consultation</td>
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<td>Preparation of Focussed Additional Sites and Spatial Strategy consultation</td>
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<td>Focussed Allocations and Spatial Strategy consultation Spring 2017</td>
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<tr>
<td>Consider comments from Focussed Allocations and Spatial Strategy consultation</td>
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<td>Consultation on Pre Submission Local Plan January 2018</td>
<td>Pre submission Local Plan</td>
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<td>Prepare Submission Local Plan</td>
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<tr>
<td>Submission of the Local Plan and representations to the Secretary of State Spring 2018</td>
<td>Submission Local Plan</td>
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<tr>
<td>Independent examination held</td>
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<tr>
<td>Inspector's report issued</td>
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<tr>
<td>Accept Inspector's changes (if any) Adopt Local Plan</td>
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<td>Adoption late 2018</td>
<td>Adopted Local Plan</td>
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How to get involved in this consultation

1.11 The purpose of this consultation on the pre submission version of the Runnymede Local Plan is to allow interested parties to comment on its contents. Representations will be processed by the Council, and issues raised will be reviewed and, where appropriate, will inform the Publication version of the Local Plan which will be submitted to the Secretary of State for consideration.

1.12 This consultation is being carried out in line with regulation 19 of the Town and County Planning (Local Planning) (England) Regulations 2012, as amended.

1.13 We want to hear your views on the contents of this document. When making comments during this consultation, the representations form produced by the Council should be completed wherever possible. The form replicates the template recommended for use by the Planning Inspectorate for a pre submission Local Plan consultation. The representations form seeks to draw out whether a representor is of the opinion that the comments being made are believed to impact on the soundness or legal compliance of the pre submission Local Plan. More information on what is meant by the terms ‘legal compliance’ and ‘soundness’ can be found on the representations form. If you wish to recommend a modification to any part of the Local Plan, this should also be confirmed on the representations form, following the instructions provided.

1.14 This statutory 6 week consultation is open from Thursday 11th January until midnight on Thursday 22nd February 2018. We are unable to accept anonymous representations and all representations must be made in writing. Any late representations will not be submitted to the Secretary of State and will be returned to the sender.

1.15 We would like you to send us your views electronically if possible. Completed representations forms should be emailed back to us at planningpolicy@runnymede.gov.uk. If you cannot do this, please request and return a printed representations form to us. Please clearly mark any additional sheets with your name. Please send your completed form to:

The Planning Policy and Strategy team,
Runnymede Borough Council,
Civic Centre,
Station Road,
Addlestone,
KT15 2AH.

1.16 If you need help with your representation please contact us using the contact details provided below.

1.17 You can find out more about getting involved in local planning by reading our Statement of Community Involvement (SCI) (December 2014).

Are my details and the views I express confidential?

1.18 We will publish the representations we receive on the Council's website. Signatures and personal contact details such as home telephone numbers and email addresses will be redacted.
1.19 The Council will keep a note of your name and contact details so we can inform you about future steps in preparing the new Local Plan. If you prefer us not to do this please let us know.

1.20 We will not disclose personal information to third parties for marketing purposes.

What happens next?

1.21 After this consultation, we will submit the submission version of the Local Plan to the Secretary of State along with all representations received during the pre-submission consultation and the evidence base.

1.22 When the Local Plan is submitted to the Secretary of State it will be accompanied by a Statement of Consultation which will set out:

-which bodies and persons the local planning authority invited to make representations during the Issues, Options and Preferred Approaches (IOPA) consultation, and Additional Sites and Options (ASO) consultation;

-how those bodies and persons were invited to make representations during the IOPA and ASO consultations;

-a summary of the main issues raised by the representations made during the IOPA and ASO consultations;

-how any representations made during the IOPA and ASO consultations have been taken into account;

-if representations were made during the consultation on the pre-submission Local Plan, the number of representations made and a summary of the main issues raised in those representations; and,

-if no representations were made during the consultation on the pre-submission Plan, that no such representations were made.

-copies of any representations made during the pre-submission consultation.

We are here to help you

1.23 The officers in the Council’s Policy and Strategy team are here to provide assistance throughout the Plan preparation process. Should you have any queries please do not hesitate to contact us at planningpolicy@runnymede.gov.uk. Alternatively, please contact our Technical Administration team on 01932 425131.
2. Legislative and Planning Policy context

NATIONAL LEVEL

Planning and Compulsory Purchase Act

2.1 Section 62 of the Planning and Compulsory Purchase Act (2004) requires LPAs to prepare a plan for their area to be known as a local development plan, which has to be adopted by resolution of the LPA. The plan must set out the authority’s objectives in relation to the development and use of land in their area and their general policies for the implementation of those objectives. The Act is also clear that such plans can also contain specific policies in relation to any part of the area of the authority.

2.2 In preparing a local development plan, Local Authorities are required to have regard to (amongst other things) sustainable development, national policies, and the community strategy prepared by the authority.

2.3 Section 62 (6) of the Act confirms that Local Authorities must carry out an appraisal of the sustainability of the plan and prepare a report of the findings of the appraisal as part of the preparation process.

2.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act (TCPA) 1990 require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Local Development Plan is part of the Development Plan for a Local Authority area along with any adopted Neighbourhood Plans.

The Localism Act (2011)

2.5 The Localism Act provided the legal framework for the abolition of the Regional Strategy (RS), which in the South East of England was the South East Plan (SEP). The SEP set the housing target for Runnymede Borough, but when the Plan was partially revoked in February 2013, the figure it contained became historic (more information on the SEP is provided below).

2.6 In its place the Localism Act introduced a ‘Duty to Cooperate’, to ensure that LPAs and other public bodies work together in the pursuit of the planning of sustainable development that extends beyond their own administrative boundaries. LPAs must demonstrate their compliance with the Duty when their Local Plan is examined.

2.7 One of the most significant changes made by the Localism Act was the introduction of a neighbourhood planning regime. This allows communities (parish councils and groups of people from the community, called ‘neighbourhood forums’) to formulate Neighbourhood Development Plans (NDPs), which can guide and shape development in their areas. However, Neighbourhood Plans must be in general conformity with the policies contained in the local development plan and therefore the content of this Local Plan is a factor that will be taken into account when the soundness of any subsequent Neighbourhood Plan is being considered.

The Housing and Planning Act (2016)

2.8 The Housing and Planning Act received Royal Assent on 12th May 2016. The Act has the strategic objectives of increasing the output of new build homes, and improving the affordability of home ownership for First Time Buyers. Central to these is the easing of
some planning controls, and the creation of ‘starter homes’ for First Time Buyers with values set at 80% of market value. The intention is to deliver 200,000 starter homes in the life of the parliament.

The National Planning Policy Framework

2.9 The Government streamlined national planning policy with the adoption of the NPPF in March 2012. This includes a set of national planning policies covering the economic, social and environmental aspects of development. The policies in it must be taken into account in preparing Local Plans, but it does not dictate how Plans should be written; rather, it provides a framework for producing distinctive Plans that meet local needs. The ‘golden thread’ running through the document is the ‘presumption in favour of sustainable development’.

The National Planning Practice Guidance (PPG) (2014)

2.10 On 6th March 2014 the Department for Communities and Local Government (DCLG) launched the national Planning Practice Guidance (PPG) as a web-based resource which aims to support the policies contained in the NPPF and provide additional guidance on certain aspects including the assessment of Objectively Assessed Need (OAN).

2.11 The Government keeps the guidance under review and it is amended as necessary as legislation and policy changes. It supplements the policies contained in the NPPF.

The Housing White Paper (2017)

2.12 The white paper ‘Fixing our broken housing market’ was published in 2017 and set out a broad range of reforms that government plans to introduce to help reform the housing market and increase the supply of new homes. Following the publication of the white paper the Government also published the ‘Planning for the right homes in the right places’ consultation in September 2017 which sought views on a number of changes to planning policy and legislation, some of which were foreshadowed in the housing white paper.

REGIONAL and SUB REGIONAL LEVEL

The South East Plan (SEP) (2009)

2.13 The SEP was adopted in May 2009 and its policies formed part of the Development Plan for Runnymede until 25th March 2013 when it was partially revoked, leaving only Policy NRM 6 remaining. This policy relates to new residential development near the Thames Basin Heaths Special Protection Area (TBHSPA) and as such still forms part of the Development Plan for Runnymede.

The Surrey Local Strategic Statement (LSS)

2.14 In July 2014, the Surrey Leaders’ Group agreed to establish a Strategic Planning and Infrastructure Partnership to facilitate joint working to address strategic issues and deliver on strategic priorities.

2.15 The scope of the Partnership envisages the development of a planning and investment framework which will comprise:

1) A Local Strategic Statement (LSS) that sets out shared objectives around spatial,
infrastructure and economic issues and a broad direction for spatial planning on strategic priorities;

2) A MoU on how councils will work together towards an LSS and more generally on strategic planning; and,

3) An Investment Framework to support the delivery of the strategic priorities in the LSS including a co-ordinated approach to infrastructure funding and delivery that builds on the Surrey Infrastructure Study (SIS).

2.16 The LSS, once completed will not be a statutory document, but is intended to set out a consensus around common objectives and priorities through an overarching spatial planning vision for Surrey, covering the period 2016 to 2031. It will be a key tool to help councils manage growth sustainably and will provide important evidence for Surrey boroughs and districts to demonstrate that strategic cooperation is an integral part of their Local Plan preparation. It will be informed by existing and new evidence developed to support Local Plan preparation by the boroughs and districts and the SIS. It will also reflect the Coast to Capital and Enterprise M3 Local Enterprise Partnerships (LEPs) strategic economic plans and take account of other wider relationships.

2.17 At the time of this consultation, the first phase of the LSS has been drafted collaboratively by the Surrey authorities alongside Surrey County Council (SCC). The document has also recently been subject to consultation with partners.

Transport for South East

2.18 Transport for the South East (TfSE) is a partnership to improve the transport network for all and grow the economy of the whole South East area by choosing the right strategic transport priorities for investment. TfSE currently operates as a shadow body. The intention is that, with Government approval, it will begin full operation in 2020.

The Surrey County Council Waste and Minerals Plans

Surrey Minerals Plan (SMP) (2011)

2.19 The Surrey Minerals Plan (SMP) Core Strategy and Primary Aggregates Development Plan Documents (DPDs) were adopted in July 2011 by the County Council, the authority responsible for minerals planning matters in Runnymede Borough. The SMP Core Strategy DPD provides the planning framework for minerals extraction across the County including the safeguarding of areas and the SMP Primary Aggregates DPD includes site allocations for primary aggregate extraction within the Borough.

Surrey Waste Plan (SWP) (2008)

2.20 The Surrey Waste Plan (SWP) (2008) has been prepared by the County Council, the authority responsible for waste planning matters. The Plan consists of a number of DPDs which are intended to guide the development of waste management facilities in Surrey, and include site allocations for waste development in Runnymede.

2.21 The County Council’s proposals for an Energy from Waste incinerator on land adjacent to Trumps Farm for the treatment of residual municipal waste were set aside in December 2009. These plans were set aside in favour of a move to develop a waste management eco-park including an anaerobic digestion and gasification plant elsewhere in the County. In 2011, the County Council also approved an application for
an anaerobic digester at Trumps Farm for the treatment of commercial food waste alongside the ‘Ecopod’ composting process. No other sites for waste development are identified in Runnymede within the adopted SWP.

2.22 SCC is midway through a review of the Waste Plan 2008 with the consultation on the draft plan currently underway.


2.23 The Aggregates Recycling Joint Development Plan Document (ARJDPD) was adopted by the County Council in February 2013. The ARJDPD sets out the planning framework for doubling the amount of recycled aggregate produced in Surrey as a replacement for primary aggregates and includes site allocations for aggregates recycling in the Borough. Resources of land-won sand and gravel in Surrey used for the manufacture of concreting aggregates are expected to have become largely depleted by the end of the Minerals Plan period in 2026.

Enterprise M3 Local Enterprise Partnership

2.24 The Enterprise M3 area stretches from the outskirts of London along the wider M3 corridor to the New Forest in the south and is one of the largest of the LEPs in the country with a population of 1.6m and 86,500 businesses.

2.25 The LEP’s Strategic Economic Plan sets out a vision for the enterprise area to be ‘the premier location in the country for enterprise and economic growth, balanced with an excellent environment and quality of life’. The Economic Plan identifies a number of interventions to bring about the vision including measures to promote enterprise and competitiveness and growth of high value industries.

2.26 The Plan recognises that to achieve the scale of growth anticipated, the measures identified require investment in physical infrastructure and place making. Interventions include identifying a number of towns either as growth or step up towns and the whole of the EM3 area as the primary Science and Technology corridor in the UK. No towns in Runnymede were identified as growth or step up towns.

2.27 The LEP’s Growth Strategy sets out a number of challenges to future growth in the LEP area including that the growth of the labour force is not keeping pace with potential growth of businesses, unreliable transport connections by road and rail with congestion on some routes, the need for essential investment in infrastructure and house building not keeping pace with the needs of the economy. To this end the Strategy contains an action plan with the aim of increasing the supply of labour, establishing an effective housing strategy and addressing congestion.

LOCAL LEVEL

The Runnymede Corporate Business Plan (CBP) (2016)

2.28 The Runnymede Corporate Business Plan (CBP) sets out the corporate priorities for the Council over a 4 year period, between 2016 and 2020. Corporate priorities are split into three themes: ‘supporting local people’, ‘enhancing our environment’ and ‘improving our economy’. There is also a fourth theme entitled ‘organisational development’ which is more inward facing and which is concerned with developing the Council internally in order to help support the achievement of all the Corporate Priorities as effectively as possible.
2.29 The CBP was subject to a number of consultation events prior to it being finalised and published in July 2016.

2.30 This Local Plan seeks to build on the corporate priorities outlined in the CBP and the relevant parts of the CBP are therefore referred to in this document.
3. Portrait of Runnymede

3.1 Runnymede is located in North West Surrey only twenty miles from Central London, and is strategically located at the junction of the M25 and M3 motorways. It has excellent road and rail connections to the capital and by road to Heathrow Airport. There is good access to the wider South East Region by the motorway network and the Reading – Waterloo and Weybridge – Waterloo railway lines.

3.2 Runnymede is a small Borough when compared with most of the other Surrey authorities, measuring only eight miles from north to south. Approximately 79% of its area lies within the Metropolitan Green Belt, which makes the area an attractive location to live, work and visit.

3.3 The Green Belt in Runnymede is the first substantial area of open land on the south west edge of the London Metropolitan area. Parts of Runnymede’s Green Belt are used for mineral working and landfill, public utilities, motorways and their intersections, educational and other institutions, research and development establishments, hotel and conference centres and large scale recreational uses, all of which were largely 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, land that serves as floodplain, and undeveloped areas with significant nature conservation interest.

3.4 Accessibility to London, Heathrow and Gatwick airports by rail and motorway makes Runnymede a highly desirable business location. The Borough has a strong local economic base with many commercial enterprises in the town centres, industrial estates, suburban business areas and business parks.

3.5 In terms of movement of people into and out of the Borough, the 2011 Census Workplace data showed that 21,460 people commuted out of Runnymede on a daily basis, with 30,672 workers commuting into the Borough. This represents a daily net inflow of 9,212 people.

3.6 The population of Runnymede itself is growing. In 2013 Office for National Statistics (ONS) records a population of 83,448 in the Borough. Over the period 2001-13 the population grew by approximately 6.8%. Between 2013 and 2033 the population is forecast to grow by 19.9% to 100,088 people.

3.7 In recent years there has been considerable redevelopment and intensification of Runnymede’s mainly low rise lower density housing, together with development and redevelopment of commercial premises in business areas. Historically house building in Runnymede consistently exceeded Structure Plan and SEP targets. House prices are on average higher than in the rest of the South East and similar to those in parts of London. The availability of affordable housing to meet local needs remains a key issue in the Borough.

3.8 Runnymede has a rich architectural and environmental heritage, having a range of Grade II, II* and I nationally listed buildings. The Borough also contains some important statutorily listed parks and gardens 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 Anns Hill.

3.9 The Borough also contains a number of nationally and internationally important nature conservation sites including Windsor Forest and Great Park to the north west, which is

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1 Runnymede-Spelthorne Strategic Housing Market Assessment (2015)
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 TBHSPA. The Borough contains a number of Suitable Alternative Natural Greenspace (SANG) to encourage walkers and dog walkers away from the Special Protection Area (SPA). There are also two Local Nature Reserves (LNRs) at Chertsey Meads and the Riverside Walk at Virginia Water.

3.10 The Borough also has a number of ancient woodland sites and open spaces covering a number of categories including parks and gardens, allotments and cemeteries and churchyards.

3.11 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 south eastern 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 all designated in parts as SNCI or SSSI. Recreationally, there are a number of water-based activities available in Runnymede including sailing, waterskiing, wind-surfing, canal and river boating and fishing. The Thorpe Park No. 1 Gravel Pit is a flooded former gravel pit, which is a SSSI and a Ramsar site. It is also an integral unit of the South West London Water Bodies SPA and is especially renowned for its wetland bird interest as it supports many wintering birds, including significant numbers/populations of wintering endangered Gadwall and Shoveler.

3.12 Tourism is an important part of the local 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.

3.13 The Borough has three main towns; Addlestone, Chertsey and Egham. Addlestone is a relatively young centre, which grew with the coming of the railway in the late 19th century. Today the centre contains a mix of commercial and residential uses, with a large superstore at its centre. Addlestone is also the administrative centre of the Borough, containing the Runnymede Civic Centre. The town is currently undergoing regeneration with the Addlestone One scheme, which will deliver a mixed use development including a range of retail units, restaurants, leisure uses including a gym and cinema, and over 200 apartments. Further phases of regeneration are set out within this Local Plan.

3.14 Chertsey is an historic town which developed around a Benedictine abbey dating from Saxon times. The Abbey grew to become one of the largest Benedictine abbeys in England, but was dissolved by King Henry VIII in 1537, and no buildings now remain. Notable landmarks include Chertsey Bridge; a road bridge across the River Thames dating from the eighteenth century and which is now listed Grade II*, and Chertsey Lock, which is about 200 yards upstream of the Bridge, on the river’s left bank. The riverside paths provide opportunities for walking and cycling, and the 170-acre Chertsey Meads LNR is characterised by open meadow adjacent to the river. The site provides grazing, wildlife habitats, fishing, walking and picnic areas.

3.15 Part of Chertsey town was ‘revitalised’ with modern offices and apartments in the 1990s but the central conservation area retains much of its historic character. New town centre development and regeneration will be promoted in Chertsey over the Plan period. To the south west of Chertsey is St Peters Hospital and the Hillswood Business
Park, which are both major employment locations.

3.16 **Egham** lies near to the historic Runnymede Meadow, which is close to the site of the sealing of the Magna Carta in 1215. Egham has seen significant commercial redevelopment in recent years, both in the town centre and along the Causeway business area, which extends towards Staines upon Thames to the north east of the town. Much of this area, known as Egham Hythe, is in the River Thames flood plain. Opportunities for regeneration and redevelopment in Egham will continue to be sought over the Plan period.

3.17 The Borough contains a range of local centres. The two largest local centres are located at Virginia Water and Woodham/New Haw. **Virginia Water** is located on the western side of the Borough and benefits from three local shopping parades and a railway station, although has limited office accommodation. The settlement includes the low density residential area of the private Wentworth Estate which was developed by W G Tarrant in the 1930s and which also contains the world famous Wentworth Golf Club. There are further significant residential developments to the south of the settlement and along roads to the north and east. Notable developments include those at Virginia Park which has seen the restoration of the Grade I listed former Holloway Sanatorium, and a similar development at St Ann’s Park.

3.18 The settlements of **Woodham and New Haw** are contiguous and visually read as one. The area is primarily residential, but contains small areas in employment use and an important local shopping parade at The Broadway. Woodham Lane is the main spine route running east-west centrally through the urban area, with secondary roads running off it to the north and the south. The area’s southern edge is partly defined by the Basingstoke Canal and its Conservation Area, and the River Wey Navigation, which cuts through the eastern edge of New Haw in a south-north alignment before joining the River Thames at Weybridge. Byfleet and New Haw station is located approximately 1.3km from the local centre at the Broadway, within the Runnymede boundary. The Borough also contains two smaller centres at Englefield Green and Ottershaw, and the village of Thorpe.

3.19 The settlement of **Englefield Green** is located to the west of Egham and is situated on higher ground. It comprises a small commercial centre surrounded by large residential areas. Englefield Green is home to Royal Holloway University of London (RHUL), and a campus of the ACS International School. In addition, Strode’s College is located in Egham town centre. These institutions have led to a significant and growing student population in the area.

3.20 **Ottershaw** is a mainly residential area of mixed character, with its own identity and sense of place. This is partly derived from the clearly identified ‘heart’ of the urban area, focused on the former ‘The Otter’ public house (now a restaurant) and adjoining local shopping parade and community facilities. A noteworthy feature is the Grade II listed The Mansion, in Ottershaw Park. The local centre and the surrounding residential area are located in the urban area whilst other parts of Ottershaw, such as Ottershaw Park, are located in the Green Belt.

3.21 The village of **Thorpe** has existed in some form since AD 672 as part of the endowment of Chertsey Abbey. Monks Walk, originally linking Thorpe to Chertsey Abbey prior to the latter’s dissolution, still survives. The oldest existing building is the church of St. Mary, and many other buildings date from the 16th century, the village hall originally being a Tythe Barn. The village, which contains many listed buildings, is set on a slightly raised area within the Thames river meadows. These meadows, which surround the village, are a national source of sand and gravel deposits and Thorpe Hay Meadow is a designated SSSI. Thorpe is also home to The American School in...
Switzerland (TASIS), which serves the expatriate community, and Thorpe Park theme park which was opened in 1979 on the site of a gravel pit that was partially flooded with the intention of creating a water-based theme for the park. Additional residential areas have developed in the wider area of Thorpe, along Chertsey Lane and its Thames river frontage, and also along Thorpe Lea Road.
4. Issues and challenges

4.1 The Council’s CBP 2016-2020 contains a SWOT analysis for the Borough of Runnymede which is reproduced below and which helps identify the strengths, weaknesses, opportunities, and threats/challenges that exist in the Borough:

**Strengths**
- The Borough is within the top 10 per cent of least deprived areas nationally.
- We have a thriving economy with high earnings and low unemployment.
- The Borough is in close proximity to London, Heathrow Airport and the M25, M3 and M4 motorways.
- We have reasonable access to the rest of the country by rail.
- The Borough has some of the best educational establishments in the country.
- The Borough boasts several high profile local attractions such as Thorpe Park, Savill Garden, Wentworth Golf Club, the Magna Carta Memorial, the Air Forces Memorial, Virginia Water Lake, Runnymede Meadows, Runnymede Pleasure Ground and the River Thames for leisure and commercial use.
- The Borough benefits from a number of historically significant sites including Grade I listed buildings and internationally important nature conservation sites.
- We have sites of historic interest - Runnymede Meadows, Chertsey and Egham.
- We have highly valued parks and open spaces providing a range of play and leisure opportunities.
- The Council’s Safer Runnymede which includes our state of the art CCTV system in operation across all of North Surrey, has made a major contribution to a low crime rate and the general public’s perception of safety.
- We have well managed, high quality Council housing stock.
- The Housing department has effectively responded to rising levels of homelessness, re-providing a range of temporary accommodation options, enabling tenants to ‘downsize’ to more suitable housing provision with the private sector and Registered Providers (RPs)
- We have a wide range of community services for older and vulnerable people.
- We have articulate and well-organised community groups.

**Weaknesses**
- With reductions in Government support and low Council Tax, it is becoming more and more difficult to sustain services.
- There are ‘pockets’ of need in the Borough which have health and obesity issues, lack of educational attainment, higher unemployment, and unsuitable housing.
- Whilst the Borough’s proximity to the motorway network is a strength in many respects, it can have a negative impact on residents’ quality of life e.g. congestion and air quality.
- There is limited land for housing and commercial development to meet the community’s needs outside the Green Belt.
- Approximately 30% of the Borough is located in the floodplain (flood zones 2 and 3) which leaves approximately 1300 commercial and approximately 11,600 residential addresses at risk from fluvial flooding.
• The infrastructure may not be able to accommodate the expected population growth in specific parts of the Borough.
• There are high levels of dependence on the private car.
• There are high levels of traffic resulting in a large carbon footprint.
• There is limited bus provision.

Opportunities

• To formulate a sustainable strategy for growth in the Borough through the Runnymede Local Plan.
• To expand some of our current Council services such as Careline, preventative services, CCTV, community transport, green and trade waste.
• To take on extra responsibilities through ‘devolution’ and ‘double devolution’ in return for extra income.
• To create additional revenue streams and place shape through further property acquisition and development opportunities.
• To improve service to residents through shifting transactions to on line self-service where appropriate and viable.
• To bid for strategic funds such as through LEPs.
• To develop the Borough’s business base around cyber security through the local Enterprise Zone at Longcross Park, which will also support economic growth.
• To raise additional resources for infrastructure through the proposed Community Infrastructure Levy (CIL) or its successor (financial contributions obtained from new development).
• To increase/improve our partnership working to better maximise resources e.g. with the private sector and RPs to increase affordable housing.
• To provide opportunities for home ownership.
• To develop shared services where this is beneficial to the Borough.
• To reduce the Borough’s ecological footprint through modal shift to walking, cycling and other forms of sustainable transport if we can successfully work with partners to make infrastructure improvements.
• To reduce pollution in Air Quality Management Areas (AQMAs).
• To reduce the risk of flooding to properties through our contribution to the River Thames Scheme (RTS).
• To improve areas of open space, for greater use by residents and their children for informal recreation and facilities for sport and play.
• RHUL has an approved masterplan which will enable the university to grow and upgrade the educational offer.
• The RTS could potentially provide new leisure facilities e.g. walking and cycling routes and/or water sports.

Threats/challenges

• The Government’s plan to cut the national deficit will reduce public spending in real terms for a significant time to come.
• The impacts of Brexit are yet unknown, but is likely to add additional challenges.
Radical legislation and policy development, particularly in the areas of housing and planning.

Welfare reform changes are gradually being phased in which will result in reduced disposable incomes for some people who receive benefits. The subsequent effect of this is that more people may require support from Council services which will mean a greater demand on resources.

The Housing and Planning Act presents significant challenges for the Council, especially the redefinition of affordable housing and the requirement to provide starter homes.

There is rising homelessness and a growing affordability gap in housing.

As more housing is built there will be pressure for more community facilities including public transport, school places, and leisure opportunities.

Planning law and national guidance has changed significantly in the last few years and continues to evolve. Keeping up with the pace of change continues to be a challenge and stretch resources.

There is a need for significant additional expenditure to deliver the Direct Service Organisation’s (Depot’s) services and to continue to improve recycling rates.

There will be a need for significant investment if we expand some services e.g. Community Transport.

There has been some loss of income in areas where the Council has provided discretionary services in the past e.g. Yellow Buses, with the loss of Section 106 funding (contributions sought from property developers towards the costs of providing community and social infrastructure).

There are services we need to strengthen to meet pressures from Central Government e.g. air quality.

Customer Services within the Council is consuming more resource than originally anticipated.

The profile of the population will change over the next 15 to 20 years which will result in a larger number of older people and fewer workers to support them.

Climate change effects are inevitable with more extreme weather events of droughts and floods.

There is increased car dependence causing increased congestion and air pollution.

The carbon footprint continues to grow.

There is development pressure on the Green Belt due to a shortage of available sites for development in the Borough’s urban areas.

The changes made to the planning system which allow for a range of commercial buildings (including offices) to be converted to residential units without needing to apply to the Council for planning permission, threatens to diminish the Council’s stock of employment floor space to the detriment of the local economy.

Reductions to SCC’s funding could have an impact upon us as a Borough Council e.g. they may reduce their community services grant to us or reduce their grants to local voluntary services who will then suffer if alternative funding is not found.
5. **Strategy for Sustainable Development**

**Background**

5.1 The NPPF requires local plans to be prepared positively. That means they should promote economic growth and significantly boost the delivery of new homes. Ordinarily those objectives should be achieved by planning to meet the full objectively assessed need for housing (OAN). The PPG provides detailed advice on the assessment of the OAN. It advises that the starting point for calculating the need for new homes should be an up-to-date projection of population growth (demographic change), adjusted where necessary to ensure there will be enough housing to accommodate workers to fill the jobs that will be created over the life of the plan, to respond to market signals that indicate supply may have been constrained and to make housing more affordable. However, whilst those economic and social objectives of the Framework are vitally important they must be balanced with a third dimension of sustainable development, which requires that the need for new jobs and homes should be balanced with the conservation and enhancement of the natural environment. That objective involves maintaining the long term integrity of the Green Belt, the protection of sensitive landscapes, and promoting biodiversity. Plans must also take account of particular environmental constraints, especially the risk posed by flooding.

5.2 Against that background, earlier versions of the Local Plan proceeded on the basis that the Council would meet the full need for housing between 2015 and 2035. This strategy assumed that most new homes would be provided in existing urban areas and previously developed land in the Green Belt. The plan also proposed the limited releases of other land from the Green Belt where this would not prejudice its purposes or integrity. The plan recognised that not all of the housing that is required could be provided in the Borough without causing unacceptable harm to the environment. Therefore it proposed that unmet need arising from economic growth should be accommodated in neighbouring districts under the “duty to cooperate”.

5.3 Subsequently, the response to consultation under the duty to cooperate revealed neighbouring authorities are unable to accommodate Runnymede’s unmet need. The Council’s Strategic Land Availability Assessment (SLAA) also revealed that there is no scope for bringing forward further suitable, available and achievable sites within the urban area. The Council considered whether it should contemplate making good this shortfall through further releases of land from the Green Belt. It concluded that it ought not to do so.

5.4 In the circumstances, the Council has decided that the strategy of this pre submission version of the Local Plan should be adjusted to reduce the plan period to a 15 year period to ensure that the OAN for the Borough can be met in full. This is now largely possible given the conclusions of the updated Runnymede-Spelthorne SHMA which has seen a reduction in the OAN for the Housing Market Area.

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2 Issues, Options and Preferred Approaches consultation, July 2016; Additional Sites and Options consultation, May 2017
Spatial vision

5.5 The Local Plan for Runnymede represents the long term spatial strategy for the Borough which will deliver the spatial vision and objectives set out below.

5.6 The spatial vision has been informed by the Council’s mission as set out in the CBP, and the shared vision in the emerging Surrey LSS.

By 2030 Runnymede will be a Borough which has effectively balanced its competing environmental, social and economic pressures by delivering sustainable growth.

The Borough will continue to enjoy a high quality natural environment through its green spaces, habitats and waterways. The general extent of the Green Belt will have been protected by making the most efficient use of land. Runnymede will be resilient to, and mitigate climate change impacts especially by reducing and minimising the risks from flooding, reducing greenhouse gas emissions and improving water quality and efficiency.

Runnymede will see healthier and safer communities which benefit from improved life chances and reduced inequalities achieved through the creation of inclusive places delivering a range of housing including for those with specialist needs and the necessary infrastructure to support sustainable communities.

Working with our partners, Runnymede will have remained an attractive area for business and innovation with a competitive and high value economy and development of the Borough’s Enterprise Zone at Longcross Park. The town centres in Addlestone, Chertsey and Egham will offer an enhanced range of retail and leisure opportunities for residents, workers and visitors to the Borough having been the focus for regeneration.

A high quality and inclusive built environment will have been achieved through place shaping opportunities including the creation of a new garden village at Longcross, with protection and enhancement of the Borough’s historic and natural environments playing a role in the Council’s leisure and tourism offer.

Supporting infrastructure schemes and improvements which promote the use of active and sustainable modes of transport which help reduce congestion will have been a focus to unlock growth across the Borough and reduce pollution.

Local Plan objectives

5.7 The Local Plan objectives set out how the Spatial Vision will be realised and have been arranged in line with Runnymede CBP priorities. Like the Spatial Vision, the Plan objectives have been informed by the CBP (including its SWOT analysis) and the Sustainability Appraisal (SA).

Supporting local people

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;

2) To support the delivery of at least 7413 high quality additional homes in Runnymede in the period 2015-2030 (an average of 494 homes a year) including the delivery of affordable housing, starter homes, housing for those with specialist needs and plots for those who wish to build their own home;

3) To continue to support the improvement of local leisure activities that are accessible
to all;

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;

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.

Enhancing our environment

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;

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;

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;

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

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;

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.

Improving our economy

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.

13) To support projects which improve the integration of road and rail to reduce congestion and improve accessibility to a range of sustainable and active travel choices;

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.
The spatial strategy 2015 to 2030

5.8 To deliver the Borough's vision and objectives, a clear Spatial Strategy is needed. There will continue to be development pressures in Runnymede over the period of this Local Plan and a positive approach is proposed to accommodate the new homes, shops and services, businesses and infrastructure required. However, as noted in the background text above, a balance is needed between responding to the social and economic needs for development and protecting the environment and other assets that make Runnymede the place that it is. Key challenges for Runnymede include delivering genuinely sustainable development, addressing the issues associated with climate change, supporting the local economy and delivering the new homes that are needed in Runnymede whilst maintaining the strategic integrity of the Green Belt and protecting the environment.

5.9 The spatial strategy for Runnymede is to continue to focus development in the Borough’s existing urban areas over the period of the Local Plan. Given however the significant level of housing need which exists in the Borough, as evidenced through the Runnymede-Spelthorne Strategic Housing Market Assessment (SHMA), it is evident that there needs to be a step change in housing delivery in Runnymede. This step change can only be achieved through the release of a number of sites from the Green Belt on adoption of the Local Plan and allocating them to meet identified housing (and employment) needs. This is supported by the Council’s 2017 SLAA which shows that despite the Council’s proactive efforts to identify sufficient suitable, available and achievable sites in the urban area to meet the identified growth needs of the Borough over the period of the Local Plan, additional land which is currently outside the Urban Area will be required to significantly boost the supply of housing in the Borough as required by national planning policy.

5.10 The Council’s Spatial Strategy and Exceptional Circumstances paper (2017) sets out the compelling reasons to return a number of Green Belt sites to the urban area through the Local Plan. These reasons primarily focus on the lack of suitable, available and achievable sites in the existing urban area, the significant level of constraints to development which exist in the Borough, the significant housing needs faced by Runnymede over the Local Plan period and, the conclusion from DtC discussions carried out with partners to date which demonstrate that any unmet housing need from Runnymede is unlikely to be met in neighbouring or nearby Local Authority areas, at least in the early years of the plan period.

5.11 In arriving at its spatial strategy, sustainability has remained at the heart of the process. The Strategy has therefore been developed through ongoing consultation and engagement and the preparation of evidence on a wide range of topics including housing, employment, retail, infrastructure, viability and numerous other technical studies including detailed site selection work.

5.12 Furthermore, as the Local Plan has evolved it has been subject to ongoing Sustainability Appraisal (SA) starting with a Sustainability Appraisal Scoping Report produced in 2014. The SA has informed the development of the Plan’s policies and proposals at each stage of the process and the final SA Report will be available alongside this Local Plan when it is published.

5.13 The European Directive on the conservation of natural habitats and of wild fauna and flora (92/43/EEC) is transposed into UK law by the Conservation of Habitats and Species Regulations 2010 (as amended). Regulation 102 requires plan-making authorities to assess the impact of land use plans (such as Local Plans) on internationally designated nature conservation sites. The impact of the plan has been
assessed both alone and in combination with other plans and projects. A Habitats Regulations Assessment of the Local Plan will be available alongside the Plan when it is published.

Presumption in favour of sustainable development

5.14 At the heart of the NPPF is a presumption in favour of sustainable development; this is the golden thread running through both plan-making and decision-taking. Consequently, development that is sustainable and is in accordance with the development plan should be permitted without delay. The presumption in favour of sustainable development in the Runnymede Local Plan provides the necessary foundation to ensure that development proposals are acceptable within the context of the development plan and the NPPF.

5.15 Over the period of the Local Plan, the Council will continue to take a positive approach to decision making and there will be a presumption in favour of sustainable development with the encouragement of sustainable and high quality development throughout the Borough.

Policy SD1: Presumption in favour of sustainable development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will work proactively with applicants with the aim of finding solutions that mean that proposals can be approved wherever possible, thus securing development that improves the economic, social and environmental conditions in the Borough and fulfils the objectives of the Local Plan.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

b) Specific policies in that Framework indicate that development should be restricted

Justification for inclusion of policy

5.16 The NPPF emphasises that all Local Plans should be based upon and reflect the presumption in favour of sustainable development. The principle informs both the policies and site allocations contained within the Runnymede Local Plan and will be used to guide decision makers.

5.17 LPAs are encouraged to include a policy within their Local Plan that embraces the presumption in favour of sustainable development. Policy SD1 meets this requirement.
and adopts the model wording suggested.

5.18 Policy SD1 also supports all of the Local Plan objectives.

**Spatial Development Strategy**

5.19 This spatial development strategy sets out the quantum and spatial distribution of objectively assessed development needs and requirements over the plan period for the borough as part of the Runnymede-Spelthorne Housing Market Area (HMA) and Functional Economic Area (FEA). This policy also sets out the preferred locations for growth in the Borough as required of Local Plans in the NPPF.

5.20 The Key Diagram shown at Figure 2 has been produced to indicate the broad extent of the key strategic, landscape and other designations relevant to the Local Plan. It does not provide the definitive identification of the boundaries of designations such as the Green Belt. However, a greater level of detail can be found on the Policies Map.

5.21 It should be noted that throughout the preparation of the Local Plan, the Council has worked with partners to ensure that planned growth in Runnymede is considered in the context of the wider growth that is anticipated to come forward in the surrounding area to ensure that cumulative impacts are understood. This has been particularly relevant in the preparation of the infrastructure and transport evidence which has underpinned the preparation of this Local Plan. The results of this work have informed the spatial strategy.
Figure 2: Key diagram
Quantum of development

5.22 The NPPF outlines that Local Plans should meet the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period. This includes:

- Identifying a 5-year supply of deliverable sites (plus a buffer of 5-20% dependent on past delivery);
- Identifying a supply of specific developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15.

5.23 The Runnymede-Spelthorne SHMA has concluded that Runnymede is located in a HMA with Spelthorne Borough Council. The HMA covers the full extent of both Local Authority areas. The OAN for the HMA is for approximately 15451 net additional dwellings of which 7507 is generated from growth in Runnymede over the Plan period (2015 - 2030). To date, during the plan period there have been 561 completions. In contrast to this housing need there is capacity for 6852 net additional dwellings (minimum) in the Borough over the plan period as evidenced by the Council’s SLAA. This results in a supply over the Plan period of 7416 (or an average delivery of 494dpa).

5.24 Sustainably meeting the objectively assessed housing needs of the Borough is particularly challenging in Runnymede for the following key reasons:

- Whilst seeking to meet its OAN, the Council also needs to protect other important existing land uses and designations such as open spaces and strategic employment land;
- The Borough faces significant policy and environmental constraints which limit the supply of suitably located development land. This includes extensive areas of Green Belt, large areas of flood risk and much of the Borough’s area being within 5km of the TBHSPA.

5.25 The Council has taken a proactive approach to the DtC during the preparation of the Runnymede Local Plan and has actively pursued discussions with other local authorities on issues associated with meeting Runnymede’s unmet housing need with the aim of achieving a positive resolution to the issues faced. To date however, no Local Authority partner has identified an ability or willingness to meet unmet needs from Runnymede. These discussions continue.

5.26 Runnymede Borough Council will seek to ensure delivery of the housing need that cannot be met within the Borough is met within the wider HMA in the first instance. As evidenced through the SHMA, Runnymede has the strongest functional links with Spelthorne Borough Council. However Spelthorne BC is only at the early stages of the preparation of its Local Plan and is therefore not currently in a position to confirm what proportion of the HMA’s objectively assessed housing needs it will be able to meet. A first review of the Local Plan will occur within 5 years of adoption in line with the recommended timescales for review in the PPG when there will be a greater certainty about what Spelthorne can deliver through its Local Plan and Runnymede will have had additional time to seek to resolve any issues associated with the redistribution of unmet development need outside the Borough in the longer term, if any such issues are found to exist.

5.27 In addition to delivering additional housing to meet identified need, a new 20,000sqm
An employment opportunity is to be allocated in New Haw to provide a release valve and to enable churn, intensification and upgrading of existing older industrial sites, as well as to provide new space to satisfy market demand. An employment site with at least 79,000sqm of floor space is also to be provided at the Enterprise Zone at Longcross Park to meet identified need. Additional retail and leisure floorspace is to be allocated in the Borough’s town centres over the period of the Local Plan to ensure their continued viability and vitality.

**Spatial distribution**

National policy on the location of development is driven by the principles of sustainable development. With this in mind, the Local Plan builds on the existing settlement pattern in the Borough, focusing the largest amounts of residential growth primarily in Addlestone, Chertsey, Egham and their suburbs. A number of urban extensions are also proposed in these areas to help meet identified development need. The town centres of Addlestone, Chertsey and Egham will be the focus for regeneration and retail development within the Borough, maximising their potential as transport hubs to accommodate further phases of the Addlestone Town Centre redevelopment along with the Egham Gateway schemes.

5.28 Lower levels of growth will be expected to be accommodated within the local centres of Virginia Water, Woodham/New Haw, Englefield Green and Ottershaw, respecting and maintaining their position in the centre hierarchy. Residential development in these areas will come forward through redevelopment within the urban area and on urban extensions, with limited scope for additional retail and employment development, beyond the allocation at the Byfleet Road site in New Haw.

5.29 Thorpe Village will be removed from the Green Belt through this Local Plan however given its position in the centre hierarchy, the village is only considered to present limited opportunities for growth over the period of the Local Plan which will be dealt with in a Neighbourhood Plan for the Thorpe Area. Employment growth in Thorpe will be directed to the Strategic Employment Area at Thorpe Industrial Estate.

5.30 In addition, Longcross will become the focus for a major residential led development which will create a new sustainable mixed use settlement which will provide a range of housing types, local facilities and employment uses delivered to garden village principles and which can be made sustainable by delivering the services and facilities to meet day to day needs as well as active and sustainable travel choices for its residents. The new garden village will be the location for new employment opportunities at Longcross Park Enterprise Zone.

5.31 This approach is being followed on the basis that Addlestone, Chertsey, Egham and their suburbs benefit from the greatest concentrations of services and facilities with the highest levels of accessibility. The Council has identified that within its existing urban areas, it is these locations which present the most sustainable opportunities to absorb growth over the period of the Local Plan.

5.32 The Local Plan supports the principle of developing appropriately located brownfield sites and making the best use of regeneration opportunities and estates renewal in the urban area. The Council is seeking to lead by example in this regard, positively working with private sector partners to bring forward regeneration schemes in the Borough’s town centres and through the exploration of development opportunities on its own landholdings elsewhere in the Borough. This approach has helped the Council minimise the amount of Green Belt which is to be released through the Local Plan to meet identified need.
5.33 In line with the Government’s emphasis on delivery of brownfield sites, the Council also recognises the contribution that appropriately located previously developed sites in the Green Belt can make to meeting housing need, subject to the criteria set out in national planning policy in regard to the redevelopment of such sites. The Council remains committed to resisting proposals for inappropriate development in the Green Belt.
Policy SD2 Spatial Development Strategy

The Local Plan will make provision for a minimum of 7413 net additional dwellings over the plan period. To meet identified employment need, a 20,000sqm business park in New Haw and a 79,025sqm (7,350sqm net) office/business park at the Longcross Enterprise Zone are also allocated through this Local Plan. Through existing permissions and Local Plan allocations, over the period of the Local Plan, a minimum of 7,540sqm net retail floorspace will also be delivered in the Borough’s town centres and a minimum of 60,260 sqm net employment floorspace delivered in the Borough’s remaining Strategic Employment Areas.

As set out in the table below, growth aspirations will largely be directed towards the most sustainable, larger settlements in Runnymede and towards the garden village at Longcross. These are considered to be the best locations for delivering supporting infrastructure as well as active and sustainable travel choices.

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Expected Minimum Growth Delivery</th>
</tr>
</thead>
<tbody>
<tr>
<td>Addlestone including Rowtown</td>
<td>936 net additional dwellings</td>
</tr>
<tr>
<td></td>
<td>2 traveller pitches</td>
</tr>
<tr>
<td></td>
<td>6400sqm of net additional A class floorspace in Addlestone town centre</td>
</tr>
<tr>
<td></td>
<td>12,650 sqm of net additional employment at the Weybridge and Bourne Strategic Employment Area</td>
</tr>
<tr>
<td>Chertsey including Chertsey South</td>
<td>1950 net additional dwellings</td>
</tr>
<tr>
<td></td>
<td>14 traveller pitches</td>
</tr>
<tr>
<td></td>
<td>31 dwellings deriving from the provision of C2 older persons accommodation</td>
</tr>
<tr>
<td></td>
<td>1140sqm of net additional A class floorspace in Chertsey town centre</td>
</tr>
<tr>
<td>Egham including the area of Staines upon Thames which is located in the Borough</td>
<td>812 net additional dwellings</td>
</tr>
<tr>
<td></td>
<td>2821 student bedspaces</td>
</tr>
<tr>
<td></td>
<td>5 traveller pitches</td>
</tr>
<tr>
<td></td>
<td>24 dwellings deriving from the provision of C2 older persons accommodation</td>
</tr>
<tr>
<td></td>
<td>38,700sqm of net additional employment at the Causeway and Pinetrees Strategic Employment Area</td>
</tr>
<tr>
<td>Longcross</td>
<td>1,718 net additional dwellings</td>
</tr>
<tr>
<td></td>
<td>10 traveller pitches</td>
</tr>
<tr>
<td>Area</td>
<td>Additional Dwellings</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>Virginia Water</td>
<td>297</td>
</tr>
<tr>
<td>Woodham and New Haw</td>
<td>59</td>
</tr>
<tr>
<td>Englefield Green</td>
<td>355</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Ottershaw</td>
<td>291</td>
</tr>
<tr>
<td>Thorpe</td>
<td>43</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Estates renewal (Council owned land)</td>
<td>144</td>
</tr>
<tr>
<td>Other</td>
<td>22</td>
</tr>
<tr>
<td>Total</td>
<td>6817</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

In addition to the employment floorspace referenced in table 1, it should be noted that some additional employment provision is also expected to be delivered outside...
Strategic Employment Areas over the period of the Local Plan.

The expected growth deliveries for each settlement area as set out in the table within this Policy are minimum requirements. Further development within the Borough’s settlement areas will not be refused if, over the plan period, growth expectations have been exceeded for any settlement, provided development proposals are in accordance with other policies in this Plan.

Justification for inclusion of policy

5.34 In arriving at its spatial development strategy, the Council has taken account of national planning policy, responses received through public consultation, the evidence that has been prepared to support the Local Plan and the SA. The Spatial Development Strategy has been used to shape the site allocations set out in policies SL2 to SL19, IE1 and IE10, it will continue to be used to help shape development ambitions and proposals to be set out in future DPDs.

5.35 The spatial development strategy will help deliver all Local Plan objectives.

Delivery of Development

5.36 The Spatial Strategy makes provision for 7413 net additional dwellings over the plan period in the Borough.

5.37 In the period 1st April 2015 to 31st March 2017, 561 net additional dwellings were completed in Runnymede, a shortfall of 472 units required to deliver the OAN in full over this two year period. A further 3212 net additional dwellings are also expected to come forward as part of the rolling five year housing land supply (2017 to 2022) which also includes the first phases of LGV, resulting in a net delivery of 642 dpa during this period. This annual supply over the next 5 years will ensure that the shortfall in housing provision during the first two years of the Plan period is made up and also incorporates a buffer of 9% to allow for choice in the market and flexibility as required by the NPPF. Over the period 2021 to 2025, town centre regeneration schemes are expected to be delivered along with further phases of LGV and a number of urban extensions. In the period 2025 to 2030, the final urban extensions are expected to come forward along with the final phases of LGV and development of the remaining identified opportunity areas.

5.38 Table 2 sets out the estimate of housing delivery over the Plan period and how it will be derived. Policy SD3 sets out the sites allocated in this plan along with their estimated capacity and phasing.

5.39 A number of allocations around the A320 have been phased towards the latter end of the plan period as they are contingent on the delivery of infrastructure improvements in this area of the Borough.

5.40 This Plan contains further Policies and site pro formas for each allocated site which provide a greater level of detail about the sites and development requirements which will be expected to be complied with, including for open space and infrastructure, to facilitate their sustainable development.
### Table 2: Expected Housing Delivery 2015 to 2030

<table>
<thead>
<tr>
<th>Component</th>
<th>Dwellings</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>A) Housing required 2015 - 2030 to meet objectively assessed needs</td>
<td>7507</td>
<td></td>
</tr>
<tr>
<td>B) Homes completed 2015/16 to 2016/17</td>
<td>565</td>
<td></td>
</tr>
<tr>
<td>C) C2 completions (+3) 2015/16 to 2016/17</td>
<td>-4</td>
<td></td>
</tr>
<tr>
<td>D) Estimated supply from existing planning permissions (5 net and above)</td>
<td>507</td>
<td></td>
</tr>
<tr>
<td>E) Windfall estimate for sites of 1 – 4 dwellings</td>
<td>256</td>
<td>Assume supply will reduce by 15% from year 6 onward</td>
</tr>
<tr>
<td>F) Prior approvals</td>
<td>298</td>
<td>Assume supply will reduce by 15% from year 6 onward</td>
</tr>
<tr>
<td>G) Contribution from C2 older accommodation (+3)</td>
<td>191</td>
<td>15% discount applied to those with no permission or not started</td>
</tr>
<tr>
<td>G) New settlement at Longcross GV</td>
<td>1718</td>
<td></td>
</tr>
<tr>
<td>H) Other strategic allocations</td>
<td>3534</td>
<td></td>
</tr>
<tr>
<td>I) traveller accommodation on allocations</td>
<td>35</td>
<td></td>
</tr>
<tr>
<td>J) Housing from suitable SLAA sites including estate regeneration</td>
<td>452</td>
<td>See appendix B for site maps</td>
</tr>
<tr>
<td>K) Underdelivery of 15% for sites non allocations not started (C3 only)</td>
<td>-139</td>
<td></td>
</tr>
<tr>
<td>L) Total B-K</td>
<td>7413</td>
<td></td>
</tr>
<tr>
<td>Total shortfall (against OAN over the period of the Local Plan)</td>
<td>94</td>
<td></td>
</tr>
</tbody>
</table>
Policy SD3: Site Allocations

The sites listed within this Policy are allocated for development and are expected to deliver the level of development as set out in the table below. Further information on the requirements for each site are set out within other policies in this Plan. Unless otherwise stated in the individual site allocation policies, sites will be expected to be delivered in compliance with the policies of this Plan when read as a whole.

<table>
<thead>
<tr>
<th>SLAA site reference</th>
<th>Site</th>
<th>Type of scheme proposed</th>
<th>Phasing</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>Brox Road Nursery, Ottershaw</td>
<td>Residential development incorporating a minimum of 40 units</td>
<td>2019-2021</td>
</tr>
<tr>
<td>17</td>
<td>Coombelands Lane, Rowtown</td>
<td>Residential development incorporating a minimum of 40 units</td>
<td>2018-2021</td>
</tr>
<tr>
<td>48</td>
<td>Hanworth Lane, Chertsey</td>
<td>Residential development incorporating a minimum of 325 units</td>
<td>2017-2021</td>
</tr>
<tr>
<td>51</td>
<td>Byfleet Road, New Haw</td>
<td>Employment development incorporating a minimum of 20,000sqm of net additional B1c/B8 floorspace.</td>
<td>2018-2023</td>
</tr>
<tr>
<td>60</td>
<td>Pyrcroft Road, Chertsey</td>
<td>Residential development incorporating a minimum of 275 units and 5 traveller pitches</td>
<td>2022-2027</td>
</tr>
<tr>
<td>99</td>
<td>Longcross Garden Village</td>
<td>New sustainable settlement incorporating a minimum of 1718 residential units and a range of supporting services and facilities</td>
<td>2016-2030</td>
</tr>
<tr>
<td>156</td>
<td>Blay’s House, Blays Lane, Englefiled Green</td>
<td>Residential development incorporating a minimum of 90 units</td>
<td>2022-2027</td>
</tr>
<tr>
<td>157</td>
<td>Egham Gateway West, Station Road North, Egham</td>
<td>Mixed use scheme incorporating a minimum of 60 residential units, 77 student bedspaces and a mix of A and D class floorspace</td>
<td>2020-2022</td>
</tr>
<tr>
<td>231</td>
<td>St Peter’s Hospital, Chertsey</td>
<td>Residential led development incorporating a minimum of 400 net additional units.</td>
<td>2019-2022</td>
</tr>
<tr>
<td>253</td>
<td>Egham Gateway East, The Precinct, Egham</td>
<td>Mixed use scheme incorporating a minimum of 45 net additional residential units</td>
<td>2022-2024</td>
</tr>
<tr>
<td>254</td>
<td>Parcel B, Veterinary Laboratory site, Rowtown</td>
<td>Residential development incorporating a minimum of 150 net units and 2 traveller pitches</td>
<td>Post 2027</td>
</tr>
<tr>
<td>255</td>
<td>Chertsey Bittams. Parcel A. Green Lane</td>
<td>Residential development incorporating a minimum of 175 net units and 5 traveller pitches</td>
<td>2022-2027</td>
</tr>
<tr>
<td>255</td>
<td>Chertsey Bittams. Parcel B.</td>
<td>Residential development incorporating a minimum of 110 net units</td>
<td>Post 2027</td>
</tr>
</tbody>
</table>
### Justification for inclusion of this policy

**5.41** The Council considers that the sites allocated for development in Policy SD3 are the most suitable when considered against the alternatives appraised through a robust site selection process and SA. They are considered to offer the best opportunity to achieve sustainable development and the delivery of the spatial development strategy.

**5.42** The allocation of development sites help deliver all Local Plan objectives.
Transport and Infrastructure

5.43 The Council recognises that the growth aspirations of this Local Plan represent a step change from past delivery rates and cannot be implemented without the delivery of supporting transport and other infrastructure. The Council also recognises that there a number of existing transport and infrastructure issues within the Borough and beyond including:

- Congestion on a key transport route through the Borough, the A320 and a number of other ‘congestion hotspots’ including the M25 and A317;
- Infrequent and limited bus services during peak hours and limited connectivity by walking/cycling routes in some areas;
- Level crossing barrier down times in the Addlestone and Egham areas in particular causing significant delays and queueing on the surrounding highway network;
- Local GP services exceeding recommended patient list sizes in several locations;

5.44 Whilst delivery of the spatial strategy will be challenging given the existing picture of transport and infrastructure capacity, growth can bring with it opportunities to address existing problems and enhance existing facilities and assets. A number of proposed and potential strategic transport and infrastructure projects are identified within Runnymede and the wider area which, if delivered, will help to achieve improvements to the transport network and infrastructure capacity. These include:

- Four-lane through-running on the M25 between junctions 10 and 12 as identified through the governments first Road Investment Strategy (RIS) with commencement by 2020;
- Potential Southern Rail Access to Heathrow (irrespective of airport expansion);
- Potential for Cross Rail 2 to connect Surrey to central London and beyond to Hertfordshire;
- Wessex Improvement Programme comprising rail station platform lengthening;
- Lower Thames Scheme to provide flood alleviation between Windsor and Teddington Lock with Flood Diversion Channel Two located in Runnymede from Thorpe to Chertsey.
- The M25 South West Quadrant Study which has explored how congestion and capacity issues on the M25 from junctions 10 to 16 could be alleviated. The study recommends pursuing alternatives to travel, sustainable modes of travel and improvements to local routes as alternatives to the M25, but discounts further widening, sections of elevated motorway or parallel tunnels.
- Improvements to the Runnymede Roundabout and Egham Sustainable Transport package

5.45 Working with partners and stakeholders including SCC, Highways England, Network...
Rail, Clinical Commissioning Groups (CCGs) and other health providers, Surrey Nature Partnership and neighbouring authorities, Local Enterprise Partnerships (LEPs), and other transport bodies such as TfSE, the Council will continue to seek opportunities to deliver strategic and local schemes which improve and enhance the quality and capacity of transport and other infrastructure within Runnymede and the wider area.

Active & Sustainable Travel

5.46 Maintaining and improving the accessibility of local and strategic transport networks and promoting active forms of travel is vital in supporting the economic prosperity of the Borough, ensuring that it remains a well-connected and attractive place to live, work and do business.

5.47 Whilst served by six rail stations with connections to London and the wider South East, Runnymede is, to some degree, a victim of its own success with high levels of car ownership and the majority of journeys to work made by private car/van as opposed to 11% by public transport and 14% by walking/cycling. Almost half of all car/van trips in Runnymede are short journeys under 10km and nearly three quarters of the Runnymede workforce commute in from outside the Borough with two thirds of working residents commuting out. The high level of dependency on private vehicles for undertaking journeys, especially short journeys, and high levels of in/out commuting has led to unsustainable patterns of travel in the Borough with congestion on key highways at peak times.

5.48 SCC is the Highways Authority for Runnymede with the third Surrey Local Transport Plan (LTP3) updated by the County Council in 2016. LTP3 seeks to help people meet their transport and travel needs effectively, reliably, safely and sustainably. The Spatial Development Strategy for this Local Plan seeks to direct development to the urban areas of the Borough and allocate sites in areas which perform well in terms of accessibility to public transport and active travel connections and to local services. In this respect, the Spatial Development Strategy provides an opportunity to help achieve modal shift, especially given that a number of short journeys made by car could be replaced by more active and sustainable forms of travel.

5.49 In order to achieve this, the Council will work in partnership with SCC and other stakeholders to help deliver the vision and aims of LTP3 or its successor, and seek opportunities which support and enhance the connectivity, accessibility and attractiveness of active and sustainable travel routes, especially to and from the sites allocated in this Plan.

5.50 Nevertheless, the Council recognises that growth will lead to impacts on the road network. The Runnymede Strategic Highway Assessment Report (SHAR) identifies a number of locations on the Local Road Network, in particular the A320 corridor, which will need some form of intervention to ensure that congestion can be managed and that sites allocated in this plan can be delivered sustainably. Where congestion hotspots have been identified these will be mitigated as fully as possible and development phased to ensure mitigation occurs prior to or alongside development proposals.

5.51 The Council will pursue all necessary and available funding mechanisms to ensure improvements are delivered including through the use of developer contributions and/or a CIL (or its successor).

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3 Census 2011
5.52 The Government has announced that airport expansion in the South East of England will be delivered at some point in the future, possibly over the lifetime of this Plan and has chosen Heathrow as the preferred location. The potential for expansion at Heathrow will have indirect effects on the wider area and has led to the formation of the Heathrow Strategic Planning Group (HSPG) which is made up of a number of authorities, including Runnymede and other bodies, to consider the impacts of potential expansion.

5.53 The position of the Council is that it remains opposed to airport expansion at Heathrow, however, the Council recognises that if airport growth is to come forward, a collaborative approach will be required to tackle the implications of expansion. The Council will continue to be a part of, and work with the HSPG. Whilst Cross Rail 2 will not extend as far as Runnymede, the Council is supportive of this project where this would release additional capacity on the existing rail network serving the Borough.

**Policy SD4: Active & Sustainable Travel**

Working with stakeholders, the Council will support schemes and development proposals which enhance the accessibility and connectivity between people and places by active and sustainable forms of travel. This will be achieved by:

- Supporting and implementing the objectives and strategies of the Surrey Local Transport Plan, strategies and projects prepared by Transport for the South East or agreed under the Duty to Cooperate, and schemes which help to alleviate existing transport and highway problems in Runnymede or the wider area as identified through further partnership working;

- Supporting developments, including sites allocated in this Plan, which integrate with or can provide new accessible, safe and attractive cycling, dedicated cycle ways, pedestrian and public transport routes and associated infrastructure to service and employment centres and rail interchanges, especially in areas with identified congestion hotspots;

- Requiring development proposals, including sites allocated in this Plan, which generate significant traffic movements to submit and implement Travel Plans demonstrating how active and sustainable travel options have been considered and how they will be delivered as well as the remedial actions to be taken should monitoring reveal that Travel Plan targets have been missed;

- Securing improvements to or contributions towards improving the capacity of cycle parking at the Borough’s rail stations;

- Safeguarding land at the A320 as identified on the adopted Policies Map (if required) for transport related infrastructure;

- Securing funding from a range of sources including developer contributions to deliver projects set out within the Runnymede Infrastructure Delivery Plan for transport schemes and highway improvements;

- Phasing site allocations which either individually or cumulatively have a significant impact on the local or strategic highway network to coincide with measures necessary to mitigate impacts prior to or alongside site delivery.
Justification for inclusion of policy

5.54 The NPPF seeks, amongst other things, to support patterns of development and balance the transport system in favour of sustainable modes of transport as well as encourage solutions which support reductions in greenhouse gas emissions and reduce congestion.

5.55 Evidence in the Council’s SHAR identifies a number of congestion ‘hot spots’ and highway issues within Runnymede, in particular the A320. It is therefore considered necessary to include a policy which reiterates the Council’s intention to continue to work with its partners to achieve modal shift and to set out measures which support and achieve active and sustainable travel choices and require developers to explore these opportunities through Travel Plans.

5.56 Not all transport or highways projects will be fully funded at the time of adoption of this Local Plan and as such funding from developer contributions is justified. Some development proposals will also require the implementation of transport or highway improvements before they can be accommodated in the network and therefore the phasing of allocations and/or sites to coincide with improvements is justified.

5.57 Policy SD4 will deliver Local Plan objectives 4, 5 and 13.

Policy SD5: Highway Design Considerations

The Council will support development proposals which maintain or enhance the efficient and safe operation of the highway network and which take account of the needs of all highway users for safe access, egress and servicing arrangements.

Development proposals which generate significant traffic movements must be accompanied by a Transport Assessment or Transport Statement which considers the impact of the proposal on the highway network and identifies the measures to mitigate impacts to acceptable levels. Development proposals will be supported where suitable mitigation measures identified in Transport Assessments and Transport Statements can be secured and implemented.

Relevant design standards for vehicle and cycle parking within development proposals will be assessed against the Council’s adopted guidance and parking standards as set out within Supplementary Planning Documents.

Justification for inclusion of policy

5.58 The NPPF sets out that development which generates significant amounts of movement should be supported by a Transport Assessment or Transport Statement. Evidence in the Council’s SHAR identifies a number of congestion ‘hot spots’ and highway issues within Runnymede and as such it is considered necessary that development proposals fully explore the impact they may have on the highway network, including highway safety & site access and identify measures which can be secured to mitigate their impact for all users including pedestrians and cyclists. A number of areas within Runnymede experience parking issues and as such further guidance on parking standards through a Supplementary Planning Document are justified.
5.59 Policy SD5 will deliver Local Plan objectives 4 and 13.

**Infrastructure Delivery**

5.60 It is important that infrastructure is delivered in a timely manner to ensure that the needs of the occupiers of new development can be met without placing undue burdens on existing infrastructure facilities and services. The levels of growth set out in this plan also mean that existing infrastructure facilities and services will play an important role in helping to meet demand where spare capacity has been identified or where co-location of facilities can be achieved for multiple uses. As such, the Council will be seeking to protect and make best use of its existing infrastructure assets.

5.61 The Council will ensure that infrastructure projects required to enable development proposals to come forward are delivered in a timely fashion either prior to or alongside occupation. However, development proposals which require critical infrastructure to be delivered before they can come forward, including transport and highways infrastructure will be phased to coincide with that infrastructure scheme. If an infrastructure scheme critical to the delivery of development, including sites allocated in this Plan, is uncertain or does not come forward as planned, the Council will consider phasing sites to later in the plan period whilst bringing forward other sites earlier as necessary.

5.62 Based on evidence set out within the Runnymede Infrastructure Needs Assessment (INA) and working with its partners and stakeholders, the Council has prepared an IDP to support the level of growth set out in this Plan. The IDP enables the growth aspirations of the Plan to come forward by indicating when supporting infrastructure projects will come forward and whether this is to enable borough wide or site specific growth.

5.63 The IDP sets out a range of infrastructure projects to be delivered over the lifetime of the Plan and includes details of the timing and type of infrastructure, costs associated with delivery and funding arrangements or gaps and who will lead on delivery. Projects within the first 5 years of the Plan will have greater certainty of being delivered and although longer term projects may be more fluid at this stage, the IDP is a living document which will be updated on a regular basis to ensure it remains up to date with the timing of projects and their costs and funding.

5.64 The Council will continue to seek funding for all infrastructure projects through a range of sources including from central government, LEP, TfSE and developer contributions. The Council will secure developer contributions through the use of S106 agreements, licensing agreements and through the implementation of a CIL Charging Schedule or its successor.

5.65 The definition of infrastructure includes but is not limited to:

| **Transport & Physical Infrastructure** | Local & strategic road network, cycling and pedestrian infrastructure, rail network and stations, bus services, airports and parking, gas supply, electricity supply, heat supply, water supply, waste water treatment, telecommunications infrastructure, Sustainable Drainage Systems (SuDS), flood alleviation measures, waste management. |

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5 Runnymede Infrastructure Needs Assessment (2017) Aecom. Available at: https://www.runnymede.gov.uk/article/11758/Infrastructure

6 Runnymede Infrastructure Delivery Plan (2017) Aecom. Available at: https://www.runnymede.gov.uk/article/11758/Infrastructure
Social & Community Infrastructure - Supported accommodation, social & community facilities including assets of community value, sports centres, affordable housing, nursery and early years, primary education, secondary education, further and higher education, acute care and general hospitals, mental health hospitals, GP surgeries and health centres, libraries, emergency services (police, fire, ambulance), places of worship, prisons.

Green Infrastructure - Parks & Gardens, natural and semi-natural greenspace, green corridors, outdoor sports facilities, amenity green space, open spaces, parks and equipped playing space, allotments, cemeteries and church yards, accessible countryside in urban areas, river and canal corridors, green roofs and walls.

Policy SD6: Infrastructure Provision & Timing

Working with infrastructure providers, developers and other key stakeholders, the Council will support infrastructure projects which deliver the Spatial Development Strategy and allocated development sites as identified within this Plan. The projects required to support the Spatial Development Strategy are identified within an Infrastructure Delivery Plan. The Infrastructure Delivery Plan will be updated over the Plan period to ensure project information remains up to date and is monitored effectively.

Development proposals not allocated in this plan which individually or cumulatively give rise to a need for infrastructure improvements will be expected to mitigate their impact at a rate and scale to meet the needs that arise from that development or a phase of that development. The standards of infrastructure delivery will be expected to comply with other policies set out within this Plan.

Infrastructure identified within the Infrastructure Delivery Plan or through negotiations on individual planning applications will continue to be delivered either through on-site provision or financial contributions and secured through s106, s278 or licensing agreements and through a Community Infrastructure Levy or its successor as well as other identified sources of funding as set out in the Infrastructure Delivery Plan.

Development proposals which are dependent on the delivery of critical infrastructure projects will not be permitted prior to completion of that project or where appropriate, a phase of that project which has been identified as necessary for the development to proceed.

Justification for inclusion of policy

5.66 The NPPF states that Local Plans should include strategic policies to deliver, amongst other things, the provision of infrastructure and should plan positively for the development and infrastructure required to meet the objectives, principles and policies of the NPPF. The NPPF also sets out that it is equally important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion.

5.67 Evidence in the Council’s INA identifies a need for a variety of additional infrastructure development over the plan period to support the growth identified in this Local Plan. The findings of the INA have resulted in the preparation of the IDP which sets out the infrastructure projects necessary to ensure that this Local Plan can be delivered sustainably.
5.68 As such, given the need for additional infrastructure over the plan period a policy which seeks to deliver the projects identified in the IDP as well as the need for site specific infrastructure improvements is justified to ensure that impacts from new development are mitigated as fully as possible. There will also be occasions where infrastructure projects set out in the IDP will not be fully funded or where bespoke infrastructure works are required to enable a development to proceed. As such, the continued use of developer contributions in whichever form they may take in the future, to deliver infrastructure improvements is justified.

5.69 There may also be occasions where development proposals will require infrastructure capacity improvements before they can come forward or are reliant on critical infrastructure projects for delivery.

5.70 Policy SD6 will deliver Local Plan objectives 4, 5 and 13.

<table>
<thead>
<tr>
<th>Policy SD7: Retention of Social &amp; Community Infrastructure</th>
</tr>
</thead>
<tbody>
<tr>
<td>The loss of existing social and community infrastructure facilities or sites will be resisted unless it can be demonstrated that demand can be met from alternative provision which has the capacity to provide facilities through:</td>
</tr>
<tr>
<td>(i) Co-location with existing facilities; or</td>
</tr>
<tr>
<td>(ii) Provision of new facilities which are equally accessible to the community it serves as the existing facility or site which will be lost, and which is of a higher quality and designed flexibly to allow multiple activities; or</td>
</tr>
<tr>
<td>(iii) There is no longer an identified demand for the facility or site; it is not viable for any other social or community use and no other provider of social or community services can make use of the site or facility; or because a social or community use would no longer be appropriate. Evidence of the exercise applicants have gone through to consult with a range of social &amp; community service providers, and to market the facility over a period of 6 months to demonstrate no interest will need to be provided.</td>
</tr>
</tbody>
</table>

**Justification for inclusion of policy**

5.71 The NPPF sets out that to deliver the social, recreational and cultural facilities and services the community needs, planning policies should plan positively for the provision and use of shared space, community facilities and local services to enhance sustainability and guard against the unnecessary loss of valued facilities.

5.72 Whilst, evidence in the Council’s INA does not identify a current capacity issue with social or community infrastructure facilities it does recognise that additional space may be required in the future to accommodate population growth. As such, if existing facilities are to absorb the growth in population it is vital to retain and make the best use of such facilities and a policy guarding against their loss is justified.

5.73 Policy SD7 will deliver Local Plan objective 4.
### Sustainable Design

Runnymede considers sustainable design to be indivisible from good planning and will require developments to demonstrate and implement sustainable design measures which should be considered at the outset of scheme development. This includes the orientation of development to maximise solar gain or cooling, hard and soft landscaping proposals, water efficiency measures and inclusion of electric vehicle charging points in new development. Along with other policies in this plan, these sustainable design principles will ensure that development mitigates and adapts to climate change impacts.

#### Policy SD8: Sustainable Design

Development proposals will be supported where they:

- **a)** Incorporate measures for the secure storage of cycles and storage of waste including recyclable waste;
- **b)** Protect existing biodiversity and include opportunities to achieve net gains in biodiversity as well as greening of the urban environment;
- **c)** Maximise opportunities for passive solar gain and passive cooling through the orientation and layout of development;
- **d)** Incorporate active electrical vehicle charging points in a minimum of 20% of dwellings which benefit from off-street parking in developments of 10 or more net units. In non-residential development of 1,000sqm (net) or more and in new or refurbished public car parks incorporate active electrical vehicle charging points in a minimum of 10% of parking bays;
- **e)** In residential development, including replacements, conversions and subdivisions achieve water efficiency of 110 litres per person per day through compliance with the Building Regulations and where feasible provide rainwater harvesting techniques;
- **f)** In residential schemes of 1ha or more, achieve compliance with Part M4(2) of the Building Regulations with 5% of dwellings to achieve Part M4(3) of the Building Regulations for wheelchair adaptable and wheelchair accessible dwellings\(^7\). The Council will negotiate the type and tenure of units to achieve compliance with Part M4(3) and the split between wheelchair adaptable and wheelchair accessible units based on evidence of need.

#### Justification for inclusion of policy

5.74 The NPPF sets out that planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change. The NPPF also sets out that planning should provide net gains in biodiversity.

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\(^7\) Part M4(3) relates to wheelchair accessible dwellings. Part M4(3)(2)(a) relates to dwellings which can be adapted for wheelchair users in the future and M4(3)(2)(b) relates to dwellings which are built to be accessible to wheelchair users.
5.75 The PPG Note: Housing, Optional Technical Standards, sets out standards which can be adopted in Local Plan policies which go beyond the mandatory requirements of the Building Regulations for water efficiency and accessibility.

5.76 The Council considers that sustainable design is indivisible from good design and that requiring sustainable design features in development is justified. The future growth of electric vehicle technology will see a requirement for more households and businesses requiring vehicle charging infrastructure and evidence of water supply in the south east region demonstrates that water supply is ‘stressed’ and water efficiency measures are required.

5.77 Evidence in the Council’s SHMA demonstrates an ageing population with increasing mobility and accessibility needs and seeking higher standards of accessibility in new dwellings is considered to be justified.

5.78 The Council’s evidence on Local Plan viability also demonstrates that the sustainable design features set out in Policy SD8 are viable taken as a whole with other policies in this plan and would not disproportionately add to development costs or threaten competitive returns.

5.79 Policy SD8 will deliver Local Plan objectives 1, 6, 7 & 9

**Renewable/Low Carbon Energy**

5.80 Runnymede has not prepared any evidence of whether there may be locations within the Borough which could support renewable or low carbon energy projects other than those coming forward through policy SD10. As such, the Local Plan does not identify any locations within the Borough which would be allocated or developed solely for renewable or low carbon energy projects. However, over the lifetime of the Plan, ‘stand-alone’ renewable or low carbon energy projects may come forward which would require a consideration of their overall design and impact on the local environment.

5.81 There may also be opportunities for development to incorporate renewable and/or low carbon technologies, to connect to existing renewable, low carbon or decentralised energy sources, for example existing district heating networks or create opportunities to include new networks within their scheme or beyond.

5.82 The Addlestone One development in Addlestone town centre already includes the provision of district heating and this is also proposed in the redevelopment of Egham Leisure Centre. As such, it may be possible for future redevelopment proposals to connect to these or new networks. Other large scale development proposals, especially mixed use schemes may also prove feasible for inclusion of renewable, low carbon or decentralised energy sources and this should be explored. Opportunities for community-led initiatives may also be feasible and subject to impact, could be supported by the local planning authority. The preparation of Neighbourhood Plans may also reveal further opportunities for community-led initiatives.
Policy SD9: Renewable & Low Carbon Energy

The local planning authority will support proposals which incorporate, connect to or provide renewable, low carbon and decentralised sources of energy, including stand-alone and community-led initiatives, unless any adverse impacts to local amenity or to the built, natural and historic environments cannot be overcome. Proposals which constitute inappropriate development in the Green Belt will need to demonstrate very special circumstances to justify development.

Major development proposals will be required to submit an energy statement demonstrating how the following energy hierarchy has been applied and how it will be implemented in the proposal:

1) Be lean; use less energy
2) Be clean: supply energy efficiently
3) Be green; use renewable energy

For step 3 in the hierarchy, development proposals of 1,000sqm or more of net additional floorspace will be expected to incorporate measures to supply 10% of the development’s energy needs from renewable and/or low carbon technologies unless it can be demonstrated with evidence that this is not feasible or viable. In addition:

i) Development proposing 10,000sqm-50,000sqm of net additional floorspace should consider whether connection to existing renewable, low-carbon or decentralised energy networks8 is possible. Unless it can be demonstrated with evidence that connection to existing networks is not practical, feasible or viable, the development scheme will be expected to connect to existing renewable, low carbon or decentralised energy sources; or

ii) Applications for any development proposing more than 50,000sqm of net additional floorspace will be expected to provide onsite, new decentralised networks of renewable or low carbon energy sources within the development proposal, to exceed the 10% requirement of their own needs, and allow future third party connection, unless it can be demonstrated with evidence that doing so is not practical, feasible or viable.

Justification for inclusion of policy

5.83 The NPPF gives support to renewable and low carbon energy and sets out in paragraph 97 that to help increase the use and supply of renewable and low carbon energy, LPAs should have a positive strategy to promote energy from renewable and low carbon sources, design policies to maximise renewable and low carbon development whilst addressing their impacts. The NPPF is also clear that LPAs
consider identifying suitable areas for renewable and low carbon sources, support community-led initiatives and identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy and for co-locating potential heat customers and suppliers.

5.84 Policy SD9 sets out a requirement for development proposals to explore opportunities to incorporate renewable, low carbon or decentralised forms of energy supply. The Council’s evidence on Local Plan viability demonstrates that requiring 10% of a development’s energy needs to come from renewable, low carbon or decentralised sources is viable and taken as a whole with other policies in this plan will not add disproportionately to development costs or threaten competitive returns. At larger scales of development it is considered reasonable for development proposals to explore opportunities for connection to renewable, low carbon or decentralised networks. For the largest developments it is considered reasonable for development proposals to make provision for new, onsite renewable, low carbon or decentralised networks for third party connection at reasonable market rates.

5.85 Policy SD9 will help to deliver Local Plan objectives 6 & 7.
Longcross Garden Village

5.86 An opportunity to create a new garden village has been identified at Longcross which will require the release of land from the Green Belt and its allocation to create a new sustainable community underpinned by garden village principles. In January 2017 the government announced Longcross in the first tranche of new ‘locally led garden villages’. TCPA guidance sets out that in the design of locally led garden villages, development schemes should embed key garden city principles⁹. These principles are to be applied as appropriate at the local level to ensure the delivery of an attractive and well-designed village with local support. The TCPA principles include:

- Land value capture for the benefit of the community;
- Strong vision, leadership and community engagement;
- Community ownership of land and long-term stewardship of assets;
- Mixed-tenure homes and housing types that are genuinely affordable;
- A wide range of local jobs in the Garden Village within easy commuting distance of homes;
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food;
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience;
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods;
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

5.87 Situated in the west of the borough of Runnymede, the proposed garden village at Longcross will lie close to the settlement of Virginia Water, east of Sunningdale and to the north/northwest of the villages of Ottershaw and Chobham. A small area of the village extends into the administrative area of Surrey Heath and the site adjoins Chobham Common which forms part of the Thames Basin Heaths Special Protection Area (SPA) and Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC). Chobham Common is also a National Nature Reserve (NNR). The whole of the site is also identified as a Biodiversity Opportunity Area (BOA).

5.88 The area of garden village within Runnymede is identified on Figure 3 on page 53 of this Local Plan and the adopted Policies Map. This is the area released from the Green Belt to form the village settlement area within the Borough of Runnymede and extends to some 137 hectares (ha). The designation and use of 12ha of the village which lies within the Borough of Surrey Heath will be a matter for the Surrey Heath Local Plan and Runnymede Borough Council will continue to work with Surrey Heath Borough Council under the Duty to Cooperate to ensure that the proposed garden village is delivered as anticipated.

⁹ Ref: TCPA, Garden City Principles and Garden City Standards for the 21st Century
5.89 The majority of the proposed garden village area comprises the former Defence Evaluation and Research Agency (DERA) site located on both sides of the M3 motorway, as well as the Longcross Barracks site. The areas cross hatched on Figure 3 whilst released from the Green Belt are not expected to come forward for redevelopment during the lifetime of this Plan. The extent of the offsite SANG is also shown on the Plan. The former DERA site also contains a Bowl Barrow Scheduled Ancient Monument and Barrow Hills House and Terrace, both of which are Grade II listed.

5.90 Development of Longcross Garden Village is already partially under construction on the area north of the M3 motorway (known as Upper Longcross) for 200 dwellings, including 37 affordable units. Part of the Upper Longcross area has also been designated an Enterprise Zone (Longcross Park) with permission for up to 79,025sqm of gross employment floorspace, 36,000sqm for a Data Centre and 6,300sqm of retail/community uses\(^\text{10}\). The permission granted for Upper Longcross has also secured a number of contributions towards improving local roads and public transport in the area including improvements to Longcross rail station. However, further improvements to public transport and the local road network will be necessary given the scale of the village as a whole and the impact of other major development on key road corridors.

5.91 A 31ha area of land to the east of the proposed village which comprises Chertsey Common, an area largely made up of open fields and woodland has also received planning permission for use as publically accessible open space in connection with the proposed garden village with the first phase of this completed for 5.1ha of Suitable Accessible Natural Greenspace (SANG) as mitigation for impacts to the Thames Basin Heaths Special Protection Area (SPA).

5.92 The Runnymede Corporate Business Plan identifies an opportunity to develop the Borough’s business base through the Enterprise Zone at Longcross Park with the corporate theme ‘Improving Our Economy’ including the priority to support the development of the Longcross Park Enterprise Zone.

\(^{10}\) RBC App. No. RU.13/0856 (amended by RU.16/0584), including land uses B1, sui generis Data Centre, A1-A5, C3 residential, D1 and D2.
Figure 3: Map of the Longcross Garden Village
The Vision for Longcross Garden Village

5.93 The vision statement for the proposed Longcross Garden Village is:

‘To deliver a development of the highest quality which encompasses garden village principles within a characteristically wooded Surrey setting; a development that creates a highly sustainable mixed use community with a wide variety of housing types and where residents will be able to access on-site services and facilities to fulfil many of their daily needs. The village will provide unique local employment opportunities through the Longcross Park Enterprise Zone and other on-site retail, community and leisure facilities. Furthermore, the development will maximise opportunities to promote non-car modes of travel through enhancement of the Longcross station rail service, a new bus service, electric vehicle charging and new pedestrian and cycle infrastructure to ensure sustainable connectivity with existing towns and villages. In combination with other opportunities for the longer term community stewardship of assets, extensive areas of interconnected green infrastructure, food production, net gains in biodiversity, climate resilient design and sustainable energy measures, Longcross Garden Village will be a 21st Century village community that reflects the best that Surrey has to offer’.

5.94 The Local Authority expects the new garden village at Longcross to come forward as an exemplar form of development, epitomising good practice in the delivery of sustainable new communities and their supporting infrastructure. In accordance with DCLG’s prospectus for LLGVs, the development should be seen as an opportunity to create a well-designed, locally distinct place with its own character and identity based on garden village principles; and not just be an exercise in creating a ‘housing estate in the countryside’.

5.95 In order to achieve this, the garden village must offer a wide range of housing types including a mix of sizes, tenures and accessibility for traditional housing, specialist housing for older people, serviced self/custom build plots, starter homes and Gypsy/Traveller pitches.

5.96 In order to avoid harm to the Thames Basin Heaths SPA and Thursley, Ash, Pirbright and Chobham SAC, the garden village will be expected to provide mitigation in the form of Suitable Accessible Natural Greenspace (SANG) and contributions towards Strategic Access Management & Monitoring (SAMM). Given the proximity of the new village to the SPA/SAC, higher standards of SANG than 8ha per 1,000 population as set out in Policy NE1 will be required to avoid significant effects, unless agreed otherwise with Natural England. The Longcross Barracks area of the village falls within 400m of the SPA/SAC where net additional dwellings will not be permitted. However, subject to agreement with Natural England, this area could be utilised for other forms of development which could include, for example, care/nursing accommodation for those with limited mobility, or other supporting uses.

5.97 Alongside the provision of SANG, the village will also deliver a range of other green infrastructure typologies. The provision of interconnected green infrastructure offers the opportunity to provide areas within the village for recreation, movement and food production as well as deliver net gains in biodiversity and improve landscape character. The village will be located within an identified Biodiversity Opportunity Area (BOA) and development will help achieve BOA objectives and targets, especially with respect to creating priority habitat and species recovery. The delivery of green infrastructure will provide opportunities to achieve the objectives of the Surrey Landscape Character Assessment.

5.98 The new village will provide community facilities and assets including a 2 Form of Entry (2FE) primary school with pre-school/early years settings and community space which
is capable of fulfilling a number of roles and services. A range of local retail facilities as well as other uses which will add vibrancy and vitality to village life will also be provided including the possibility of hotel and conferencing facilities. The Local Authority will expect developers to provide for the transfer of community buildings and green infrastructure into community ownership to secure the long-term stewardship of these assets.

5.99 To be a truly sustainable new community, the village will need to be served by a range of sustainable and active travel choices both within the village and linking to other settlements in the area. The village already benefits from limited rail services on the London Waterloo-Reading rail line at Longcross Station with the permission granted at Upper Longcross securing funding necessary for Surrey County Council with the train operating company to facilitate improvements to rail services. Runnymede will work with developers, Surrey County Council and Network Rail to secure the most appropriate rail service to support the development.

5.100 The permission for Upper Longcross also secured contributions towards a demand responsive bus service for a period of 9 years to be procured by Surrey County Council. A bus service for the village which links to other settlements and main service centres will need to be made permanent. Surrey County Council will work with the developers and other relevant partners to achieve this, and contributions will need to be provided by the developer.

5.101 Every effort will be made to deliver the new garden village as sustainably as possible, having regard to the promotion of travel choices by rail, bus, cycling and walking over use of the private car. However, potential impacts to the surrounding highway network have been identified, notably in respect of the A320. Where impacts are significant, improvements and enhancements to the local road network would be required. A list of highway improvement schemes to help deliver the new village are set out within the Infrastructure Delivery Plan (IDP) which identifies the indicative timing, costs and funding arrangements for each scheme.

5.102 To aid in the improvement of air quality, and given likely advances in vehicle technology over the plan period and beyond, the Garden Village will be expected to incorporate facilities for the charging of electric vehicles.

5.103 The future development of the garden village will need to be set out within the context of a village wide masterplan and an agreed suite of supporting strategies and parameter plans, which the developer will be expected to submit with a site-wide outline or hybrid planning application. These will jointly form a framework for reserved matters applications and the phased delivery of the village. Such strategies shall include a Community Participation Strategy setting out how the garden village will be genuinely locally-led from early scheme development to the longer term stewardship of village assets.

5.104 It should be noted that this policy for the Garden Village should be read alongside the other policies in this Local Plan which address other key matters that are not specifically referenced in policy S8 but which will be relevant to any development scheme which comes forward at the site. For example, policy EE10 which is concerned with the impact of the development on the Thames Basin Heaths Special Protection Area is also relevant to the Longcross Garden Village although it was not considered necessary to repeat the pertinent points from policy EE10 in the policy below. Development proposals will be expected to satisfy the requirements of the policy unless delivery can be demonstrated by the applicant as being unviable and/or unfeasible.
Policy SD10: Longcross Garden Village

The land shown in figure 3 in this Local Plan and on the Policies Map is allocated for the purpose of delivering a new garden village at Longcross. The areas in figure 3 shown cross-hatched in orange are not allocated for development. Consent for a site wide village masterplan will be permitted if it can demonstrate delivery of:

a) High-quality inclusive design, creating a distinct new Surrey garden village settlement with its own identity and character, which protects and enhances existing heritage assets and recognises and reflects its place within the Surrey vernacular. This will be achieved through:

- Creating buildings, layouts and spaces of the highest quality which promote a sense of place, interact with one another, achieve inclusive and accessible design, are resilient and which weave green infrastructure into the fabric of the built environment. A masterplan will be expected to demonstrate how this will be achieved for each phase or character area of the village including custom/self-build plots, through design codes for layouts, streets and buildings including building heights and materials;
- Creating routes throughout the village which are well connected to one another forming a network of attractive, accessible, legible and safe routes for all users and which maximise opportunities for natural surveillance and connections with green infrastructure;
- Outlining and implementing a strategy for integrating public art into the village;
- Maximise opportunities to reduce the use of natural resources through a fabric-first approach, potentially including passive solar design, passive cooling and implementing water efficiency measures in accordance with policies SD8 and SD9;
- Delivering accessible and adaptable non-specialist housing in compliance with Policy SD8;
- Protection and enhancement of heritage assets and their setting including the investigation, recording and safeguarding of known and/or potential finds of archaeological significance. The development shall explore opportunities to retain and reference the site’s historical links with the defence industry.

b) Around 1,700 net additional dwellings and specialist accommodation which comprises a mix of housing tenures and types including:

- Affordable housing delivered at 35% of net additional dwellings including starter homes and which should generally follow the percentage splits given in the table below:
<table>
<thead>
<tr>
<th>Affordable Type/Tenure</th>
<th>% Split</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1 bed</td>
<td>2 bed</td>
</tr>
<tr>
<td>Affordable Rent</td>
<td>65%</td>
<td>0%</td>
</tr>
<tr>
<td>Social Rent</td>
<td>10%</td>
<td>25%</td>
</tr>
<tr>
<td>Shared ownership</td>
<td>15%</td>
<td>50%</td>
</tr>
<tr>
<td>Starter Homes</td>
<td>10%</td>
<td></td>
</tr>
</tbody>
</table>

- At least 10 serviced pitches and/or plots for Gypsies and Travellers in groupings of at least 3 pitches;
- The provision of an extra-care facility comprising in the order of 60 units to assist in meeting the specialist accommodation requirements for those with care needs including for an ageing population;
- Up to a maximum of 5% of non-specialist housing to be delivered by SMEs and/or as serviced custom plots and/or self-build plots and delivered in phases, to be negotiated, dependent on the type and level of demand as evidenced on the Council’s Self and Custom build register.

The range of housing to be provided on the site could also include other types of provision not listed above, for example build to rent units, sheltered housing or care home provision where it is demonstrated that such accommodation would help meet identified local needs.

c) Up to 79,025sqm of gross employment floorspace together with up to 36,000sqm of Data Centre uses (including not less than 16,000 sqm (GEA) of B1 office employment floorspace) within Longcross Park Enterprise Zone, including a variety of provision from small start-up through to large headquarters style office provision, and for C1 hotel and conferencing facilities.

d) A range of local facilities and services which:
   - Provides the building and land for a 2FE primary school with pre-school/early years settings;
   - Contributes financially towards the provision of secondary school infrastructure in the Borough;
   - Provides a sustainable mix of community facilities and leisure spaces which provide opportunities for public events to ensure a thriving village which promotes healthy living;
   - Provides local retail facilities, a public house and other local services.
e) A range of sustainable transport choices which facilitate connections within the village and to other nearby settlements and which maximise opportunities for modal shift by optimising connectivity within the site by walking/cycling with improvements to the local road network to mitigate significant impacts. This will include:

- Securing permanent upgrades to Longcross Station and working with partners and Network Rail; delivery of an increased stopping service on the Reading to Waterloo rail line;

- Delivery of on and off site improvements to the local road network to mitigate significant impacts as set out (but not limited to) in the Infrastructure Delivery Plan (IDP);

- Provide funding towards a permanent bus service for the village which links with neighbouring settlements including a major service centre outside of the Borough;

- A network of safe and wherever possible segregated cycling and walking links within the village which provide direct connectivity between different land uses within the village, with existing settlements (including the Longcross Barracks site) and the existing routes beyond the village boundaries;

- A strategy to provide at least 20% of all residential parking spaces (allocated and/or non-allocated) and 10% of all non-residential parking spaces with active electrical vehicle charging opportunities. All communal residential and non-residential parking spaces within the village are to be provided with passive charging infrastructure to support future delivery of active charging points, supported by ongoing monitoring of electric vehicles demand within the development which is to be secured through a site-wide Travel Plan and section 106 agreement.

In addition to the above, traffic generation targets will be negotiated with the developers, based upon an up-to-date transport assessment and any exceedances will be monitored and mitigated through measures outlined within a site-wide transport strategy.
f) A suite of connected green and blue infrastructure improvements across the range of different typologies with protection and enhancement of the natural environment through:

- Ensuring that at least 40% of the allocation is reserved for the delivery of Green Infrastructure, which shall comprise all areas of formal and informal public open space (including open space identified for SuDS and dedicated cycle ways), green roofs and on-site SANG;
- Provision of sporting facilities and areas for informal play as well as equipped playing space;
- Provision of land for food production for individuals and the community as a whole, including allotments;
- Implementation of a comprehensive landscape strategy for the village which takes account of guidance set out in the Surrey Landscape Character Assessment and which seeks to integrate development into the wider environment;
- Having regard to the existing ecological qualities of the site including protected features and the objectives and targets for BOA units TBH01 & THB02, and delivering opportunities for net gains in biodiversity through priority habitat restoration/creation and priority species recovery through a range of green infrastructure typologies;
- A comprehensive village-wide SuDS scheme which ensures all surface water run-off achieves greenfield run-off rates with clear and robust arrangements for future maintenance;

g) Connections to other physical infrastructure including to the telecommunication, electricity, gas, potable water and sewer networks or alternative on-site treatment as well as super-fast broadband for all businesses, community facilities and households.

h) A phased approach to development demonstrating how each phase will contribute to and integrate with the design concepts of the village as a whole and be supported by the facilities & infrastructure necessary to ensure the village is a sustainable and thriving community from the outset.

i) Proposals for the long-term ownership and stewardship of assets, including community buildings and green infrastructure. Application proposals will need to set out, through a Community Participation Strategy, measures by which a community interest company, trust or similar body will be established and funded to deliver the successful stewardship of locally-led village community assets over the longer term.

Although not allocated in this Local Plan, any redevelopment proposals in the areas shown cross hatched in orange in figure 3 will not be permitted where they
conflict with the design concepts of the village masterplan and/or would prejudice its implementation.

Justification for inclusion of policy

5.105 Paragraph 52 of the National Planning Policy Framework (NPPF) sets out that the supply of new homes can sometimes be best achieved through planning for larger scale development such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities. NPPF paragraph 83 states that Green Belt boundaries should only be altered in exceptional circumstances and paragraph 84 that when reviewing Green Belt boundaries account should be taken of the need to promote sustainable patterns of development.

5.106 The exceptional circumstances to alter Green Belt boundaries have been set out in a separate topic paper. The allocation of land to provide a new garden village at Longcross has been considered in the round along with all other potential sites for allocation outside the existing urban area within the Site Selection Methodology & Assessment (SSMA).

5.107 The allocation of a garden village at Longcross is large enough to achieve a sustainable new settlement. It will create opportunities to meet a wide range of housing needs, healthy living, employment and community facilities founded on a robust framework of green infrastructure. This will reduce the need for its residents to travel to meet their day to day needs but, will deliver a range of sustainable and active travel choices should they need to travel further afield.

5.108 Upper Longcross is previously developed and has already been granted permission for 200 new homes and up to 79,025sqm of gross employment floorspace with associated retail/community facilities with the area south of the M3 partially developed. The results of the Runnymede SSMA and Site Capacity Analysis show that the new village is largely unaffected by any significant constraints, performs weakly or not at all against Green Belt purposes and is therefore one of the better performing sites for allocation.

5.109 Development of the village is deliverable, with the land available for development now, in a suitable location and evidence demonstrates that the site is viable including with the requirements of this policy. The allocation of a new garden village at Longcross therefore contributes to the Local Plan being positively prepared, justified, effective and consistent with national policy.

5.110 Policy SD10 supports Local Plan objectives 2, 5, 6, 7, 8, 9, 11 and 12.
6. Supporting Local People

Health & Wellbeing

6.1 The link between planning and health is becoming progressively established, with place-making playing a vital role. Health and Wellbeing is considered to be a cross-cutting issue, with links to a number of other policy areas in this Local Plan, including design, infrastructure, the economy and the environment. The built and natural environments are major determinants of health and wellbeing as they can be used to encourage more active lifestyles, and can play a role in reducing stress.

6.2 Public Health England’s, *Spatial Planning for Health: An evidence resource for planning and designing healthier places,* reports that the majority of health outcomes are explained by factors other than healthcare, drawing links with design; housing; food; nature; and transport.

6.3 The Government confirms the importance of health and wellbeing in national policy. In particular, the social pillar of sustainable development in the NPPF includes reference to healthy communities and the need to take account of health and wellbeing needs of the local population.

PPG also states that ‘Local Planning Authorities should ensure that health and wellbeing, and health infrastructure are considered in Local and Neighbourhood Plans and in planning decision making’. The PPG supports national policy by stating that ‘development proposals can support strong, vibrant and healthy communities and help create healthy living environments which should, where possible, include making physical activity easy to do and create places and spaces to meet to support community engagement and social capital’.

6.4 The borough has a relatively healthy population, with 51.3% reporting to be in very good health and 34.1% reporting to be in good health. In 2015, the percentage of adults in Runnymede undertaking 150 minutes of physical activity per week was around 60%, with upward trends in Surrey of utilising outdoor space for exercise. Data collected on behalf of Active by Design indicates that low fitness is the highest factor in cause of early death for males and females, which in turn makes a contribution to coronary heart disease; colon cancer; breast cancer and type-2 diabetes.

6.5 Runnymede has an ageing population with residents aged 65+ projected to increase over the lifetime of the plan bringing with it challenges for local services. The Council’s wellbeing plan for older people, sets out an action plan enabling older people to live in an environment where personal safety; social engagement and activity is promoted to maximise wellbeing. The Council also part-funds with Sport England ‘Get active 50+’, a scheme to assist people aged over 50 to lead active and healthy lives through a variety of sports activities. Whilst this scheme is due to cease in December 2017, the Council will continue to engage with and develop initiatives that engage with older people and other target groups.

6.6 The Council also promotes the Surrey Youth Games aimed at young people aged 7-16 as well as other local and national programmes that deliver holiday activities for

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12 Effect of physical inactivity on major non-communicable diseases worldwide: An analysis of burden of disease and life expectancy, 2012
13 Active People Survey, Sport England
children; and works in partnership with a Surrey-based charity working with vulnerable young people to provide a multi-sports programme.

6.7 Indices of deprivation show that 9.6% of children live in poverty in Surrey whilst this figure is 11.8% for Runnymede. Specifically, data from 2014 shows that poverty is particularly high for Chertsey St Anns and Englefield Green West wards. Although in general, Runnymede is relatively affluent, the CBP identifies the ‘pockets’ of need, which also have associated health problems and has an aspiration to support and improve quality of life of vulnerable and deprived people.

6.8 There is also a link between deprivation and obesity amongst young people and evidence points to the fact that having access to recreational infrastructure, such as parks and playgrounds is associated with reduced risk of obesity among adolescents.

6.9 There is limited data on mental health; however, information obtained from 2010/11 shows that approximately 1.9% of Runnymede’s population accessed NHS specialist mental health services from ages 18-65+.

6.10 Issues relating to mental health and deprivation can be alleviated to an extent through providing opportunities for social interaction. This can come in a number of forms, one of which is community gardens, which have a number of benefits, not just social. Health and wellbeing benefits include fostering community identity; healthier diet and stress reduction. This is further improved if the community is able to take ownership of these opportunities.

6.11 Runnymede Borough Council is part of Arts Partnership Surrey - an alliance of nine local councils and trusts, working together to bring cultural experiences to local residents. In addition, a Living Well Week is also organised each year, where the Council works with a range of partners to offer residents free information sessions and low cost activities focused around health and wellbeing.

6.12 Air pollution is an important determinant of health. Numerous epidemiological studies, including large cohort studies that follow people’s health over several years, have found an association between air pollution and a wide range of adverse health effects (World Health Organisation Regional Office for Europe, 2005). Estimates of the percentage of mortality attributable to long term exposure to particulate air pollution in Runnymede is 4.9%. This is higher than England and the South East averages (both 4.7%) (Public Health England, 2017).

6.13 A number health and well-being issues are considered through other policies in this Plan but the overarching approach, specifically ensuring that development does not have an overall negative impact on the health or wellbeing of local people or communities is set out in Policy SL1.

Policy SL1: Health and Wellbeing

The Council is supportive of development that promotes community facilities and provides access to cultural experiences. The Council also supports development proposals which take opportunities to assist people of all ages and backgrounds living, working and relaxing in Runnymede to lead healthy lifestyles and improve quality of life.

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14 Surrey dataset Children in low income households, 2014
New major development should:

- Encourage people to take physical exercise by providing opportunities for walking, cycling, outdoor recreation and sport;
- Promote opportunities for recreation and social interaction.

In residential led schemes, opportunities should also be taken where possible to allow residents to grow their own food.

**Justification for inclusion of policy**

6.14 The NPPF emphasises the importance of health and wellbeing and that LPAs should work with health professionals to take account of current and future needs of the local population and take account of relevant barriers to improving health and well-being.

6.15 As this policy is cross-cutting, there are further policies relating to health and wellbeing in other policies in this Plan. This policy should be read in conjunction with, infrastructure, design; recreation; natural environment; LGV and sustainable development policies in this Plan and as required, in relation to Local Plan allocations.

6.16 Policy SL1 will help to deliver Local Plan objectives 1, 3, 4 and 8.
Housing

6.17 Housing is a requirement for all the population, and its quality, availability and affordability are essential for a good quality of life. Maintaining a supply of decent homes that can meet everyone’s needs in a high quality environment is a fundamental principle in the creation and maintenance of vibrant and healthy communities and a sustainable and growing economy.

6.18 This not only applies to the quantity of housing but also to ensuring that new housing is developed in the most appropriate locations and provides for the differing needs of the population, including through the provision of a range of house sizes and tenures, and accommodation for specific groups within the community.

6.19 To meet the housing needs of the Borough’s growing and ageing population this Local Plan identifies sites for a range of housing in suitable locations that offer access to jobs, key services and infrastructure. Homes must also be of the right types, sizes and tenures to meet the needs of the population and be located in safe, attractive and sustainable environments.

6.20 Runnymede Borough is a popular place to live, and as a result house prices are high. Many households are unable to afford decent housing without subsidies. This Plan therefore, includes measures that will assist in meeting the needs of those who are unable to afford to rent or buy homes on the open market.

6.21 The Council recognises that allocating sites requires balancing the need for housing with the need to protect the Borough’s environment. At the same time it is necessary to ensure that new development, and existing communities, will be served by suitable infrastructure provision that enables those communities to thrive. This section of the Local Plan seeks to ensure that these competing issues are addressed effectively in promoting and deciding on housing proposals for allocated sites and in general.
Policy SL2: Housing Allocation at Brox End Nursery, Ottershaw

<table>
<thead>
<tr>
<th>Site ref and name</th>
<th>Timing</th>
<th>Between 2019-2021</th>
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</thead>
<tbody>
<tr>
<td>Development Requirements</td>
<td></td>
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<tr>
<td>This 1.4ha site is located to the south of Ottershaw and will deliver a high quality development that will:</td>
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<tr>
<td>a) Make provision for a minimum of 40 net additional C3 dwellings;</td>
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<tr>
<td>b) Take account of Tree Preservation Order 384, site boundary vegetation and the built development strategy for unit SS4 of the Surrey Landscape Character Assessment in the design, layout and landscaping of the site. This will need to be demonstrated and implemented through an appropriate landscaping strategy;</td>
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<tr>
<td>c) Contribute towards the improvement of and maximise opportunities to provide safe and attractive links to the existing public rights of way network in the locality of the site, especially FP21 and FP30 avoiding severance and re-routing;</td>
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<tr>
<td>d) Through provision of landscaping and boundary planting provide net gains in biodiversity; This will need to be demonstrated through appropriate habitat/species surveys and implementation of management plans;</td>
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<tr>
<td>e) Include measures to mitigate the impact of development on the local road network as identified through a site specific Travel Plan and Transport Assessment including exploring opportunities for the site to link with or contribute to links to the A320 off-road cycle route;</td>
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<tr>
<td>f) Make a financial contribution(s) either through S106 or CIL (or its successor) towards the expansion of early years and primary school infrastructure at Marshfields CoE Infant and Ottershaw CoE Junior Schools and a financial contribution towards secondary school infrastructure;</td>
<td></td>
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</tbody>
</table>
g) Avoid impact to the Thames Basin Heaths SPA through an approved scheme of mitigation which makes provision for the delivery of SANG and a financial contribution(s) towards SAMM;

h) Provide or contribute to any other infrastructure identified at application stage which is necessary to make the site acceptable in planning terms.
### Site ref and name

**Timing** | Between 2017-2021

**Development Requirements**

The site is under construction for 130 dwelling units on part of the site. The area of the site remaining to be developed will deliver a high quality development that will:

- **a.** Make provision for a minimum of 195 net additional C3 dwellings;
- **b.** Take account of site boundary vegetation and the built development strategy for unit SS3 of the Surrey Landscape Character Assessment in the design, layout and landscaping of the site. This will need to be demonstrated and implemented through an appropriate landscaping strategy;
- **c.** Contribute towards the improvement of and maximise opportunities to provide safe and attractive links to the existing public rights of way network especially FP35 avoiding severance and re-routing as well as links between the north and south parcels of the site;
- **d.** Deliver appropriate flood risk mitigation and SuDS as identified through a site specific flood risk & drainage assessment. The drainage strategy will be expected to consider any implications of the site being located in SPZ2. The Flood Risk Assessment will be expected to ensure that the potential flood risk associated with the ordinary watercourse which runs through the site is assessed;
- **e.** Through provision of an ecological buffer around the existing watercourse running through the middle of the site, landscaping and site boundary vegetation, provide net biodiversity gains and measures to safeguard biodiversity interests at Pannells Farm SNCI to the south of the site with an appropriately designed green infrastructure buffer. This will need to be demonstrated through appropriate habitat/species surveys and implementation of management plans;
f. Make a financial contribution(s) towards the provision of early years, primary and secondary school infrastructure either through S106 or CIL (or its successor);
g. Avoid impact to the Thames Basin Heaths SPA through an approved scheme of mitigation which makes provision for the delivery of SANG and a financial contribution(s) towards SAMM;
h. Relocation of the existing school/college playing fields in a location appropriate for the needs of Salesian Secondary School/College rather than provide or contribute to outdoor sports facilities contrary to Policy SL26;
i. Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent rail line.
j. Provide or contribute to any other infrastructure identified at application stage which is necessary to make the site acceptable in planning terms.
### Policy SL4: Housing Allocation at Coombelands Lane, Addlestone

#### Site ref and name

**Timing**  
Between 2018-2021

**Development Requirements**

This 1.9ha site is located on the southern side of Row Town and will deliver a high quality development that will:

- a) Make provision for a minimum of 40 net additional C3 dwellings with 40% as affordable with tenure split in line with Policy SL21 unless otherwise agreed;
- b) Take account of Tree Preservation Order 187 and site boundary vegetation in the design and layout of the site;
- c) Include measures to mitigate the impact of development on the local road network as identified through a site specific Travel Plan and Transport Assessment;
- d) Make a financial contribution(s) towards the provision of early years, primary and secondary school infrastructure either through S106 or CIL(or its successor);
- e) Avoid impact to the Thames Basin Heaths SPA through an approved scheme of mitigation which makes provision for the delivery of SANG and a financial contribution(s) towards SAMM;
- f) Provide or contribute to any other infrastructure identified at application stage which is necessary to make the site acceptable in planning terms.

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Runnymede Draft Local Plan 2015-2030
Policy SL5: Housing Allocation at Blays House, Blays Lane, Englefield Green

Site ref and name

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<th>Timing</th>
<th>2022-2027</th>
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Development Requirements

This 2.86ha site is located on the southern side of Englefield Green and will deliver a high quality development that will:

a) Make provision for a minimum of 90 net additional C3 dwellings;
b) Take account of site boundary vegetation in the design, layout and landscaping of the site especially fronting Wick Road and the north boundary of the site; This will need to be demonstrated and implemented through an appropriate landscaping strategy;
c) Safeguard biodiversity at the Windsor Great Park SNCI in the design and layout of the site through an appropriately designed green infrastructure buffer and through provision of boundary vegetation and landscaping take account of the objectives and targets for Biodiversity Opportunity Area TV01. This will need to be demonstrated through appropriate habitat/species surveys and implementation of management plans;
d) Ensure that the Locally Listed Park House and its setting is maintained and enhanced;
e) Include measures to mitigate the impact of development on the local road network as identified through a site specific Travel Plan and Transport Assessment and improve the pedestrian footway between the site and London Road;
f) Make a financial contribution(s) towards the provision of early years, primary and secondary school infrastructure either through S106 or CIL (or its successor);
g) Avoid impact to the Thames Basin Heaths SPA through an approved scheme of mitigation which makes provision for the delivery of SANG and a financial contribution(s) towards SAMM;
h) Provide or contribute to any other infrastructure identified at application stage which is necessary to make the site acceptable in planning terms.

It should be noted that an ordinary watercourse runs along/through the site which could present a flooding risk. This should be addressed in the Flood Risk Assessment which would be expected to be submitted with any planning application at the site. The potential for an ecological buffer to be provided around the watercourse will also be expected to be explored and implemented where it is feasible to do so.
Policy SL6: Housing Allocation at Pyrcroft Road, Chertsey

**Site ref and name**

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<th>Timing</th>
<th>Between 2022-2027</th>
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**Development requirements**

This 6.8ha site is located on the western side of Chertsey and is formed from four parcels of land at Chilsey Green Farm, Grange Farm, Grange Farm Retirement Home and St Ann’s Lodge. The Council’s preference is for a high quality development that will come forward in a single comprehensive scheme which will:

a) Make provision for a minimum of 275 net additional C3 dwellings and 5 net additional serviced pitches for Gypsies/Travellers;
b) Retention of The Grange Retirement Home in its existing use;
c) Take account of and retain site boundary vegetation in the design and layout of the site including TPO 235 fronting Pyrcroft Road and provide supplementary planting with native species where necessary;
d) The retention of boundary planting should be used as an opportunity to provide net gains in biodiversity. This will need to be demonstrated through appropriate habitat/species surveys and implementation of management plans;
e) Contribute towards the improvement of and maximise opportunities to provide safe and attractive links to the existing public rights of way network;
f) Include measures to mitigate the impact of development on the local road network as identified through a site specific Travel Plan and Transport Assessment exploring opportunities for the site to link with or contribute to the A320 off road cycle route and/or National Cycle Route 4 from Chertsey to Egham;
g) Avoid impact to the Thames Basin Heaths SPA through an approved scheme of mitigation which makes provision for the delivery of SANG and a financial contribution(s) towards SAMM;

h) Make a financial contribution(s) towards the provision of early years, primary and secondary school infrastructure either through S106 or CIL (or its successor);

i) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent rail line.

j) Provide or contribute to any other infrastructure identified at application stage which is necessary to make the site acceptable in planning terms.

In the event that the area shown cross hatched on the above plan does not come forward, provision should be made for a minimum of 175 net additional C3 dwellings and 5 net additional serviced pitches for Gypsies/Travellers at Chilsey Green Farm. In the event that the site comes forward in two or more phases, the serviced Gypsy/Traveller pitches will be expected to come forward in the first phase.

In the flood risk assessment submitted at the site, whilst the risk from all types of flooding should be assessed, the applicant should pay particular attention to assessing and mitigating risks associated with fluvial and surface water flooding. A drainage strategy will also be expected to be submitted as part of a planning application which should consider the implications of the site being partly located in SPZ2. It should also be noted that the site has a potentially high water table which could dictate the design of suds systems. This also needs to be addressed in the drainage strategy.
Policy SL7: Housing Allocation at Thorpe Lea Road North, Egham

This is a 1.99ha site located to the north of Thorpe Lea which is part of the wider Egham urban area. The site is formed from two parcels of land at Glenville Farm and Thorpe Lea Manor. The Council’s preference is for a single comprehensive scheme however separate schemes on each of the parcels of land independent from one another will not be resisted. The site as a whole will deliver a high quality development which will:

- Make provision for a minimum of 85 net additional C3 dwellings and 2 net additional serviced Gypsy/Traveller pitches;
- Take account of site boundary vegetation in the design, layout and landscaping of the site; This will need to be demonstrated and implemented through an appropriate landscaping strategy;
- Through the provision of landscaping and boundary vegetation, achieve net gains in biodiversity; This will need to be demonstrated through appropriate habitat/species surveys and implementation of management plans;
- Include measures to mitigate the impact of development on the local road network as identified through a site specific Travel Plan and Transport Assessment exploring opportunities for the site to link with or contribute to off road cycle routes in the area;
- Make a financial contribution(s) towards the provision of early years, primary and secondary school infrastructure either through S106 or CIL (or its successor);
- Be supported by a Habitats Regulations Assessment to determine whether there will be a likely significant effect on the Thames Basin Heaths SPA and identify and implement a bespoke avoidance solution if significant effects are found in agreement in writing with Natural England.
g) Provide or contribute to any other infrastructure identified at application stage which is necessary to make the site acceptable in planning terms.

A drainage strategy will be expected to be submitted with any planning application at the site which will demonstrate that the surface water from the site can be effectively drained without increasing flood risk within and beyond the boundary of the site.

In the event that the site comes forward in two or more phases, the serviced Gypsy/Traveller pitches will be expected to come forward on the Glenville Farm parcel of the site.
Policy SL8: Housing Allocation at Thorpe Lea Road West, Egham

Development Requirements

This is a 5.39ha site located to the west of Thorpe Lea which is part of the wider Egham urban area. During the Local Plan period the site will deliver a high quality development that will:

a) Make provision for a minimum of 200 net additional C3 dwellings and 3 net additional serviced Gypsy/Traveller pitches;

b) Ensure the scheme does not give rise to adverse impacts to human health from noise/air quality from the M25 by implementing design features and layouts that mitigate these impacts as demonstrated through an appropriate noise/air quality assessment. Development will be permitted in the AQMA, where it can be demonstrated that it will not have any adverse impacts to human health or lead to a deterioration of air quality within the AQMA*.

c) Take account of TPO 98 and site boundary vegetation in the design, layout and landscaping of the site. This will need to be demonstrated and implemented through an appropriate landscaping strategy;

d) Maximise opportunities to provide safe and attractive links to the existing public rights of way network in particular incorporating access to and avoiding severance and re-routing of FP37a;

e) Through the provision of landscaping, boundary vegetation and improving the rights of way network, achieve net gains in biodiversity; This will need to be demonstrated through appropriate habitat/species surveys and implementation of management plans;
f) Include measures to mitigate the impact of development on the local road network as identified through a site specific Travel Plan and Transport Assessment exploring opportunities for the site to link with or contribute to off road cycle routes in the area;

g) Make a financial contribution(s) towards the provision of early years, primary and secondary school infrastructure either through S106 or CIL (or its successor);

h) Be supported by a Habitats Regulations Assessment to determine whether there will be a likely significant effect on the Thames Basin Heaths SPA and identify and implement a bespoke avoidance solution if significant effects are found in agreement in writing with Natural England.

i) Provide or contribute to any other infrastructure identified at application stage which is necessary to make the site acceptable in planning terms.

A drainage strategy will be expected to be submitted with any planning application at the site which will demonstrate that the surface water from the site can be effectively drained without increasing flood risk within and beyond the boundary of the site.

*Site Capacity Analysis evidence recommends 200 C3 units and 3 Gypsy/Traveller pitches but assumes that no development will take place within the AQMA on air quality grounds. If it can be demonstrated that development within the AQMA would not have an adverse impact on human health or on existing air quality the site could provide a higher level of development than set out in a) above.
Policy SL9: Housing Allocation at Virginia Water North

**Site ref and name**

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<tr>
<th>Timing</th>
<th>2019-2030</th>
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**Development Requirements**

This 19.5ha site is located to the north of Virginia Water and is formed from three parcels of land at Gorse Hill House, Kenwolde and Merlewood. The Council’s preference is for a development that will come forward in a single comprehensive scheme however separate schemes on each of the parcels of land independent but complimentary to one another will not be resisted. The site as a whole will deliver a high quality development which will:

a) Make provision for a minimum of 120 net additional C3 dwellings;
b) Ensure that the Locally Listed Merlewood Care Home and its setting is maintained (in its current use) and enhanced;
c) Retain trees which are significant either individually or as groups and take account of site boundary vegetation and built development strategy for unit SW1 of the Surrey Landscape Character Assessment in the design and layout of the site. This will need to be demonstrated and implemented through an appropriate landscaping strategy;
d) As a departure from Policy SL26, provide open space in the form of a publically accessible park & garden with a minimum size of 0.85ha at the Merlewood parcel of land rather than provide or contribute to outdoor sports facilities and allotments;
e) Safeguard biodiversity at The Dell Ancient Woodland SNCI in the design and layout of the
site through an appropriately designed green infrastructure buffer. The provision of a park
& garden, improvements to boundary planting and on-site landscaping should be used as
an opportunity to provide net gains in biodiversity especially taking account of the
objectives of Biodiversity Opportunity Area unit TV01; This will need to be demonstrated
through appropriate habitat/species surveys and implementation of management plans
f) Contribute towards the improvement of and maximise opportunities to provide safe and
attractive links to the existing public rights of way network which exist in the locality of the
site;
g) Include measures to mitigate the impact of development on the local road network as
identified through a site specific Travel Plan and Transport Assessment exploring
opportunities for the site to link with or contribute to the Christchurch Road off road cycle
route to Virginia Water rail station;
h) Make a financial contribution(s) towards the provision of early years, primary and
secondary school infrastructure either through S106 or CIL (or its successor);
i) Avoid impact to the Thames Basin Heaths SPA through an approved scheme of mitigation
which makes provision for the delivery of SANG and a financial contribution(s) towards
SAMM;
j) Provide or contribute to any other infrastructure identified at application stage which is
necessary to make the site acceptable in planning terms.
Policy SL10: Housing Allocation at Virginia Water South

**Site ref and name**

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<tr>
<th>Timing</th>
<th>2019-2022</th>
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**Development Requirements**

This 5.27ha site is located to the south of Virginia Water and will deliver a high quality development that will:

- a) Make provision for a minimum of 150 net additional C3 dwellings including and 2 net additional serviced Gypsy/Traveller pitches;
- b) Take account of site boundary vegetation and the built development strategy for unit SW1 of the Surrey Landscape Character Assessment in the design, layout and landscaping of the site. This will need to be demonstrated and implemented through an appropriate landscaping strategy;
- c) Safeguard biodiversity at the Wentworth Golf Courses-Knowle Hill SNCI in the design and layout of the site through an appropriately designed green infrastructure buffer. Through the provision of landscaping and boundary vegetation, achieve net gains in biodiversity taking account of the objectives and targets for Biodiversity Opportunity Area TBH01; This will need to be demonstrated through appropriate habitat/species surveys and implementation of management plans;
- d) Contribute towards the improvement of and maximise opportunities to provide safe and attractive links to the existing public rights of way network in the locality of the site;
- e) Include measures to mitigate the impact of development on the local road network as identified through a site specific Travel Plan and Transport Assessment exploring opportunities for the site to link with or contribute to off road cycle routes at Longcross Garden Village;
|   | f) Make a financial contribution(s) towards the provision of early years, primary and secondary school infrastructure either through S106 or CIL (or its successor);  
|   | g) Avoid impact to the Thames Basin Heaths SPA through an approved scheme of mitigation which makes provision for the delivery of SANG and a financial contribution(s) towards SAMM;  
|   | h) Provide or contribute to any other infrastructure identified at application stage which is necessary to make the site acceptable in planning terms. |
Policy SL11: Housing Allocation at Parcel B, Vet Labs Site, Addlestone

This is a 4.7ha site located on the southern side of Row Town which will deliver a high quality development that will:

a) Make provision for a minimum of 150 net additional C3 dwellings and 2 net additional serviced Gypsy/Traveller pitches;

b) Take account of site boundary vegetation and the built development strategy for unit SS3 of the Surrey Landscape Character Assessment in the design, layout and landscaping of the site especially the western and northern boundaries. This will need to be demonstrated and implemented through an appropriate landscaping strategy;

c) Contribute towards the improvement of and maximise opportunities to provide safe and attractive links to the existing public rights of way network;

d) Through provision of boundary planting, landscaping and improving the public rights of way network, provide net gains in biodiversity. This will need to be demonstrated through appropriate habitat/species surveys and implementation of management plans;

e) Include measures to mitigate the impact of development on the local road network as identified through a site specific Travel Plan and Transport Assessment exploring opportunities to link with existing off-road cycle routes;

f) Make a financial contribution(s) towards the provision of early years, primary and secondary school infrastructure either through S106 or CIL(or its successor) ;
g) Avoid impact to the Thames Basin Heaths SPA through an approved scheme of mitigation which makes provision for the delivery of SANG and a financial contribution(s) towards SAMM;

h) Provide or contribute to any other infrastructure identified at application stage which is necessary to make the site acceptable in planning terms.

In the flood risk assessment submitted alongside any development proposal which comes forward at the site, the applicant should ensure that the potential for surface water flooding to occur on the access road into the site is also considered and mitigation should be proposed where necessary.
Policy SL12: Housing Allocation at Ottershaw East, Ottershaw

**Site ref and name**

| Timing | 2019-2022 |

**Development Requirements**

This 14.1ha site is located to the south east of Ottershaw and will deliver a high quality development that will:

a) Make provision for 230 C3 dwellings and 2 net additional serviced Gypsy/Traveller pitches;

b) Within the area shown purple on the plan above provide an area of SANG to avoid impacts to the Thames Basin Heaths Special Protection Area;

c) Contribute towards the improvement of and maximise opportunities to provide safe and attractive links to the existing public rights of way network in the locality of the site avoiding severance and re-routing;

d) Take account of TPO 50, site boundary vegetation and the built development strategy for unit SS4 of the Surrey Landscape Character Assessment in the design and layout of the site and provide new boundary planting with native species where necessary; This will need to be demonstrated and implemented through an appropriate landscaping strategy;

e) Include measures to mitigate the impact of development on the local road network as identified through a site specific Travel Plan and Transport Assessment including exploring opportunities for the site to link with or contribute to links to the A320 cycle route and/or contribute towards schemes in the Infrastructure Delivery Plan;

f) Make a financial contribution(s) either through S106 or CIL (or its successor) towards the expansion of early years and primary school infrastructure at Marshfields CofE Infant and Ottershaw CoFE Junior Schools and a financial contribution towards secondary school infrastructure;
g) Provide 0.1ha of land and building of up to 800sqm for a new health facility comprising a GP surgery with associated parking and landscaping;

h) Deliver appropriate flood risk mitigation and SuDS as identified through a site specific flood risk & drainage assessment;

i) The provision of SANG, SuDS, improvements to the existing public rights of way network and landscaping should be used as an opportunity to provide net gains in biodiversity; This will need to be demonstrated through appropriate habitat/species surveys and implementation of management plans;

j) Provide or contribute to any other infrastructure identified at application stage which is necessary to make the site acceptable in planning terms.

In the flood risk assessment submitted at the site, whilst the risk from all types of flooding should be assessed, the applicant should pay particular attention to assessing and mitigating risks associated with surface water flooding in the south eastern part of the site. It should also be noted that there is a flood flow path which runs north west to south east across the site which will also require consideration and potential mitigation. An ordinary watercourse runs along through the site, and another runs along the site boundary which could present a flooding risk. This should also be addressed in the Flood Risk Assessment. The potential for an ecological buffer to be provided around the watercourses will be expected to be explored and implemented where it is feasible to do so.
Policy SL13: Housing Allocation at St Peter’s Hospital, Chertsey

<table>
<thead>
<tr>
<th>Site ref and name</th>
<th>2019-2022 contingent on delivery of mitigation to the A320.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Requirements</td>
<td></td>
</tr>
<tr>
<td>The St Peter’s Hospital allocation comprises 12.1ha of land sitting within the larger 31.7ha Hospital Complex which is released from the Green Belt in its entirety. The 12.1ha housing allocation is set over two parcels of 11.1ha to the west of the hospital complex and 1ha to the north east with the hospital retained. Both sites are expected to come forward within the period 2015-2020 and will deliver a high quality development that will:</td>
<td></td>
</tr>
<tr>
<td>a. Make provision for a minimum of 400 net additional C3 dwellings;</td>
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</tr>
<tr>
<td>b. Take account of TPO244, site boundary vegetation in the design, layout and landscaping of the site especially the boundary vegetation to Homewood Park; This will need to be demonstrated and implemented through an appropriate landscaping strategy;</td>
<td></td>
</tr>
<tr>
<td>c. Through provision of landscaping and boundary vegetation provide net gains in biodiversity; This will need to be demonstrated through appropriate habitat/species surveys and implementation of management plans;</td>
<td></td>
</tr>
<tr>
<td>d. Provide a financial contribution towards the provision of a community hub building and associated infrastructure at Parcel A, Chertsey Bittams rather than providing or contributing to outdoor sports facilities and allotments contrary to Policy SL26;</td>
<td></td>
</tr>
</tbody>
</table>
e. Include measures to mitigate the impact of development on the local road network as identified through a site specific Travel Plan and Transport Assessment exploring opportunities for the site(s) to provide a link between the A320 off road cycle route and Holloway Hill/Stonehill Road and contribute to the delivery of any measures identified in the A320 feasibility study;

f. Make a financial contribution(s) towards the provision of early years, primary and secondary school infrastructure either through S106 or CIL (or its successor);

g. Avoid impact to the Thames Basin Heaths SPA through an approved scheme of mitigation which makes provision for the delivery of SANG and a financial contribution(s) towards SAMM;

h. Provide access points into the Homewood Park SANG from the western parcel of land;

i. Provide or contribute to any other infrastructure identified at application stage which is necessary to make the site acceptable in planning terms.

It should be noted that an ordinary watercourse runs through the site which could present a flooding risk. This should be addressed in the Flood Risk Assessment which would be expected to be submitted with any planning application at the site. The potential for an ecological buffer to be provided around the watercourse will also be expected to be explored and implemented where it is feasible to do so.
Policy SL14: Housing Allocation at Parcel A, Chertsey Bittams, Chertsey

Site ref and name

| Timing | 2022-2027 contingent on delivery of mitigation to the A320. |

Development Requirements

This is a 7ha site located on the northern side of Green Lane, Chertsey in the Chertsey South area. Over the period of the Local Plan, the site will deliver a high quality development that will:

a) Make provision for a minimum of 175 net additional C3 dwellings and 5 net additional serviced Gypsy/Traveller pitches;

b) Ensure the scheme does not give rise to adverse impacts to human health from noise/air quality from the M25 by implementing design features and layouts that mitigate these impacts as demonstrated through an appropriate noise/air quality assessment. Development will be permitted in the AQMA, where it can be demonstrated that it will not have any adverse impacts to human health or lead to a deterioration of air quality within the AQMA;

c) Take account of TPO 415, site boundary vegetation and the built development strategy for unit SS3 of the Surrey Landscape Character Assessment in the design, layout and landscaping of the site; This will need to be demonstrated and implemented through an appropriate landscaping strategy;

d) Contribute towards the improvement of and maximise opportunities to provide safe and attractive links to the existing public rights of way network, in particular incorporating access to and avoiding severance and re-routing of FP36 and 37;
e) Through the provision of landscaping, boundary vegetation and improving the rights of way network, achieve net gains in biodiversity; This will need to be demonstrated through appropriate habitat/species surveys and implementation of management plans;

f) Contrary to Policy SL26, provide an area of land of around 0.1ha within the site for the provision of a community hub building and associated infrastructure2;

g) Include measures to mitigate the impact of development on the local road network as identified through a site specific Travel Plan and Transport Assessment and contribute to the delivery of any measures identified in the A320 feasibility study;

h) Make a financial contribution(s) towards the provision of early years, primary and secondary school infrastructure either through S106 or CIL (or its successor);

i) Avoid impact to the Thames Basin Heaths SPA through an approved scheme of mitigation which makes provision for the delivery of SANG and a financial contribution(s) towards SAMM;

j) Provide or contribute to any other infrastructure identified at application stage which is necessary to make the site acceptable in planning terms.

In the flood risk assessment submitted at the site, whilst the risk from all types of flooding should be assessed, the applicant should pay particular attention to assessing and mitigating risks associated with surface water and fluvial flooding on the site. A drainage strategy will also be expected to be submitted which should consider any implications of the site being located in SPZ3. As part of the site is also located in flood zones 2 and 3, a sequential approach should be followed in the design and layout of any development scheme.

1Site Capacity Analysis evidence recommends 175 C3 units and 5 Gypsy/Traveller pitches but assumes that no development will take place within the AQMA on air quality grounds. If it can be demonstrated that development within the AQMA would not have an adverse impact on human health or on existing air quality the site could provide a higher level of development than set out in a) above.

2The Runnymede Infrastructure Needs Assessment (INA) identifies a need for additional community floorspace over the plan period. The Chertsey Bittams area currently lacks a community hub building and given the location of the site adjacent to an existing community use Parcel A is considered to be the best location for this. Contrary to Policy SL26 land should be set aside at Parcel A for the provision of a community hub building rather than sports pitches and allotments. If development for a community hub building has not commenced by the end of the plan period, the land will revert to open space.
Policy SL15: Housing Allocation at Parcel B, Chertsey Bittams, Chertsey

<table>
<thead>
<tr>
<th>Site ref and name</th>
<th>Post 2027 contingent on delivery of mitigation to the A320.</th>
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</table>

## Development Requirements

This is a 3.9ha site located on the southern side of Bittams Lane, Chertsey in the Chertsey South area. Over the period of the Local Plan, the site will deliver a high quality development that will:

a) Make provision for a minimum of 110 net additional C3 dwellings and 2 net additional serviced Gypsy/Traveller pitches;
b) Ensure the scheme does not give rise to adverse impacts to human health from noise arising from the M25/St Peter’s Way by implementing design features and layouts that mitigate noise impacts as demonstrated through an appropriate noise assessment;
c) Take account of site boundary vegetation and the built development strategy for unit SS3 of the Surrey Landscape Character Assessment in the design, layout and landscaping of the site especially the western and northern boundaries. This will need to be demonstrated and implemented through an appropriate landscaping strategy;
d) Contribute towards the improvement of and maximise opportunities to provide safe and attractive links to the existing public rights of way network, in particular incorporating access to and avoiding severance and re-routing of FP56;
e) Through provision of boundary planting, landscaping and improving the public rights of way network, provide net gains in biodiversity. This will need to be demonstrated through appropriate habitat/species surveys and implementation of management plans;
<p>| | |</p>
<table>
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<tbody>
<tr>
<td>f)</td>
<td>Provide a financial contribution towards the provision of a community hub building and associated infrastructure at Parcel A, Chertsey Bittams, rather than providing or contributing to outdoor sports facilities and allotments contrary to Policy SL26;</td>
</tr>
<tr>
<td>g)</td>
<td>Include measures to mitigate the impact of development on the local road network as identified through a site specific Travel Plan and Transport Assessment and contribute to the delivery of any measures identified in the A320 feasibility study;</td>
</tr>
<tr>
<td>h)</td>
<td>Make a financial contribution(s) towards the provision of early years, primary and secondary school infrastructure either through S106 or CIL (or its successor);</td>
</tr>
<tr>
<td>i)</td>
<td>Avoid impact to the Thames Basin Heaths SPA through an approved scheme of mitigation which makes provision for the delivery of SANG and a financial contribution(s) towards SAMM;</td>
</tr>
<tr>
<td>j)</td>
<td>Provide or contribute to any other infrastructure identified at application stage which is necessary to make the site acceptable in planning terms.</td>
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</table>
Policy SL16: Housing Allocation at Parcel C, Chertsey Bittams, Chertsey

Site ref and name

Timing | Post 2027 contingent on delivery of mitigation to the A320.

Development Requirements
This is a 1.93ha site located on the southern side of Green Lane, Chertsey in the Chertsey South area. Over the period of the Local Plan, the site will deliver a high quality development that will:

a) Make provision for a minimum of 35 net additional C3 dwellings and 1 net additional serviced Gypsy/Traveller pitches;
b) Incorporate the retention of the existing gypsy pitch which is located in the site;
c) Ensure the scheme does not give rise to adverse impacts to human health from noise/air quality from the M25/St Peter’s Way by implementing design features and layouts that mitigate these impacts as demonstrated through an appropriate noise/air quality assessment. Development will be permitted in the AQMA, where it can be demonstrated that it will not have any adverse impacts to human health or lead to a deterioration of air quality within the AQMA*;
d) Take account of site boundary vegetation and the built development strategy for unit SS3 of the Surrey Landscape Character Assessment in the design, layout and landscaping of the site; This will need to be demonstrated and implemented through an appropriate landscaping strategy;
e) Through the provision of landscaping and boundary vegetation achieve net gains in biodiversity; This will need to be demonstrated through appropriate habitat/species surveys and implementation of management plans;
f) Provide a financial contribution towards the provision of a community hub building and associated infrastructure at Parcel A, Chertsey Bittams rather than providing or contributing to outdoor sports facilities and allotments contrary to Policy SL26;

g) Include measures to mitigate the impact of development on the local road network as identified through a site specific Travel Plan and Transport Assessment and contribute to the delivery of any measures identified in the A320 feasibility study;

h) Make a financial contribution(s) towards the provision of early years, primary and secondary school infrastructure either through S106 or CIL (or its successor);

i) Avoid impact to the Thames Basin Heaths SPA through an approved scheme of mitigation which makes provision for the delivery of SANG and a financial contribution(s) towards SAMM;

j) Provide or contribute to any other infrastructure identified at application stage which is necessary to make the site acceptable in planning terms.

In the flood risk assessment submitted at the site, whilst the risk from all types of flooding should be assessed, the applicant should pay particular attention to assessing and mitigating risks associated with surface water flooding on the site. It should also be noted that there is an ordinary watercourse to the north of the site which could present a flooding risk. This should be addressed in the Flood Risk Assessment. The potential for an ecological buffer to be provided around the watercourse will also be expected to be explored and implemented where it is feasible to do so. In addition, a drainage strategy will be expected to be submitted as part of the planning application which should consider any implications of the site being located in SPZ3.

*Site Capacity Analysis evidence recommends 35 C3 units and 1 Gypsy/Traveller pitch but assumes that no development will take place within the AQMA on air quality grounds. If it can be demonstrated that development within the AQMA would not have an adverse impact on human health or on existing air quality the site could provide a higher level of development than set out in a) above. This would be expected to be for C3 residential units.*
Policy SL17: Housing Allocation at Parcel D, Chertsey Bittams, Chertsey

This is a 4.14ha site located in the southwestern corner of the Chertsey South area. Over the period of the Local Plan, the site will deliver a high quality development that will:

a) Make provision for a minimum of 125 net additional C3 dwellings;
b) Incorporate the retention of the existing 93 bed care home on the site;
c) Take account of TPO 80 and site boundary vegetation in the design, layout and landscaping of the site; This will need to be demonstrated and implemented through an appropriate landscaping strategy;
d) Through the provision of landscaping and boundary vegetation achieve net gains in biodiversity; This will need to be demonstrated through appropriate habitat/species surveys and implementation of management plans;
e) Provide a financial contribution towards the provision of a community hub building and associated infrastructure at Parcel A, Chertsey Bittams rather than providing or contributing to outdoor sports facilities and allotments contrary to Policy SL26;
f) Include measures to mitigate the impact of development on the local road network as identified through a site specific Travel Plan and Transport Assessment and contribute to the delivery of any measures identified in the A320 feasibility study;
g) Make a financial contribution(s) towards the provision of early years, primary and secondary school infrastructure either through S106 or CIL (or its successor);
h) Avoid impact to the Thames Basin Heaths SPA through an approved scheme of mitigation which makes provision for the delivery of SANG and a financial contribution(s) towards SAMM;
i) Contribute towards the improvement of the existing public rights of way network in the locality of the site;

j) Provide or contribute to any other infrastructure identified at application stage which is necessary to make the site acceptable in planning terms.
Policy SL18: Housing Allocation at Parcel E, Chertsey Bittams, Chertsey

<table>
<thead>
<tr>
<th>Site ref and name</th>
<th>2022-2027 contingent on delivery of mitigation to the A320.</th>
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</thead>
<tbody>
<tr>
<td><strong>Development Requirements</strong></td>
<td></td>
</tr>
<tr>
<td>a) Make provision for a minimum of 70 net additional C3 dwellings;</td>
<td></td>
</tr>
<tr>
<td>b) Take account of TPO 16, site boundary vegetation and the built development strategy for unit SS3 of the Surrey Landscape Character Assessment in the design, layout and landscaping of the site; This will need to be demonstrated and implemented through an appropriate landscaping strategy;</td>
<td></td>
</tr>
<tr>
<td>c) Through the provision of landscaping and boundary vegetation, achieve net gains in biodiversity; This will need to be demonstrated through appropriate habitat/species surveys and implementation of management plans;</td>
<td></td>
</tr>
<tr>
<td>d) Provide a financial contribution towards the provision of a community hub building and associated infrastructure at Parcel A, Chertsey Bittams rather than providing or contributing to outdoor sports facilities and allotments contrary to Policy SL26;</td>
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</tr>
<tr>
<td>e) Include measures to mitigate the impact of development on the local road network as identified through a site specific Travel Plan and Transport Assessment and contribute to the delivery of any measures identified in the A320 feasibility study;</td>
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<tr>
<td>f) Ensure that the Locally Listed Park House and its setting is maintained and enhanced;</td>
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</tr>
<tr>
<td>g) Make a financial contribution(s) towards the provision of early years, primary and secondary school infrastructure either through S106 or CIL (or its successor);</td>
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</tbody>
</table>
h) Avoid impact to the Thames Basin Heaths SPA through an approved scheme of mitigation which makes provision for the delivery of SANG and a financial contribution(s) towards SAMM;

i) Contribute towards the improvement of and maximise opportunities to provide safe and attractive links to the existing public rights of way network in the locality of the site;

j) Provide or contribute to any other infrastructure identified at application stage which is necessary to make the site acceptable in planning terms.

In the flood risk assessment submitted at the site, whilst the risk from all types of flooding should be assessed, particular attention will be expected to be paid to the potential for surface water flooding to occur on the site from the A320 and beyond. Mitigation will need to be designed where necessary.

Justification for inclusion of policies SL2-SL18

6.22 The strategy for future housing delivery seeks to deliver the vision and objectives for the Borough, and has been shaped through analysis of the evidence base, consultation, and the SA of options and policies. The Local Plan focuses development on previously developed land in the first instance and supports the regeneration of existing communities, where appropriate. However, in order to assist in meeting the Borough’s housing needs, it has been judged appropriate to release sites from the Green Belt and allocate for development as set out in policies SL2 to SL18.

6.23 Policies SL2 to SL18 will help to deliver Local Plan objectives 2 & 11.
Housing Mix and Size Requirements

6.24 The Council’s SHMA provides the understanding of housing needs across the HMA, including the need for different types of housing in terms of their size, type and tenure as well as the needs of different groups in the community.

6.25 Policy SL20 is concerned with the mix of housing in respect of the market and affordable housing element of developments. This policy aims to ensure that housing development sites deliver a range of (general) housing sizes and types that reflect the needs of the HMA over the plan period taking into account the current housing stock and projected demographic changes.

6.26 In negotiating with developers for a mix of housing that reflects the latest assessment, the Council recognises that not all sites will be able to accommodate the full range of housing types and sizes due to location, individual site characteristics or viability. The Council will, therefore take into account the nature and location of the scheme and, in particular, whether there are any genuine reasons why the mix of types sought cannot be delivered in practice.

6.27 In terms of size considerations, the Council will expect high quality homes to be delivered over the period of the Local Plan which are designed to ensure sufficient space is available for furniture, activity and movement. The Government has produced a ‘nationally described space standard’ which local plans can adopt to ensure that homes are designed with sufficient internal space. The standard sets out the minimum acceptable gross internal area in square metres depending on the number of bedrooms, the number of intended occupiers and the number of storeys. The Council has produced a Housing Space Standards document which investigates internal space within new dwellings to establish whether the Government’s nationally described space standards need to be used. The document reports that out of 35 units approved in four different schemes, only 6 met or exceeded the requirements of the standards set out by the Government. The nationally described space standard therefore forms part of policy SL19.
**Policy SL19: Housing Mix and Size Requirements**

Development proposals of 10 or more (net) additional dwellings will be required to contribute to meeting the Housing Market Area’s identified housing needs by generally providing a housing mix as set out in the Strategic Housing Market Assessment or any similar evidence for market and affordable units.

Development proposals which depart significantly from the required mix of housing will only be supported where evidence demonstrates that such a mix would not be feasible or viable.

It will be expected that all new studio, 1, 2 and 3 bedroom residential units (under use class C3) across all tenures will meet with the minimum space standards as set out in the table below.

Minimum gross internal floor areas and storage space expected in new developments (sqm)

<table>
<thead>
<tr>
<th>Number of bedrooms (b)</th>
<th>Number of bed spaces (persons)</th>
<th>1 storey dwellings</th>
<th>2 storey dwellings</th>
<th>3 storey dwellings</th>
<th>Built in storage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 b</td>
<td>1p</td>
<td>39 (37)*</td>
<td></td>
<td></td>
<td>1.0</td>
</tr>
<tr>
<td></td>
<td>2p</td>
<td>50</td>
<td>58</td>
<td></td>
<td>1.5</td>
</tr>
<tr>
<td>2 b</td>
<td>3p</td>
<td>61</td>
<td>70</td>
<td></td>
<td>2.0</td>
</tr>
<tr>
<td></td>
<td>4p</td>
<td>70</td>
<td>79</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 b</td>
<td>4p</td>
<td>74</td>
<td>84</td>
<td>90</td>
<td>2.5</td>
</tr>
<tr>
<td></td>
<td>5p</td>
<td>86</td>
<td>93</td>
<td>99</td>
<td></td>
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<tr>
<td></td>
<td>6p</td>
<td>95</td>
<td>102</td>
<td>108</td>
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</tr>
</tbody>
</table>

*Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39sqm to 37sqm, as shown bracketed.

**Justification for inclusion of policy**

6.28 National planning policy requires LPAs to plan for a mix of housing, taking account of local demographic trends, market trends and the needs of different groups in the community, including the elderly and people with disabilities. LPAs should identify the size, type, tenure and range of housing that is required in their area.

6.29 The Council’s Housing Space Standards Document indicates a clear need for minimum space standards to be introduced for studio, 1, 2 and 3 bedroom residential units.

6.30 Policy SL19 will help to deliver Local Plan objectives 2 & 11.

**Affordable Housing**

6.31 The definition of affordable housing includes social rented/affordable rented and intermediate housing as well as starter homes that are available to Borough households whose needs cannot be met by the market. To be ‘affordable’, the cost of housing must be low enough for eligible households to afford based on local incomes and house prices.

6.32 The 2017 SHMA update reports that the annual level of need for affordable housing in Runnymede Draft Local Plan 2015-2030
the Borough is 471dpa. This is almost equal to the full housing allocation in this Local
Plan of 494 units each year until 2030. Setting a target in relation to need is therefore
unrealistic and unlikely to be viable given that the majority of affordable housing will
come forward in market schemes. Policy SL20 subsequently seeks to maximise the
amount of affordable housing on each qualifying site whilst making sure that housing
schemes are deliverable.

6.33 The 2017 SHMA includes a 20% uplift in arriving at the OAN figure. This is a market
signals adjustment which seeks to address the poor affordability in the Borough, and
across the wider HMA and is considered to represent a proportionate response. The
Local Plan Viability Assessment recommends that in general on eligible sites, 35% of
dwellings can be delivered as affordable housing.

6.34 Policy SL20 includes the requirement to provide affordable housing on all sites that
result in a net gain of 11 units or more. Where land that is above the threshold is
subdivided to create separate development schemes, the Council will consider the site
as a whole and seek affordable housing on each part.

6.35 Whilst the Council’s starting point in any affordable housing negotiations is that a
scheme is viable at the percentages and tenure splits set out within Policy SL20, the
policy recognises that there may be sites on which the provision of affordable housing
to the percentages or tenure splits set out, would render a development unviable or
would prejudice the realisation of other planning objectives that need to be given
priority.

6.36 In these circumstances, the applicant will be required to provide a level of on-site
affordable provision which can be viably delivered. In doing so, the percentage of on-
site provision not met may be made up from financial contributions in lieu of the on-site
requirement subject to viability. The Council will normally take into account exceptional
site costs and the existing use value of the site, but would not consider the price paid
for the site to be a relevant factor as this should have taken account of policy
requirements. The Council will take an ‘open book’ approach to negotiation and may
require viability assessments to be scrutinised by independent consultants at cost to
the developer.

6.37 Only where it can be demonstrated that providing any affordable housing on-site is not
viable or feasible will the Council consider accepting financial contributions in lieu of
on-site provision.

6.38 The Council encourages applicants to work with RPs and to engage with them and the
Council’s housing development service at an early stage in the planning process. The
Council has a number of preferred partner RPs and developers are encouraged to
work with one of these.

6.39 The Council may include further guidance on affordable housing in SPD.
Policy SL20: Affordable Housing

Over the period of the Local Plan the Council will seek to deliver 30% of all net additional dwellings as affordable units with 80% Affordable/Social Rent and 20% Intermediate/discounted market housing. Development proposals of 11 or more (net) additional dwellings will be expected to provide 35% of dwellings as affordable units with a tenure split as above.

In seeking affordable housing provision the Council will have regard to scheme viability and take a negotiated approach to the final percentage of affordable housing delivered and the type and tenure split of affordable units. Where viability evidence demonstrates that the full amount of affordable housing cannot be delivered the Council will negotiate a level of on-site affordable housing that can delivered taking into account the mix of unit size, type and tenure and any grant subsidy received.

The Council will only accept a financial contribution in lieu of on-site provision where it can be satisfactorily demonstrated that on-site provision is neither feasible nor viable.

Where a site has been sub-divided or is not being developed to its full potential so as to fall under the affordable housing threshold the Council will seek a level of affordable housing to reflect the provision that would have been achieved on the site as a whole had it come forward as a single scheme for the allocated or identified site.

Planning obligations will be used to ensure that the affordable housing will remain at an affordable price for future eligible households, or for the subsidy to be recycled to alternative affordable housing provision.

The requirement to provide affordable housing will apply to all residential development falling under Use Class C3 with the exception of Gypsy & Traveller Pitches or Travelling Showman Plots.

Justification for inclusion of policy

6.40 Paragraph 50 of the NPPF sets out that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, LPAs should (amongst other things, where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

6.41 The Council’s SHMA indicates a clear need for affordable housing in the Borough and the wider HMA and it is on this basis that policy SL21 has been formulated.

6.42 Policy SL20 will help to deliver Local Plan objectives 2 & 11.

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16 This includes starter homes
Loss of Housing Units

6.43 There is a presumption against the loss of housing units in Runnymede given the constraints faced in the Borough and the difficulty in achieving the OAN of the Borough. However, exceptions may be considered if other policy priorities are met and wider benefits provided such as an increase in affordable housing, housing to meet identified community needs, social, community or cultural facilities or other infrastructure necessary to unlock future development priorities. If loss is proposed to facilitate a social, community or cultural use it will need to be demonstrated to the Council with evidence that the proposed use cannot be accommodated in an existing non-residential use or building, including through co-location with other social, community or cultural uses.

6.44 There is a requirement for the applicant to first assess the potential for retaining and refurbishing existing buildings. There should be full consideration as to whether existing housing can be improved or converted to a satisfactory standard. Proposals for redevelopment will be assessed for benefits on the balance of the quality of housing provision particularly in respect of design and amenity considerations and the impact on character and the streetscene.

6.45 It is recognised that RPs are subject to complex financial regulations and have to address specific needs. Therefore, exceptions to policy may be considered in cases where conversions, reversions or redevelopment will result in affordable units being retained and managed as affordable housing by an RP or similar body, in furtherance of the Council’s Housing Strategy.

6.46 Development proposals which convert flats back into single family homes may be considered acceptable if it can be demonstrated with appropriate evidence that the property was originally a single dwelling and that the net loss of units will be outweighed by environmental, transport or parking benefits that could not be achieved easily without the reversion. The greater the loss of existing uses, the stronger the justification for an exceptional approach to be taken will need to be.

Policy SL21: Presumption against Loss of Residential

Development proposals should result in no net loss of existing dwellings or land that provides for residential uses, unless a loss can be justified by:

- retention of the residential use would be undesirable due to proven environmental considerations or would prevent the delivery of essential infrastructure projects identified in the Infrastructure Delivery Plan; or

- the development proposal would provide a social, community or cultural service or facility which cannot be located within an existing non-residential use;

Development proposals that would result in the loss of part of an existing unit of residential accommodation will only be permitted subject to the above criteria and where the retained residential accommodation would be of a satisfactory standard in terms of amenity and internal space.
Justification for inclusion of policy

6.47 Existing housing is valued highly in the Borough, where land supply is limited due to significant constraints. The housing targets for the Council are already challenging to achieve and any loss of existing units would exacerbate these difficulties.

6.48 Policy SL21 will help to deliver Local Plan objectives 2 & 11

Gypsies and Travellers

6.49 The Council’s commitment to supporting sustainable communities and addressing housing needs applies not only to the settled community, but to travelling communities as well. The Council as the Local Planning Authority is required to identify the level of need for pitches & plots and allocate sites to meet the permanent and transit accommodation needs of Gypsies, Travellers and Travelling Showpeople.

6.50 There are distinct differences between the cultures and ways of life of Gypsies and Travellers, and Travelling Showpeople. It is for this reason that Planning Policy for Traveller Sites (PPTS) provides two separate definitions:

Gypsies and Travellers’ are:

“Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.”

‘Travelling Showpeople’ are:

“Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above”.

6.51 The Local Plan sets a strategy for providing accommodation for Gypsies, Travellers and Travelling Showpeople through the delivery of sites on a number of the housing allocations and by considering proposals where these arise outside the allocated sites against the criteria in policy SL24 and national guidance. The policy criteria respond to the need to ensure that Gypsy, Traveller and Travelling Showpeople sites are accessible and that there are convenient connections to local services, including educational and welfare services. The Council considers that this constitutes the most sustainable and effective method of meeting its OAN.
Policy SL22: Meeting the Needs of Gypsies and Travellers

Over the lifetime of the Local Plan the Council will plan to deliver 112 Gypsy/Traveller pitches and 19 Travelling Showmen Plots which will be expected to come forward as follows:

<table>
<thead>
<tr>
<th>Type</th>
<th>2015-2022</th>
<th>2023-2027</th>
<th>2028-2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pitches</td>
<td>96</td>
<td>10</td>
<td>6</td>
</tr>
<tr>
<td>Plots</td>
<td>16</td>
<td>2</td>
<td>1</td>
</tr>
</tbody>
</table>

The need for Gypsy and Traveller Accommodation will in part be addressed through the site allocations identified in this Plan and the granting of planning permissions.

The Council will also be working proactively to bring 48 existing pitches which are authorised for occupation for gypsies and travellers but which are not currently being used for this use back into use for gypsies and travellers.

Outside the site allocations in this Plan, planning permission for Gypsy and Traveller and Travelling Showpeople accommodation will be granted provided that all of the following criteria are met:

(i) the site is suitably connected by sustainable and active modes of transport to a settlement with existing health care, retail, and school facilities;
(ii) the impact of development would not harm landscape character;
(iii) the site can be safely accessed by pedestrians, vehicles and caravans to and from the highway;
(iv) the site is located in flood zone 1 as shown on the Policies Map or in flood zone 2 if it can be demonstrated that both the sequential and exception tests can be passed.

The following criterion applies additionally to Travelling Showpeople accommodation only:
(v) the site should be suitable for the storage and maintenance of show equipment and associated vehicles without causing harm through conflict with other policies in the Plan.

Due to the nature of this housing need, there will be continuing co-operation with neighbouring Local Planning Authorities to ensure that the appropriate demand is identified and provision made across the wider area.

Where traveller pitches are required to be provided on sites allocated through this Local Plan, the Council will secure their delivery through the imposition of a planning condition attached to any planning approval granted.

Justification for inclusion of policy

6.52 The PPTS requires LPAs to identify and update annually, a supply of specific deliverable sites sufficient to provide five years’ worth of sites against their own, locally-set targets. The Council published a Traveller Accommodation Assessment (TAA) in December 2017 which has identified the need for traveller pitches in the Borough over the period of the Local Plan.
6.53 Policy SL22 will help to deliver Local Plan objectives 2 & 11.

Older People

6.54 The SHMA has identified that, given the growth in the older population and the higher levels of disability and health problems amongst older people, there is likely to be an increased requirement for specialist housing in the Borough over the Plan period. However, this provision should be one of a range of tenures and should not contribute to the development of unbalanced communities.

6.55 Some of the allocated sites plan to deliver a range of specialist housing needs for older people, but outside of these sites, Policy SL23 sets out the criteria for assessing proposals for specialist accommodation for older people, including sheltered housing, extra care accommodation, and care homes, including its appropriate location, consistent with NPPF paragraph 50.

6.56 Residential care accommodation should normally be located within settlements where there is easy access to a range of services, e.g. shops, healthcare and social facilities. This should assist non-car access to local facilities for residents and staff, and help ensure the facility is accessible for staff and visitors. Applicants may wish to demonstrate local need for residential care provision, having regard to the priorities of the NHS and County Council.

6.57 Care developments containing units with their own front door will be considered as dwellings in accordance with the DCLG definition and classified as C3 land use and will be subject to Policy SL20.

Students

6.58 Of the various educational establishments in the Borough, RHUL is by far the largest, having purpose built accommodation for students on and off campus. To minimise the pressure on the existing housing stock, it is important that new accommodation is provided to meet the proposed growth in students. By 2031, the College hopes to increase student numbers to 12,000. This will be met by increasing the capacity of university owned accommodation, in halls of residence or purpose built student accommodation, by 2,650 to 5,580. As such, the percentage of those living in university-owned accommodation would grow from 34% to 46%.

6.59 Windfall sites in sustainable locations may be suitable for purpose built student accommodation; however, the Council will resist purpose built student accommodation in accordance with the criteria contained in policy SL23.

6.60 The Council’s housing target includes some provision for future Runnymede-based students opting to live in market housing. Together, these measures should enable RHUL to grow at a sustainable rate whilst limiting the impact on the local housing market.
Policy SL23: Accommodating Older Persons and Students

Older People
Proposals for specialist accommodation for older people, including sheltered housing, care homes and other appropriate forms of accommodation for the elderly and those with particular needs, will be permitted, provided that the development:

- meets local commissioning priorities of the NHS and its partner authorities or a demonstrable established local community need;
- is readily accessible to public transport, shops, local services, community facilities and social networks for residents, carers and their visitors;

Subject to viability, where accommodation falls within use Class C3 an appropriate proportion of affordable housing in accordance with policy SL20 will be required with the mix of tenures negotiated by the Council having regard to advice from the NHS or Surrey County Council.

Students
Planning permissions for purpose built student housing and changes of use subdividing existing buildings for the purpose of student housing will be granted provided that all of the following criteria are met:

(i) The proposal is supported by evidence of a linkage with one or more higher education institutions in Runnymede, or within a reasonable travelling distance of Runnymede
(ii) The proposal is located in an area with easy access to shops, places of work, services and community facilities and sustainable and active modes of travel to the educational institution for which accommodation is provided.
(iii) The proposal has provided for the specific needs of student housing, including refuse storage, cycle parking and adequate internal space for future occupiers

The loss of existing, purpose built student accommodation or older people’s accommodation will be resisted unless adequate replacement accommodation is provided or it is demonstrated that the facility no longer caters for current or future needs.

Justification for inclusion of policy

6.61 Paragraph 50 of the NPPF states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, LPAs should (amongst other things), plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes). Policy SL23 would help deliver this national policy requirement. Whilst students are not specifically mentioned in paragraph 50 of the NPPF, given the location of a university campus in the Borough, it is considered that students are a relevant group whose needs should be assessed and provision made.

6.62 Policy SL23 will help to deliver Local Plan objectives 2 & 11.
Self-Build & Custom Build Housing

6.63 There is a legal responsibility to keep a register of individuals and interested associations of individuals that are seeking a plot of land to construct a self or custom build house as a sole or main residence. The Council will have regard to the information on the register when carrying out its Planning, Housing, and land disposal functions.

6.64 Self-build plots are plots of land which are made available for individuals to design and build their own home whereas custom build plots are provided by site developers to the specification of individuals which may or may not follow a basic design pattern.

6.65 To assist in the delivery of a choice of accommodation, the provision of self and custom housebuilding plots are required to be made available on residential schemes of 20 homes (gross) or more. A figure of 5% of the total dwelling numbers shall be made available for sale as self or custom housebuilding plots whilst there is an identified need on the Council’s Self-build and Custom Housebuilding Register. The Council will have regard to the information in its Self & Custom Housebuilding Register when negotiating the mix of plots to come forward as self or custom build and will secure this through S106 or other legal agreements.

6.66 On strategic development sites, the delivery of a significant proportion of self or custom build plots will be expected in the early stages of development. Where a site has five or more self or custom build dwellings the Council may require these dwellings to be developed in accordance with an agreed design code. Where plots have been available at market value and marketed appropriately for at least 12 months and have not sold, the plot(s) may remain on the open market as self or custom build or be offered to the Council or a Housing Association before being built out by the developer.

Policy SL24: Self & Custom Build Housing

To support prospective self & custom builders, development proposals of 20 or more (net) additional dwellings, including sites allocated in this Plan, will be expected to make available at least 5% of dwelling plots for sale to self or custom builders. Where an applicant considers that it is not feasible or viable to meet the 5% requirement the Council will expect this to be demonstrated with robust evidence and may negotiate a proportion which is achievable.

The Council will negotiate the mix of self and custom build plots to be made available as informed by the Council’s Self Build and Custom Housebuilding Register.

Where a plot has been made available and marketed appropriately for at least 12 months but has not sold, the plot may either remain on the open market for self or custom build or be offered to the Council or a Registered Provider before being built out by the developer for market housing.

Justification for inclusion of policy

6.67 Paragraph 50 of the NPPF states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, LPAs should (amongst other things), plan for a mix of housing based on current and future demographic trends, market trends and the needs of different
groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes). Policy SL26 would help deliver this national policy requirement.

6.68 Policy SL24 will help to deliver Local Plan objectives 2 & 11.
Open Spaces

6.69 It is widely acknowledged that access to high quality open spaces and leisure facilities can make an important contribution to health and wellbeing for both individuals and wider communities. Open spaces are used for recreation, relaxation and social interaction and are an important resource for the community. Open spaces are also an important part of the wider Green Infrastructure network which supports biodiversity and wildlife habitats. The following classifications of open space form part of the Borough’s extensive Green Infrastructure network and are highlighted within the Open Space Study (OSS) 2016:

- Parks and Gardens
- Natural and Semi-Natural green spaces including woodlands
- Green Corridors
- Outdoor Sports Facilities
- Amenity Green Space
- Provision for Children and Teenagers
- Allotment, Community Gardens and City (urban) Farms
- Cemeteries and Churchyards
- Civic Squares and Spaces.

6.70 Runnymede has a number of highly valued parks and open spaces which provide a range of play and leisure opportunities. These include a mix of informal play spaces to more formal open spaces such as Chertsey Meads, Windsor Great Park and Virginia Water Lake. These formal open spaces not only help to improve the environment in which people live, work and play in the Borough of Runnymede but also help to enhance the visitor economy.

6.71 The NPPF states that planning policies should protect and enhance public rights of way and access. SCC is responsible for the management and maintenance of rights of way and therefore there is no Local Plan policy regarding this. However, the protection and enhancement of physical access to open space including Public Rights of Way, is supported by the Council.

6.72 Significant housing growth is anticipated in the Borough during the Plan period and planning has a role to play in ensuring the right balance of development is achieved to meet the growth needs identified whilst protecting open spaces as a resource for communities.
Policy SL25: Existing Open Space

The Council will seek to protect, maintain, and where possible, enhance existing open spaces to encourage quality and accessibility in order to ensure a continued contribution to the health and well-being of local communities.

The Council will not permit the loss or displacement of existing open space to other uses unless it can be demonstrated, through up-to-date and robust evidence, that:

a) There is a proven surplus of provision and the site is no longer needed, or is unlikely to be required in the future; or

b) The benefit of the development to the community outweighs the harm caused by the loss of the facility; or

c) An alternative facility of an equal quantity and quality or higher standard will be provided in at least an equally convenient and accessible location to serve the same local community. The local accessibility standards highlighted within the most up-to-date Open Space Study at the time of any planning application should be relied upon to support any arguments advanced.

Developments which look to maintain or increase the quality of open spaces, in particular natural and semi natural spaces, to provide an improved environment for wildlife and to achieve recreation enhancements for the community, will be welcomed.

Justification for inclusion of policy

6.73 Paragraph 73 of the NPPF requires that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and provide opportunities for new provision. Assessment should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. This information should be used to determine what provision is required in the area.

6.74 Additionally, it is stated in paragraph 73 that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

6.75 Paragraph 74 of the NPPF states that existing open space, sports and recreation sites, including playing fields, should not be built on. The paragraph goes on to explain exceptions to the above statement.

6.76 The OSS 2016 has identified the supply and quality of open space across the Borough, including type and location. Policy SL27 has been written in line with the findings and recommendations from the OSS.

6.77 Policy SL25 will help to deliver Local Plan objective 10.
Policy SL26: New Open Space

The Council will require residential developments of 20 dwellings (net) or more to provide new or enhanced provision of open space in accordance with the standards set out below:

- 1.6 hectares per 1000 population for outdoor sports facilities
- 0.8 hectares per 1000 population for provision for children and teenagers
- At least 20 standard size allotment plots (250sq metres per plot in size) per 1000 households or where this is not possible, provision of an alternative such as community gardens or similar.

As a minimum, development should not increase existing deficiencies of open space in the Borough as informed by the most up-to-date Open Space Study.

Development proposals, including sites allocated in this Plan, should aim to incorporate the required amount of open space as set out in this Policy, however the Council will negotiate on a site by site basis the type of Open Space provision where other typologies may be more appropriate or desirable having regard to the most up to date Open Space Study.

In exceptional circumstances, it may not be possible to make on-site provision for open space. Where it has been demonstrated that it is not feasible or viable to provide on-site provision, off site financial contributions to improve the quality of existing Council owned open spaces within a reasonable proximity to the development site as highlighted by the most up to date local accessibility standards will be considered as mitigation.

Justification for inclusion of policy

6.78 The NPPF, paragraph 73, states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreation facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.

6.79 The OSS 2016 has identified that against national standards, there are shortages of the following open spaces in Runnymede: outdoor sports facilities; provision for children and teenagers; and allotments. The introduction of a policy mechanism to ensure provision of these open spaces across the Borough over the period of the Local Plan is therefore justified.

6.80 Policy SL26 will help to deliver Local Plan objectives 4 and 10.

Local Green Spaces

6.81 The Council has undertaken a Local Green Space Assessment (LGSA), to identify potential Local Green Space’s (LGS) in Runnymede in consultation with the local community. As a result of this assessment, the following LGSs have been designated:

- Arboretum at Royal Holloway University of London
• Chertsey Library Grounds  
• Frank Muir Memorial Field  
• Gogmore Park Farm  
• Hythe Park  
• Walnut Tree Gardens  
• Walton Leigh Recreation Ground

6.82 Runnymede Borough Council will support local communities through any NDPs that are prepared – to assess and, where necessary, identify and protect LGS of particular importance to them.

Policy SL27: Local Green Space

The Council will give special protection to sites designated as Local Green Space as shown on the Policies Map. Within a designated Local Green Space development will not be permitted other than development which supports the use of the Local Green Space or where very special circumstances can be demonstrated and which outweigh the harm to the Local Green Space.

Justification for inclusion of policy

6.83 The NPPF recognises that local communities should be able to identify green areas of particular importance to them, known as LGSs for special protection. By designating land as LGS, local communities will be able to rule out new development other than in very special circumstances.

6.84 The NPPF states that LGSs should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

6.85 Policy SL27 will help to deliver Local Plan Objective 10.
Policy SL28: Playing Pitches

The Council will not permit the loss or displacement of existing playing pitches and/or playing fields to other uses unless it can be demonstrated, through up-to-date and robust evidence, that:

   a) There is a proven surplus of provision and the site is no longer needed, or is unlikely to be required in the following 3 years; or
   b) The benefit of the proposed development to the community, with regard to sport, health and wellbeing outweighs the harm caused by the loss of the facility; or
   c) An alternative sporting facility of an equal quantity and quality or higher standard will be provided in at least an equally convenient and accessible location to serve the same local community to be guided by the Council’s Playing Pitch Strategy. Where it has been demonstrated that alternative on site provision is not feasible or viable, off site financial contributions may be considered acceptable.

Provision and enhancement of outdoor sports pitch requirements (grass and artificial) will be guided by the Council’s Playing Pitch Strategy.

Justification for inclusion of policy

6.86 The NPPF, paragraph 73, states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreation facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.

6.87 Paragraph 74 of the NPPF states that existing open space, sports and recreation sites, including playing fields, should not be built on. The paragraph goes on to explain exceptions to the above statement.

6.88 The Playing Pitch Strategy 2018 will provide a robust and up to date assessment of the need for playing pitches in Runnymede and opportunities for new provision.

6.89 Policy SL28 will help to deliver Local Plan Objective 10
7. Enhancing the Environment

Design

7.1 A high quality built environment, whether through individual buildings or the way that places function and interact with people can have a vital role to play in the health and well-being of Runnymede’s residents. As such, it is important for the design of development not just to consider how an individual building will look in its surroundings but also the impacts of development on the wider townscape and landscape including its natural, built and historic aspects.

7.2 Whilst the NPPF sets out that planning policies should not attempt to impose architectural styles or particular tastes and should not stifle innovation and avoid unnecessary detail, they can seek to promote or reinforce distinctiveness and consider the use of design codes to guide development.

7.3 Runnymede’s Urban Character Appraisal (2009)\(^\text{17}\) and the Surrey Landscape Character Assessment (2015)\(^\text{18}\) set out the general characteristics of Runnymede’s townscape/landscape and how development can be sympathetic to and/or mitigate its impact. The Urban Character Appraisal and Landscape Character Assessment will be used in the preparation of a general or specific design SPD, which may include elements of design coding to inform how development should consider design elements.

7.4 The Council recognises the varied role that trees and other vegetation can play within the built and natural environment, enhancing the public realm of urban areas, contributing to character, supporting the health and wellbeing of residents and protecting biodiversity. As such, development proposals will need to consider the impact on existing trees and other vegetation and should include measures to enhance their role through retention, additional or replacement planting.

7.5 Runnymede also considers that good design is as applicable to those areas within the Green Belt as to those in its urban areas. The design policies therefore apply just as equally to areas within the Green Belt to areas within in its urban centres.

Policy EE1: Townscape and Landscape Quality

Whether within the Borough’s urban areas or Green Belt, development proposals will be expected to achieve high quality design while making efficient use of land, taking account of their impact at the earliest opportunity. Development proposals will be supported if they:

- Create attractive and resilient places which make a positive contribution to the Borough’s townscape and/or landscape quality by respecting and enhancing the local, natural & historic character of the environment;
- Reinforce locally distinctive patterns of development by paying particular regard to scale, layout, building lines, materials, massing, bulk, density,


\(^\text{18}\) Surrey Landscape Character Assessment (2015) SCC. Available at: https://www.runnymede.gov.uk/article/5250/Natural-Environment-policy-documents-and-guidance
height and topography;
- Contribute to and enhance the quality of the public realm and/or landscape character through high quality hard and soft landscaping schemes;
- Ensure no adverse impact on the amenities of occupiers of the development proposed or to neighbouring property or uses;
- Provide an appropriate standard of private amenity space;
- Ensure maximum opportunities for natural surveillance and other measures to design out crime and disorder;
- Deliver layouts which offer safe, attractive, legible and permeable routes which are suitable for all users, linking people with places through a choice of active and sustainable travel choices;
- Avoid the loss of trees and other vegetation worthy of retention and supplemented with additional high quality planting, or where retention is not feasible or desirable provide for high quality replacement planting;
- Have regard to relevant design codes or guidance set out in general or specific design Supplementary Planning Document, and through a Design & Access Statement demonstrating how design principles will be delivered. Development proposals will be expected to show the options considered through the early design process and reasons for rejected options and the preferred design.

Justification for inclusion of policy

7.6 The NPPF sets out that the Government attaches great importance to the design of the built environment with good design a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. The NPPF also sets out that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

7.7 The Council’s evidence on the built and natural environment demonstrates a variety of character in and around the borough from its urban areas to its landscape character. As such, to ensure that development enhances its impact on the built environment and landscape character a general policy to guide the design of new development is justified.

7.8 Policy EE1 will help to deliver Local Plan objectives 1, 10 & 11

Environmental Protection

7.9 Pollution can lead to adverse impacts on the natural environment and the health and well-being of individuals and communities. Pollution effects can come from a number of sources and affect receptors including air, soil and water and through noise, vibration, radiation, dust and particulate matter, odour and light. Development proposals should aim to ensure that any emissions from sources or impacts on receptors can either be fully mitigated or reduced to acceptable levels.
Air Quality

7.10 The Ambient Air Quality Directive (2008) sets out limits for concentrations in outdoor air for a range of air pollutants that impact human health. Whilst there is no legal obligation on local authorities to achieve prescribed air quality objectives, Part IV of The Environment Act 1995 requires Local Authorities to review and assess local air quality against the standards and objectives in the government's Air Quality Strategy\(^\text{19}\). Air quality in Runnymede is generally good, although the Council has designated two AQMAs in the Borough, one along the entire stretch of the M25 motorway as it passes through Runnymede and extended into the Vicarage Road area of Egham and the other centred around the 4 way traffic lights in Addlestone Town Centre at Brighton Road/Church Road/Station Road/High Street. A 'Watching Brief' is also being kept at the junction of Weir Road/Bridge Street, Chertsey. The LTP3 updated in 2016 also contains an Air Quality Strategy with objectives to incorporate physical transport measures, agree supporting smarter travel choices and to consider air quality impacts when identifying and assessing transport measures.

7.11 The Runnymede Air Quality Action Plan\(^\text{20}\) sets out a number of measures for improving air quality in the Borough including consideration of planning applications near to or within designated AQMA's and ensuring suitable measures are adopted in relation to air quality.

7.12 The most feasible actions include requiring certain types of development to undertake an Air Quality Assessment if it is likely to cause a deterioration in local air quality or is within or near to an AQMA.

7.13 Along with emissions which affect air quality objectives, development can also give rise to odour, fumes and dust predominantly from commercial activities, food preparation and agricultural/equestrian uses as well as through demolition and construction at development sites and suspended road dust. Best practice will need to be followed in the siting and design of extract flues and chimneys or agricultural/equestrian muck heaps to mitigate or minimise impacts from odour and fumes. Controls within construction management plans will be required as necessary.

Noise

7.14 Noise can arise from a variety of sources including road, rail and aircraft movements, commercial and industrial activities, construction activities, outdoor sports & entertainment premises and have the potential to adversely affect health and quality of life.

7.15 Areas of Runnymede are affected by road and rail traffic noise, especially areas in close proximity to rail lines and the M3 and M25 motorways and other classified highways. Areas within Englefield Green and Egham to the north of the Borough are also affected by aircraft noise given their proximity to Heathrow Airport.

7.16 The Government’s Noise Policy Statement (NPSE) for England sets out the importance of promoting good health and quality of life through the effective management of noise in relation to sustainable development.

7.17 The PPG Note on Noise also sets out a noise exposure hierarchy of when action including mitigation, avoidance or prevention is likely to be required where external


\(^{20}\) Runnymede Air Quality Strategy (2014) RBC. Available at: https://www.runnymede.gov.uk/article/5755/Air-quality
7.18 In determining whether a proposal is likely to have an adverse impact to or from external ambient noise levels, the Council will have regard to international and national standards and guidance in setting values for LOAEL and SOAEL in line with the NSPE and will set these out in further planning guidance such as SPD. The Council also expects development proposals to be served by high quality external public and/or private amenity space which can offer areas of relative tranquillity or respite to areas with high ambient noise levels.

7.19 In residential development, mitigation measures to reduce noise levels to achieve internal noise standards often involves having shut windows. This can lead to issues of overheating due to a lack of natural ventilation unless occupants are prepared to be subjected to adverse noise levels. Development proposals should aim to avoid these situations at the outset through their layout and design. However, if this is not feasible alternative forms of ventilation should be provided so that an occupant can choose to keep the noise out whilst having sufficient ventilation when windows are closed, especially to bedroom areas. Where mechanical ventilation is required, care will need to be taken to ensure its siting and design complies with noise standards.

Land Contamination

7.20 Runnymede has been subject to exploitation of its natural gravel and sand deposits for many years, with empty voids arising from mineral extraction mainly utilised by land-filling with domestic and inert commercial wastes. There are also numerous sites with historic industrial uses within the Borough, including former small-scale foundries, old gas works sites and chemical works.

7.21 Contaminated land in Runnymede has, to date, been dealt with predominantly through the development management process. The potential for land to be contaminated is a material planning consideration and as such development proposals will need to satisfy the Council that potentially contaminated land has been investigated and, if necessary, remediated to the point where it would not meet the definition of statutory contaminated land.

Light

7.22 Artificial light sources can range from street lighting, illuminated advertisements and floodlighting for outdoor activities as well as security lighting for individual properties and premises.

7.23 Poorly designed lighting schemes and advertisements can lead to light spillage and glare to neighbouring property affecting general amenity, health and well-being as well as impacting on dark skies, nature conservation objectives and public safety.

Construction

7.24 During the construction phase of development, including any demolition, it may be necessary to require protection of the local environment from impacts such as dust, fumes, noise, construction traffic, hazardous materials etc. In this respect the Council may use planning conditions to ensure implementation of Construction Management Plans or Construction Environmental Management Plans where appropriate.
Policy EE2: Environmental Protection

Air Quality

Development proposals which may give rise to adverse impacts on air quality including sources of odour or fumes or which may place sensitive receptors in areas exceeding adopted air quality standards will be expected to be accompanied by an air quality assessment. Where the air quality assessment shows that proposed development, either individually or cumulatively, will have an adverse impact on air quality, sensitive receptors, the natural environment or amenity, planning permission will only be granted where abatement or mitigation measures to reduce impacts to acceptable levels can be secured and implemented.

Noise

Development proposals resulting in or being subject to external noise impacts above Lowest Observed Adverse Effect Level will be expected to implement measures to mitigate and reduce noise impacts to a minimum.

Development proposals resulting in or being subject to external noise impacts above Significant Observed Adverse Effect Level will not be supported unless it can be clearly demonstrated that the social and economic benefits of the proposal outweigh noise impacts and unless the scheme’s design and layout has been optimised to avoid, mitigate and reduce impacts to a minimum.

Proposals which have or would be subject to unacceptable adverse effects will not be supported.

Proposals will need to consider the effects of external noise on outside amenity and where possible incorporate opportunities to create areas of relative tranquillity or areas which offer respite from high ambient noise levels.

In considering measures to avoid, mitigate and reduce noise impacts, proposals will need to consider the basic principles of noise control: -

• Separate noise sources from sensitive receptors;

• Control the noise at source; and

• Protect the receptor

For all proposals resulting in or being subject to external noise impacts above Lowest Observed Adverse Effect Level, a noise or acoustic assessment will need to be submitted which demonstrates the avoidance, mitigation or reduction measures identified are the most appropriate and capable of implementation.

Land Contamination

Development proposals on land which is suspected of being affected by historic or current land contamination will be required to investigate the nature and risk of the contamination both to the development proposal and to the wider environment. Where contamination is revealed, the applicant will be required to submit and implement a scheme of remediation which demonstrates that the land will be remediated to the point where it no longer meets the definition of statutory contaminated land.
Light

The Council will expect lighting schemes, whether as proposals on their own or as part of a wider redevelopment to be well-designed, focusing on avoiding impact on local amenity, wildlife, public safety and their prominence within and from the surrounding townscape/landscape.

Schemes should be designed to industry standards and not exceed the minimum light levels necessary for their purpose and not spill beyond the area intended for illumination.

The Local Planning Authority may also place conditions on any permission granted requiring the submission and implementation of a Construction Management Plan or Construction Environmental Management Plan prior to the commencement of development.

Any report or assessment required by this policy will be expected to be written in line with best practice guidance or advice.

Justification for inclusion of policy

7.25 Paragraph 109 of the NPPF sets out that planning should enhance the natural and local environment through preventing new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability and remediating contaminated land where appropriate.

7.26 Paragraph 110 of the NPPF states that Local Plans should minimise pollution, and paragraph 120 aims to prevent unacceptable risks. It states that new development should be appropriate to its location and the potential sensitivity of the area or proposed development to adverse effects from pollution, taken into account.

7.27 The Borough of Runnymede contains a number of potential sources of pollution which could lead to risks to human health and the natural environment and as such a policy on environmental protection is justified. This will ensure that proper account is taken to the health and well-being of existing and new residents of the borough as well as protection of the natural environment.

7.28 Policy EE2 will help to deliver Local Plan objectives 1 and 7.
Heritage

7.29 A heritage asset is defined in Annex 2 of the NPPF as:

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).'

7.30 Significance (for heritage policy) is defined in the Annex as

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting"

7.31 The historic environment is central to the local identity of Runnymede, and comprises a range of both designated and non-designated heritage assets including a number of nationally and locally listed buildings, registered parks and gardens, scheduled monuments, conservation areas, County sites of Archaeological Importance (CSAIs), Areas of High Archaeological Potential (AHAPs) and a number of historically significant sites including Fort Belvedere, the Commonwealth Air Forces Memorial, Chertsey Abbey and the Runnymede Meadows.

7.32 This historic environment is an important factor in making Runnymede unique, contributing to the character, distinctiveness and cultural heritage of the Borough and playing an important role in the Council’s commitment to improving the quality of life enjoyed by its residents as well as supporting tourism and recreation and green infrastructure objectives. Heritage assets are a finite resource and an irreplaceable asset and there is a general presumption in favour of their preservation. The contribution the Borough’s heritage assets make to the character of the townscape and/or landscape should be protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy.

7.33 The Council must have ‘special regard’ to the protection of listed buildings and their settings, and afford them considerable weight in determining if a proposal is acceptable. Notwithstanding this requirement, all new development should seek to conserve and enhance existing heritage assets within the Borough, including undesignated heritage assets. Securing high quality design is important and new developments should protect existing local character, and respect the massing and scale of existing buildings.

7.34 The setting of a heritage asset is not purely a visual concept. The NPPF describes the setting of a heritage asset as the surroundings in which an asset is experienced. Heritage assets can therefore be harmed by development in their settings without there necessarily being any visual impact; other environmental factors can influence the way an asset is experienced in its setting. Buildings that are in close proximity but not visible from each other may also have a connection which forms part of their setting. The importance of a setting therefore lies in what it contributes to the significance of the heritage asset.

7.35 The consideration of a heritage asset has to be proportionate to its significance and an appropriate balance should be achieved. Where enabling development is proposed it should be demonstrated that such development is necessary to secure the long-term use or protection of the heritage asset and demonstrate that the benefits of the scheme outweigh the harm of allowing development which would otherwise be unacceptable in
Conservation is an active process of maintenance and managing change to ensure that the significance of heritage assets is sustained. The Council will encourage proposals which allow heritage assets to remain in active use that is consistent with their conservation.

Conserving heritage assets is not just about conserving the physical or architectural character, but just as importantly it is about conserving their social and/or cultural significance. The acceptability of a proposal is based on a judgement taking all factors into account; it is not simply a visual process.

It is important that development both within and outside the Borough’s designated Conservation Areas does not adversely affect their special interest, character or appearance by the introduction of incongruous layouts or forms of development, or development out of scale with the surroundings impacting on important views and groups of buildings from inside and outside the Conservation Area boundary. The use of illuminated signs within and outside of Conservation Areas can be a particular issue.

Runnymede is particularly well endowed with important historic parks and gardens, having 6 which are either Grade I or Grade II*. It is important that this aspect of the Borough’s heritage is more widely appreciated and efforts are made to ensure that these valuable historic features are effectively protected. Historic Parks and Gardens can be harmed by insensitive development, including harmful development affecting their setting. The subdivision of these areas can also be particularly harmful to their historic character. One of these assets, Woburn Farm, is currently on the Heritage at Risk Register which is maintained by Historic England, and it is important to ensure that no further fragmentation of this landscape takes place.

Runnymede also has a rich archaeological heritage, especially near the Thames and the site of Chertsey Abbey and St. Ann’s Hill. SCC has identified Sites of Archaeological Importance in the Borough, sites which have irreplaceable evidence of the area’s pre-history and history and wherever possible these should be preserved and properly maintained and interpreted in order to maximise their value. There are also many sites in Runnymede with archaeological potential.

The NPPF requires LPAs to either maintain or have access to an Historic Environment Record (HER). The Surrey HER is held and managed by SCC and is an index of all known heritage assets within the county. Non-designated heritage assets are locally important heritage assets which may have a strong local affinity. PPG suggests that local lists incorporated into Local Plans can be a positive way for the local planning authority to identify non-designated heritage assets against consistent criteria. In the case of buildings, their significance should be assessed against published criteria. The requirement in the NPPF for LPAs to have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to the environment is applicable to non-designated heritage assets as well as designated assets.

Many heritage assets in Runnymede which do not currently meet national criteria for statutory listing are nevertheless of local importance and are therefore worthy of protection and conservation. The Surrey HER which is maintained by SCC is an important source of information regarding non-designated assets in the Borough. In particular assets which are notable in terms of local character and distinctiveness are of great importance, for example assets associated with Chertsey Abbey and with the Basingstoke canal and River Wey Navigation.
Policy EE3: Strategic Heritage Policy

Development that affects Runnymede’s heritage assets should be designed to protect, conserve and enhance the significance and value of these assets and their settings in accordance with national legislation, policy and guidance and any supplementary planning documents which the council may produce. The historic environment in Runnymede includes the following heritage assets:

- Listed Buildings
- Conservation Areas
- Parks and Gardens of Special Historic Interest
- Scheduled Monuments
- County Sites of Archaeological Importance and Areas of High Archaeological Potential
- Locally Listed Buildings and other non-designated locally significant assets

Development proposals likely to affect the significance of a heritage asset, including the contribution made by its setting, should be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed. As a minimum the Surrey Historic Environment Record should be consulted. Where there is potential for heritage assets with archaeological interest to be affected, this description should be informed by available evidence, desk-based assessment and, where appropriate, field evaluation to establish the significance of known or potential heritage assets.

The sympathetic and creative reuse and adaptation of heritage assets which provide a sustainable future for a heritage asset will be encouraged, where the proposed new use is consistent with conservation of the asset. The delivery of enabling development within the setting of heritage assets which make a positive contribution to, or better reveal the significance of the heritage assets will be encouraged.

The total loss of a designated heritage asset will be exceptional. Where a material change to, or the whole or partial loss of, a heritage asset has been approved through the Development Management process, recording and interpretation shall be undertaken prior to and during the course of implementation of the works to document and understand the asset’s archaeological, architectural, artistic, cultural or historic significance. The scope of the recording should be proportionate to the asset’s significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through Surrey’s Historic Environment Record and where appropriate at the asset itself through on-site interpretation or use of a public depository.

The council will seek to avoid heritage assets becoming ‘at risk’ in the future. Where evidence of neglect is reported, or becomes apparent, the council will make contact with owners to draw their attention to the risks to their property, suggest appropriate measures and find out their plans for maintenance and reuse. The council will seek to facilitate the bringing back into appropriate use of any vacant heritage assets (listed buildings and buildings in conservation areas), in order to minimise future risks to the significance of the building.

Justification for inclusion of policy

7.43 The NPPF recognises that heritage assets are irreplaceable resources, and requires
Local Authorities to maintain and strengthen their commitment to stewardship of the historic environment, and to adopt suitable policies to protect it.

7.44 Policy EE3 will help to deliver Local Plan objectives 8 and 10.

**Policy EE4: Listed Buildings**

The Council will support appropriate development which seeks to maintain, sustain and enhance the significance and special architectural and historic interest of Listed Buildings in the Borough.

Considerable weight will be given to the protection of a listed building and its setting. Development of a listed building, or development within the curtilage or within the vicinity of a listed building or structure, should preserve and/or enhance its setting and any features of special architectural or historical interest which it possesses. The historic fabric and any features of architectural or historic interest should be retained in situ and repaired rather than replaced wherever possible. Proposals should not adversely affect the listed building or its setting by virtue of design, scale, materials, or proximity or impact on views or other relevant aspects of the historic building fabric.

The change of use of part, or the whole, of a Listed Building will be supported provided that its setting, character and features of special architectural or historic interest would be preserved and/or enhanced, Consideration will be given to the long-term preservation that might be secured through a more viable use.

Development which would cause substantial harm to or loss of a listed building (including curtilage buildings), including total or partial demolition, will be permitted only in exceptional circumstances. The Council will consider the following matters when determining such applications:

- The nature of the listed building prevents all reasonable use of the site, no viable use of the listed building can be found through appropriate marketing that will enable its conservation and it can be demonstrated that charitable or public funding/ownership is not available to enable its conservation;

- Any harm or loss is outweighed by the benefits of bringing the site back into use;

In such cases, consideration will be given to the asset’s significance.

**Justification for inclusion of policy**

7.45 The NPPF recognises that heritage assets are irreplaceable resources, and requires Local Authorities to maintain and strengthen their commitment to stewardship of the historic environment, and to adopt suitable policies to protect it.

7.46 Policy EE4 will help to deliver Local Plan objective 8.
Policy EE5: Conservation Areas

Development within or affecting the setting of a Conservation Area, including views in or out, should protect, conserve, and wherever possible enhance, the special interest, character and appearance of the Conservation Area.

Proposals for all new development, including alterations, extensions, renovation or change of use of existing buildings, construction of new buildings, advertisements, engineering operations, hard surfacing, means of enclosure, including gates, fences and walls and the addition of energy efficiency and renewable energy technologies will be required to:

- Preserve and where possible enhance the existing historic fabric and features of the Conservation Area that contribute to its special interest, character and appearance;
- Respect the existing local context and established character, with reference to existing building layouts, plot and frontage sizes, form, height, depth, scale, massing of existing buildings, spacing between existing buildings, established street layouts, materials, architectural and landscape features including historically significant boundaries and building lines, and be in keeping with the character and appearance of the conservation area;
- In the case of new development, make a positive contribution to local character and distinctiveness.

Wherever possible shop-fronts of architectural or historical value should be retained. Proposals for replacement shop-fronts and signage, or alterations to existing shop-fronts should respect the character, scale, proportion and materials of the existing building and protect and enhance the special interest, character and appearance of the Conservation Area. Signs above ground floor level, internally illuminated signs and external shutters will be resisted.

Proposals to demolish existing non-listed buildings and/or structures will be assessed against the contribution the existing building or structure makes to the significance of the Conservation Area including its special interest, character, and appearance, and the merits of any proposed replacement development. The opportunity to remove unsightly features or buildings which detract from the character or appearance of the Conservation Area will be encouraged. Where substantial harm would be caused to a Conservation Area’s significance, the demolition of the existing building will be resisted unless exceptional circumstances or substantial public benefits outweighing any harm to the Conservation Area can be demonstrated. Where less than substantial harm would be caused by the demolition or partial demolition or alteration of a non-listed building, any public benefit caused to the overall character of the conservation area will be assessed as part of the pre-determination balancing exercise.

Full planning applications, as opposed to outline planning applications will be required to be submitted for proposed development in a Conservation Area, and these applications must include contextual elevational drawings which illustrate any effects on neighbouring buildings.

As resources permit the Council will deliver a programme of review of the Borough’s seven conservation areas in accordance with its statutory duty. These reviews will consider the designation of the Conservation Areas and their extent and make
recommendations as necessary. They will culminate in a management plan for continued protection and enhancement of each conservation area. Other areas will be considered for conservation area designation if and when appropriate.

The Council will seek to protect existing trees which make a positive contribution to the character and local distinctiveness of the Conservation Area. New development proposals will be required to provide high quality landscaping schemes which protect and enhance the character and appearance of the Conservation Area.

In considering applications for work on existing trees within Conservation Areas, the Council will require good arboricultural management to ensure that the impact of the proposed works on tree health and amenity value is reasonable and justified. Tree Preservation Orders will be created to protect trees or groups of trees of significance, where inappropriate and damaging works are proposed.

Justification for inclusion of policy

7.47 The NPPF recognises that heritage assets are irreplaceable resources, and requires Local Authorities to maintain and strengthen their commitment to stewardship of the historic environment, and to adopt suitable policies to protect it.

7.48 Policy EE5 will help to deliver Local Plan objective 8 and 11.

Policy EE6: Parks and Gardens of Special Historic Interest

Proposals for development within, affecting the setting of, or conspicuous from a registered park or garden will be required to:

- Protect, conserve and where appropriate enhance the significance, character and appearance of the Park or Garden, including its setting and any special historic features;
- Avoid subdivision resulting in new boundaries, land uses and development which fails to protect the special historical significance of the park or garden;
- Conserve and restore existing, or where possible reinstate lost features of historic or architectural interest and/or significance, including existing trees and planting, other forms of distinctive or historic landscaping and garden features which contribute to the significance and special historic interest of the park or garden;
- Where the Council considers it relevant, development proposals should be accompanied by an appropriate Management Plan to secure the long term conservation of the park or garden.

Justification for inclusion of policy

7.49 The NPPF recognises that heritage assets are irreplaceable resources, and requires Local Authorities to maintain and strengthen their commitment to stewardship of the historic environment, and to adopt suitable policies to protect it.

7.50 Policy EE6 will help to deliver Local Plan objective 8 and 10.
Policy EE7: Scheduled Monuments, County Sites of Archaeological Interest (CSAIs) and Areas of High Archaeological Potential (AHAPs)

Proposals for development will be required to conserve, and where appropriate, enhance the significance, historic features and importance of Scheduled Monuments and County Sites of Archaeological Importance and their settings. Proposals which improve public access to, or the understanding of, a Scheduled Monument or County Sites of Archaeological Importance in a manner consistent with its conservation, will be supported.

Development that adversely affects the physical survival, setting or overall heritage significance of any element of a Scheduled Monument or County Sites of Archaeological Importance or their settings will be resisted.

An archaeological assessment, and where appropriate the results of a site evaluation (and, should remains have been identified, an accompanying archaeological mitigation strategy) will be required to accompany a planning application for:

- Proposals for development on sites which affect, or have the potential to affect, Scheduled Monuments
- Proposals for development on sites which affect, or have the potential to affect, County Sites of Archaeological Interest or Areas of High Archaeological Potential
- Proposals for development on all other sites which exceed 0.4ha in size

Where archaeological finds are identified the first consideration will be in situ preservation. Where it can be demonstrated to the satisfaction of the Council that this is not feasible, the Council will require adequate excavation and an accurate record to be made of any archaeological remains which will be destroyed and the results to be made publicly accessible via the publication and archiving of any material recovered.

Justification for inclusion of policy

7.51 The NPPF recognises that heritage assets are irreplaceable resources, and requires Local Authorities to maintain and strengthen their commitment to stewardship of the historic environment, and to adopt suitable policies to protect it.

7.52 Policy EE7 will help to deliver Local Plan objective 8
Policy EE8: Locally Listed and other Non-Designated Heritage Assets

The Council will develop and maintain an up to date list of non-designated heritage assets of local architectural or historic interest. This list will include where appropriate the identification of potential opportunities for active preservation.

Development will be required to preserve the character and significance of locally listed and other non-designated heritage assets, their setting and any features of architectural or historic interest. The historic landscape of the Borough should be respected, taking into account locally distinctive settlement patterns, hedgerows, woodlands and canals.

Proposals for the demolition of a locally listed heritage asset, and/or the loss or removal of important features of character will be assessed in the light of their significance and the degree of harm or loss.

Proposals which would secure the repair and use of a locally listed or other non-designated heritage asset in a manner consistent with its conservation and which would retain features of architectural or historic value will be supported.

Non-designated heritage assets of archaeological interest which are considered to have significance equivalent to that of designated assets will be subject to policy EE7.

Justification for inclusion of policy

7.53 The NPPF recognises that heritage assets are irreplaceable resources, and requires Local Authorities to maintain and strengthen their commitment to stewardship of the historic environment, and to adopt suitable policies to protect it. Policy EE8 will help to deliver Local Plan objective 8.
**Natural Environment**

7.54 Biodiversity is a means of quantifying the natural environment, which surrounds us everywhere, and is connected to many aspects of everyday life. Biodiversity can be described as the richness and variety of living things which exist in a given area. Biodiversity and geodiversity (the diversity of geological sites) is not just confined to identified and protected sites.

7.55 Over the last 50 years, there have been acute declines in a number of species, which has resulted in many cases of local extinction, linked largely to loss of habitat. The causative factors behind this loss of natural habitat and species include climate change, the expansion of the built environment and the way important habitats are managed.

7.56 It is therefore important to conserve and enhance natural habitats, which are key to protecting individual species and, in turn, to achieving sustainable development as well as ensuring that when development does come forward it minimises its impacts as fully as possible and provides opportunities to achieve net gains in biodiversity. Green and Blue infrastructure is the network of natural and semi-natural features that can be used to provide a variety of ecosystem services capable of meeting social, environmental and economic objectives and ensures that the rich variety of habitats function within a connected network of green and blue infrastructure, with species further prevented from becoming isolated and at risk of extinction.

7.57 Nearly 12% of Surrey’s native wildlife has been lost and a number of species are now only seen in Surrey. Surrey Wildlife Trust highlight the importance of BOAs to deliver biodiversity net gain and in Runnymede include BOAs for Rivers; the Thames Valley and TBHs.

7.58 The Surrey Landscape Character Assessment (2015) sets out the landscape character for each borough and district in the county. Runnymede has a number of identified landscape types, sharing common geology; vegetation and topography. For each broad landscape type, the assessment sets out guidance on how the land can be managed.

7.59 There are a number of protective designations within and just beyond the borough that are of international, national and local significance. These designations include four SSSI with a further SSSI, Chobham Common, lying just outside the borough. Chobham Common SSSI is also part of the TBHSPA and has a significant influence in the borough. Part of the Borough in the west is located within the 400m zone of influence of the SPA and approximately two thirds is located within the 5 km zone of influence. Parts of Windsor Great Park are also SSSI but most of this site lies outside the Borough and which is largely designated as a SAC. One of Runnymede’s SSSI is part of the South West London Water-bodies SPA, also designated as a Ramsar site. There are also 35 local SNCI within Runnymede, two LNR, and almost 315 hectares of Ancient woodland.

7.60 Most of these designated sites have been grouped inside broad-scale BOA, including Runnymede Meadows, Windsor Great Park and the floodplains of the Rivers Wey and Thames amongst others. These BOAs have been identified as the wider zones around protected sites where enhancements to the natural environment need to be focussed in order to ensure future connectivity for wildlife across and beyond the Borough, as a ‘local ecological network’. River systems and waterways have an especially important role to play in nature conservation by providing natural habitat linkages via multi-habitat wildlife corridors. The EU Water Framework Directive (WFD) requires all rivers and groundwater bodies in the UK to be in good ecological status by 2027. Currently the
Borough has nine failing surface water bodies, as identified in the Thames River Basin Management Plan. Local Authorities should have regard to the Thames River Basin Management Plan and ensure that development does not further compromise water-body ecology, by protecting the biological and chemical quality of both watercourses and groundwater. River corridors will be protected through the incorporation of undeveloped buffer zones, as sought by section 9 of the Council’s land drainage byelaws. These buffers will also serve as green infrastructure and support biodiversity features.

7.61 In addition, there is also an excellent opportunity for the creation of wildlife habitat in Runnymede with the development of the RTS. Whilst the primary purpose is to reduce flood risk for a large number of homes between Datchet and Teddington, the scheme also consists of the creation of more than 40 hectares of biodiversity action plan habitat.

7.62 SuDS have a role to play in river basin management and more detail is set out in the flooding section of the Local Plan. There is a range of possible SuDS and the chosen system will depend on size; pollutants and other matters. SuDS are reported to be cheaper to build and maintain than conventional drainage solutions and aside from the important function SuDS can have in flood alleviation, they can be multi-functional, forming part of the green and blue infrastructure network to assist in wildlife management, as well as recreation and carbon storage. Swales are identified as the most common features used in SuDS, which bring ecological as well as amenity benefits to sites. Specific measures put in place would depend on the particular habitat and could involve planting, pruning, maintenance or repair amongst other things.

7.63 Trees and woodlands form part of the Green infrastructure network and help define the character of areas across the borough and contribute to the roles they play. Trees can make a contribution towards both ecosystem services and amenity including in urban areas, with the general principle that the larger the tree, the greater its contribution. The NPPF establishes the importance of trees by confirming that ‘planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside of ancient woodland’. The borough has many examples of trees more than 100 years old that are part of the historic fabric of local areas. Lines of mature oak trees that once defined historic boundaries are still apparent in the borough’s residential gardens. In addition, the Council has the power to protect trees through the use of Tree Preservation Orders.

7.64 Many of Surrey's wildlife species and their habitats have been prioritised for conservation as 'Priority habitats' and 'Priority species' (listed under Section 41 of the Natural Environment & Rural Communities Act 2006), a number of which are present in Runnymede. The Biodiversity Working Group of the Surrey Local Nature Partnership (SyNP) was set up after the Government’s 2011 Natural Environment White Paper, which identified the need to take greater account of the value of nature at a strategic scale. The main objective of the SyNP is to translate national priorities into local action to focus nature conservation efforts across the county. BOAs as identified by the SyNP, are the regional priority areas of opportunity for restoration and creation of Priority habitats. BOAs are a spatial representation of where priority habitat restoration would best be located to create, protect and enhance networks of biodiversity and should be considered as areas of opportunity to improve the environment, not as a constraint to development.

22 http://surreynaturepartnership.org.uk/
23 http://strategy.sebiodiversity.org.uk/data/files/BOA/all__areas_descriptions.doc

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These designations help to protect valuable wildlife habitats and species and together form important components of a green and blue infrastructure network, which is essential to our quality of life. As ‘Natural Capital’, nature therefore not only has an important ecological role, but is also important both socially and economically, offering opportunities for recreation, helping to boost tourism and providing a number of environmental services, such as flood defence. It is therefore vitally important to ensure that Runnymede’s natural capital is enhanced and/or expanded where possible.

The natural environment also directly promotes healthy lifestyles by providing opportunities for regular exercise and is valued by both residents and visitors. This network of green and blue infrastructure therefore provides a multi-functional resource. The Council’s OSS identifies a variety of open spaces in the borough, which includes both green and blue infrastructure.

The NPPF states that LPAs should have a strategic approach set out in their Local Plans to create, protect, enhance and manage networks of biodiversity and green infrastructure. The NPPF also states that LPAs should minimise impacts on biodiversity and provide net gains in biodiversity where possible, contributing to the Government’s commitment to halt global and national decline in biodiversity. This could in part be achieved through the creation of green and blue corridors, such as SuDS and habitat creation on development sites, native tree planting or incorporating, amongst other items, bat and bird boxes. This also has the added benefit of attracting tourists and visitors to the area and in providing recreational open space.
Policy EE9: Biodiversity, Geodiversity and Nature Conservation

Development directly and indirectly affecting the following hierarchy of important sites in the Borough will need to pay particular attention to the requirements of this policy.

1. Ramsar sites (international).
2. Special Protection Areas and Special Areas of Conservation (European).
4. Ancient Woodland, ancient or veteran trees; and/or trees and hedgerows protected by a Tree Preservation Order.
6. Other priority habitats and priority species not identified in 1, 2, 3, 4 or 5 above (Local); designated Local Green Space where richness of wildlife has been identified as a contributing factor in its designation; and any area in Runnymede that may be in future identified as a Nature Improvement Area; trees considered to make a significant contribution to their surroundings, individually or as a group.

The Council will seek net gains in biodiversity, through creation/expansion, restoration, enhancement and management of habitats and features to improve the status of priority habitats and species. Development proposals should demonstrate how this will be achieved and should be in accordance with any Supplementary Planning Document the Council prepares.

In instances where applications for development on or adjacent to sites identified as important come forward, applicants will be expected to follow the hierarchy of mitigation so that biodiversity/geodiversity damage from development should first be avoided, then mitigated on-site and finally, as a last resort and where acceptable, offset.

For sites with the highest protection, very special circumstances would be required to demonstrate that the benefits of the development proposal clearly outweigh the loss of the site.

Justification for inclusion of policy

7.68 Paragraph 117 of the NPPF requires planning policies to minimise impacts on biodiversity and geodiversity amongst other things by identifying and mapping components of local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, as well as promoting the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations.

7.69 In the case of development likely to have a significant effect on European sites, the proposals will be subject to an assessment under the Habitats Regulations. Where development is likely to have an adverse effect on a SSSI, the provision of paragraph 118 of the NPPF will apply. The effective avoidance and mitigation of any identified adverse environmental impact should be demonstrated and secured prior to approval.
of new development.

7.70 A Green/Blue Infrastructure strategy will also be prepared with the support of SCC and other key stakeholders. This will take place after the adoption of the Local Plan. It is envisaged that the Geographic Information Systems will build upon the existing evidence (such as the OSS) to help deliver policies in this Plan relating to sustainable patterns of growth; climate change; health and wellbeing; biodiversity.

7.71 It should be noted that the Council is committed to resurveying its SNCIs during the first five years of the Local Plan

7.72 Policy EE9 will help to deliver Local Plan objectives 8 and 9.

**Thames Basin Heaths Special Protection Area**

7.73 The TBHSPA was designated on 9 March 2005, as part of the Europe-wide Natura 2000 network.

7.74 The TBHSPA is comprised predominantly of lowland heathland and woodland, a characteristic landscape that supports distinctive rare and threatened flora and fauna. Its designation as a SPA is required under Directive 2009/147/EC on the conservation of wild birds. The SPA is protected not only under European, but also UK law, referred to as a ‘European Site’ in the Conservation of Habitats and Species Regulations 2010.

7.75 The SPA is designated because of the presence of breeding populations of three bird species: Dartford Warbler, Woodlark and Nightjar. These birds nest on or near the ground and as a result are vulnerable to predators, as well as to disturbance from informal recreational use, such as walking and dog walking. Since designation, there has been much discussion about the potential impacts of human activity on the three protected bird species on the SPA. Natural England and others have voiced particular concerns that many parts of the SPA are open to the public, enabling dog walking, rambling and biking, all of which could have an adverse impact on these ground nesting birds.

7.76 The SPA extends over all or part of 11 LPAs in Surrey, Berkshire and Hampshire and comprises a network of 13 SSSIs. Parts of the SPA are also designated as a SAC, which includes Thursley, Ash, Pirbright and Chobham SAC.

7.77 Whilst much of the SEP has been abolished, policy NRM6 is still active and currently directs development in the first instance to sites that fall outside the influence of the SPA. It goes on to state the principles that should be adhered to when dealing with housing within the 5km straight line distance from the SPA, and establishes the 400m exclusion zone for residential development around the perimeter of the SPA. The SEP also states that NRM6 does not exclude the possibility that some (larger) sites outside of the 5km zone of influence may also require mitigation under advice from Natural England.

7.78 Although the SPA does not extend into Runnymede, Chobham Common SSSI forms part of the Borough’s western boundary and has an influence on the Borough, with a small portion of the borough being located within the 400m zone of influence of the SPA and approximately two thirds being located within the 5 km zone of influence.

**SANG**

7.79 The identified avoidance strategy to ensure no adverse effect on the integrity of the SPA from new residential development is by mitigation in the form of SANG. SANG as
a mitigation measure has been agreed with Natural England and its provision is required to satisfy the Habitats Regulations. The purpose of SANGs is to attract potential new users away from the SPA but they can in themselves have biodiversity value.

7.80 In March 2007, the Council adopted the SPA Interim Supplementary Planning Guidance, which provides additional guidance from the Joint Strategic Partnership (JSP), comprised of Local Authorities that are affected by the SPA, alongside other partners, to plan for the long term protection of the SPA in a consistent and coordinated way.

7.81 The authorities affected by the SPA have agreed a Joint Delivery Framework, which sets out the general principles to be used by authorities when dealing with development within the zone of influence of the SPA. This has the full endorsement of Natural England.

7.82 This approach requires developers of housing schemes to provide, or make a financial contribution towards, SANG and SANG enhancement in the Borough. With the cap on the pooling of Section 106 contributions introduced by the CIL Regulations (2015) and enacted from April 2016, the Council is required to demonstrate that there is an appropriate mitigation strategy in place. The Council does not currently operate CIL and therefore has introduced a new approach to funding SANG. In addition to larger sites retaining an option to provide a bespoke SANG solution, there is a further option for developers to enter into a land transaction with the Council, for an appropriate financial sum to obtain a consent to utilise part of one of the Council's strategic SANG in mitigation.

7.83 In the Borough, there are five broad strategic SANGs, which currently have capacity to mitigate the impacts of new residential development. There is a further site at Chertsey Meads, which has been agreed in principle with Natural England to be designated as SANG, subject to the completion of a satisfactory SANG Management Plan. There are also bespoke SANGs provided by new development in the borough that have been agreed as part of a package of mitigation for larger developments. The Council will rely on the Borough’s existing SANGs, the emerging SANG at Chertsey Meads, bespoke SANG solutions which are to be delivered on some of the proposed strategic allocations (see the Policies Map and site allocation policies for more information), and other, currently unidentified areas of land which the Council could look to allocate in the latter period of the Plan if necessary. The Council will continue to explore delivery options, including with its neighbouring local authorities throughout the lifetime of this Plan to deliver new homes and secure necessary SANG mitigation.

SAMM

7.84 In June 2009, the Council agreed an Outline Business Plan through the JSP that identified the resources required to provide an effective SAMM project for the SPA. The work is funded by contributions from all new additional dwellings built within 5 km of the SPA. The agreed method of a separate single tariff to fund SAMM measures in perpetuity was agreed to be collected centrally and used strategically across the SPA. The Outline Business Plan utilises a team of site wardens and the structured monitoring of both visitors and population trends for the SPA birds. The tariff provides for both annual revenue expenditure and the creation of an endowment fund for the long term.

7.85 As SAMM is not considered to be infrastructure, there is no restriction on the pooling of S106 and as such will continue to be the preferred method of collecting money to fund...
Policy EE10: Thames Basin Heaths Special Protection Area

Within 400m of the boundary of the Special Protection Area, no additional residential development will be permitted. Any non-residential development within 400m will require an Appropriate Assessment under the Habitats Regulations.

All additional residential development (including strategic allocations) beyond the 400m Special Protection Area exclusion zone, but within 5km of the Special Protection Area boundary, will need to put in place adequate measures to avoid and mitigate potential effects on the Special Protection Area. These must be delivered prior to occupation and in perpetuity and agreed with Natural England. To meet these requirements developments will need to:

- Provide or contribute to Suitable Alternative Natural Green Space at a standard of 8 hectares per 1000 residents (minimum after any discounting); Proposals for new Suitable Alternative Natural Green Spaces will not be accepted unless agreed by Natural England; and
- Make a financial contribution towards Strategic Access Management and Monitoring at the Special Protection Area.

Or

- Contribute towards enhancing the strategic Suitable Alternative Natural Green Space provision that is made in the Council’s Special Protection Area Interim Guidance or any subsequent update of it through the existing licensing scheme or any future agreed mechanism; and
- Make a financial contribution towards Strategic Access Management and Monitoring at the Special Protection Area and monitoring of the effectiveness of this approach.

Or

- In exceptional circumstances, evidence may demonstrate that a bespoke solution will be effective in avoiding or mitigating the adverse impacts of housing development and visitor pressure on the Special Protection Area. In these cases the proposed measures must be agreed by Natural England; and
- Make a financial contribution towards Strategic Access Management and Monitoring at the Special Protection Area and monitoring of the effectiveness of this approach.

For sites beyond the 5km zone of influence, an Appropriate Assessment may be required under the Habitats Regulations Assessment to determine whether there will be a likely impact on the integrity of the Thames Basin Heath Special Protection Area. This is likely for residential developments of 50 new dwellings and above between 5km and 7km from the Special Protection Area. For any sites where impacts are likely, a bespoke solution will need to be assessed on a case by case basis and agreed with Natural England but will be based on the above three options.

Over the lifetime of the Local Plan, should the Council not be able to demonstrate there is sufficient Suitable Alternative Natural Greenspaces capacity for mitigation, the Local Plan will need to be reviewed.
Justification for inclusion of policy

7.86 There is a legal requirement to ensure no adverse impact on the integrity of the TBH SPA, in Runnymede’s case through the agreed mitigation through provision of SANG, and maintenance and funding for SAMM. This policy sets out the Council’s approach to mitigation over the period of the Local Plan.

7.87 Policy EE10 will help to deliver Local Plan objectives 9 and 10.

Policy EE11: Green Infrastructure

The Council will seek to avoid further habitat fragmentation of Green Infrastructure by encouraging development proposals which restore, maintain and enhance habitat connectivity, in particular in Biodiversity Opportunity Areas as shown on the policies map.

The Council will seek development to contribute towards the delivery of a high quality multi-functional Green Infrastructure network by requiring proposals to provide onsite Green Infrastructure assets. In exceptional circumstances, if it is not possible to provide on-site Green Infrastructure as it is neither feasible nor viable, a financial contribution towards provision and enhancement of Green Infrastructure and services may be sought.

The Council will ensure the effective use of Tree Preservation Orders to protect significant trees and will encourage the proper care and maintenance of trees by requiring owners to submit applications to work on protected trees and ensure that protected trees are replaced if they have to be felled.

Justification for inclusion of policy

7.88 Paragraph 114 of the NPPF sets out that LPAs should, amongst other things, set out a strategic approach in their Local Plans to plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. Paragraph 117 sets out that local plan policies should plan for biodiversity at a landscape scale and identify and map components of the local ecological networks wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation.

7.89 BOAs are key areas where priority habitat can be improved or restored, and are identified as being most effective in the recovery of priority species in a fragmented landscape. Priority habitats and species identified for Runnymede can be found in appendix C.

7.90 Development should have regard to and contribute towards any Green/Blue Infrastructure Strategy/SPD that is produced. Supplementary guidance will set out how development proposals on a large and small scale might assist in enhancing Green Infrastructure.

7.91 The Council will consider it expedient to create a tree preservation order where the Council believes there is a risk of high quality trees being felled, damaged or pruned in an unfavourable manner, or as a precaution in order to ensure the trees’ protection.

7.92 Policy EE11 will help to deliver Local Plan objectives 1, 3, 4, 8, 9 and 10.
Policy EE12: Blue Infrastructure

The local planning authority will expect applicants to contribute towards the delivery of a high quality multi-functional Blue Infrastructure network by seeking Blue Infrastructure assets to be provided, protected and maintained to deliver multiple benefits and services for biodiversity, recreation and landscape.

Therefore, the Council will seek to resist the loss of provision and reduction in the quality of blue infrastructure in accordance with the Water Framework Directive.

Planning permission will only be granted for proposals that:

- Demonstrate how they will support improving the status of failing water-bodies, in particular in relation to the requirements of the Thames River Basin Management Plan;
- Do not involve the culverting of watercourses;
- Make appropriate provision to protect, enhance, improve and maintain accessible networks of Blue Infrastructure, including through deculverting if appropriate;
- Where appropriate, enable public access to Blue Infrastructure, including through providing undeveloped buffer zones (8m minimum for main rivers and 5m minimum for ordinary water courses). In certain circumstances, these standards could be negotiated to suit the particular needs of a site and its development requirements. Any scheme to provide a buffer zone will need to include a working method statement detailing how the buffer zone will be protected during construction.

Development where inclusion of Sustainable Drainage Systems is necessary should have a management plan in place to demonstrate how wildlife has been taken account of.

Justification for inclusion of policy

7.93 As set out in the background section, the EU WFD requires all rivers and groundwater water-bodies in the UK to be in good ecological status by 2027. This includes reducing invasive species if there are gardens adjacent to water courses. This policy sets out the Council's approach to helping achieve WFD objectives.

7.94 Development should have regard to and contribute towards any Green/Blue Infrastructure Strategy/SPD that is produced.

7.95 Policy EE12 will help to deliver Local Plan objectives 3, 4, 6, 7, 8 and 9

Flooding

7.96 The 2009 Thames Catchment Flood Management Plan (CFMP) identifies Runnymede as a borough with over 5000 properties at risk in a 1% annual probability flood event. This makes the Borough one of the highest risk areas in the Lower Thames Region, and highlights the importance of the Council taking a robust approach to minimising and mitigating flood risk.

7.97 Fluvial flooding from the River Thames and its main tributaries; the Chertsey Bourne, the Addlestone Bourne and River Wey, are the primary sources of flooding in
Runnymede. The Thames CFMP identifies this area in Runnymede as developed floodplain with no formal built flood defences.


7.99 There are other forms of flooding, as well as fluvial flooding, which impact on particular areas of the Borough. The Council’s Strategic Flood Risk Assessment (SFRA) contains detailed information on the types of flooding that do, or could impact on different parts of the Borough. Applicants should refer to the detailed information contained in the SFRA on sources of flood risk in the Borough during the preparation of a planning application.

7.100 Runnymede Borough Council is working with the Environment Agency and other partners to bring forward the RTS. This is a proposed programme of projects and investment with the aim of reducing flood risk in communities near Heathrow between Datchet and Teddington, including Egham, Staines upon Thames and Chertsey. The River Thames between Datchet and Teddington has the largest area of developed floodplain in England without flood defences. Over 15,000 homes and businesses within the area are at risk from flooding.

7.101 Part of the RTS will involve the construction of a flood channel, built in 3 sections. The second section of this channel which runs from Egham Hythe to Chertsey will be located in Runnymede Borough. It is anticipated that the channel will be constructed during the Plan period and as such, in order to support this strategic flood alleviation scheme which will help reduce flood risk to hundreds of properties in the Borough, the Local Plan seeks to safeguard the route of the proposed flood channel that would be located in Runnymede.
Policy EE13: Managing Flood Risk

New development will be guided to areas of lowest flood risk from all sources of flooding through the application of the sequential test. A sequential approach to the layout on individual development sites will also be expected to be followed to minimise flood risk. The exception test will continue to be applied where national planning policy advises that this is necessary.

Any development\textsuperscript{24} proposed in either flood zone 2 or, on sites over 1ha in flood zone 1, or in a dry island (all types of development excluding minor development in a dry island), must be accompanied by a site specific Flood Risk Assessment, proportionate to the scale of development that demonstrates that all forms of flooding have been taken into account (as detailed in the Council’s Strategic Flood Risk Assessment). Managing flood risk over the lifetime of the development must be addressed, taking into account the following:

- The impacts of climate change\textsuperscript{25}, and
- Where practical to do so, it will be expected that developments will be constructed with adequate flood resilience and resistance measures suitable for the lifetime of the development, in line with Environment Agency advice and advice contained in the Runnymede Strategic Flood Risk Assessment.

Where national planning policy requires the exception test to be applied and passed, and when a site is located in a dry island, applicants will be expected to consider the onset and duration of a flood, the vulnerability and willingness of occupiers to evacuate the site in a flood event and the ability of the site to operate an effective flood evacuation procedure.

For new development where at least 1 net additional residential unit is proposed or for all other types of development, where a net additional floorspace of 250sqm is proposed, development must not materially:

- Impede the flow of flood water;
- Reduce the capacity of the floodplain to store water;
- Cause new, or exacerbate existing flooding problems, either on the proposed development site or elsewhere.

Development proposed will be required to attenuate surface water run-off so that the run-off rate is no greater than the run-off prior to development taking place or, if the site is previously developed, development actively reduces run-off rates and volumes. All new development is required to ensure that sustainable drainage systems are used for the management of surface water unless demonstrated to be inappropriate. All new developments in areas at risk of flooding must give priority to the use of sustainable drainage systems.

The Council supports proposals for strategic flood relief measures (including any associated enabling works), including the proposed flood channel through Runnymede as part of the wider River Thames Scheme. The proposed route of the channel and the land adjacent to it, as shown on the Policies Map will be safeguarded for this purpose.

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\textsuperscript{24} Including minor development, changes or use and replacement buildings
\textsuperscript{25} in line with the Government’s published climate change allowances at the time of the application
Justification for inclusion of policy

7.102 National planning policy is clear that Local Plans should take account of climate change over the longer term, including factors such as flood risk. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. National planning policy is clear that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. The Local Plan therefore has an important role to play in reducing flood risk to people and property in Runnymede.

7.103 Large parts of Runnymede Borough are at risk from flooding and the Borough has a long history of flood events. As such, a robust Local Plan policy is required which seeks to achieve a planning solution to flood risk management, steering vulnerable development away from areas affected by flooding. Where there is no alternative to development being located in an area at risk of flooding, the policy sets out specific requirements to minimise the risk.

7.104 Policy EE13 will help to deliver Local Plan objective 6.
Green Belt

7.105 The ongoing extent of the Runnymede Green Belt has been defined in Chapter 5 and is shown on the Policies Map. This revised extent takes into account the amendments resulting from the Green Belt Reviews, and the extent complies with the purposes of including land within the Green Belt, as set out in the NPPF.

7.106 Inappropriate development is harmful to the Green Belt, and should not be approved unless very special circumstances exist which outweigh the harm. Any such circumstances should be clearly demonstrated in an application for development which would otherwise be inappropriate.

7.107 The NPPF prescribes the construction of new buildings as inappropriate development. Exceptions to this are listed in paragraph 89 of the NPPF. With regard to the extension of a building, the NPPF allows for this provided that the resultant structure is not disproportionate to the size of the original building. The original building is defined in the NPPF as its size as it existed on 1 July 1948 or as first built if after this date.

7.108 Previous alterations and extensions will be included when considering the proportionality and cumulative effect of a proposed extension or alteration. Scale, height and massing should be proportionate to the existing dwelling, and respect its character and appearance. Supplementary Planning advice will be developed to assist in this respect. Any proposed schemes which are considered to be disproportionate will be viewed as inappropriate development and will therefore only be permitted where very special circumstances can be shown to exist.

7.109 The addition of a basement to a property is often seen as a way of adding additional footprint without impacting on the openness of the Green Belt. However, a basement is still an addition to the size of the original or existing building, and as such may result in disproportionality or a materially larger replacement, and therefore be contrary to Green Belt policy, causing harm to the Green Belt.

7.110 The NPPF allows limited infilling in villages within the Green Belt. However, following the designation of Thorpe village, as described on the Policies Map, as urban land there are no villages within the Green Belt in the Borough. Therefore any proposal for a new building on open land in the Green Belt that would comprise infilling would represent inappropriate development which by definition is harmful, and cannot be considered as an exception to the general presumption against the construction of new buildings within the Green Belt.

7.111 Certain other forms of development are also not inappropriate development as listed in paragraph 90 of the NPPF, provided they preserve the openness of the Green Belt and do not conflict with the purposes of the Green Belt.

7.112 The NPPF identifies as a core planning principle the re-use of existing resources, including the conversion of existing buildings, in support of a low carbon future. The re-use of a building may be appropriate in the Green Belt provided that the proposed use does not conflict with any of the Green Belt purposes and the openness of the Green Belt is preserved. If the re-use requires any further development to facilitate the proposed use, this development would have to be acceptable in all other aspects of Green Belt policy. The building to be re-used should be permanent, of permanent and substantial construction, and not derelict. In order to be sustainable, the building to be re-used should have access to utility services and the highway network.

Proposals for development in the Green Belt will be expected to comply with all other relevant Local Plan policies and guidance.
Policy EE14: Extensions and Alterations to and Replacement of Buildings in the Green Belt

The National Planning Policy Framework prescribes the construction of new buildings as inappropriate development in the Green Belt. However the following forms of development may not be inappropriate in principle:

a) Proportionate extensions and/or alterations to existing residential and non-residential buildings taking into account the potential impact on the openness and the purposes of including the land in Green Belt.

b) The replacement of a building provided the new building is in the same use and is not materially larger than the building it replaces or cause significant harm to the openness and/or character of the Green Belt.

When assessing a proposal with regard to harm to openness and whether it constitutes inappropriate development, the following considerations will be taken into account:

- The planning history of the site including any previous extensions or enlargements including previous works carried out under permitted development;
- The current use of the existing building(s);
- The use of the proposed building(s)/extension;
- Floorspace including mezzanine levels, space under roofs and covered balconies;
- Alterations to footprint which may increase the spread and site coverage and reduce distances to boundaries or materially increase the prominence of the building;
- Changes in mass, bulk and height of buildings including roof form changes and features, and any raising off ground to provide voids/flood mitigation;
- Scale of buildings including from different aspects within and outside the site;
- Inclusion of features which may impact on openness including basements and sunken areas, light wells, changes to ground levels including any exposed parts of buildings and ramps;
- Other ancillary aspects of a development proposal such as garages and other outbuildings, walls and gates, areas of hardstanding and their use and external storage will be considered additionally in respect of the built envelope, function and linkages to the main dwelling. These may cumulatively have an unacceptable impact on the openness of the Green Belt.

Justification for inclusion of policy

7.113 The fundamental aim of Green Belt policy, as set out in the NPPF, is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence, and in Runnymede the Council will continue to exercise strict control over development within the Green Belt in accordance with national guidance in its Local Plan.

7.114 Policy EE14 will help to deliver Local Plan objective 10.
Policy EE15: Re-use of Buildings in the Green Belt

The re-use of buildings in the Green Belt may not be inappropriate provided the buildings are of permanent and substantial construction, the proposal preserves the openness of the Green Belt and does not conflict with the Green Belt purposes. When assessing proposals for re-use, the following factors will be taken into account:

- The permanence and condition of the building. It must be capable of conversion without major or complete reconstruction;
- The relationship with surrounding land uses and implications for future uses;
- The loss of an existing use should not give rise to a need for another building to fulfil the function of the building being re-used;
- Extent of ancillary works or features such as external storage, hardstanding, car parking, boundary walling or fencing;
- Whether the proposal would restore/retain a building of architectural or historic interest;
- The location of the building. Re-use may require associated works in relation to the public highway network and utility services such as sewerage, water and electricity which may impact upon the Green Belt.

Justification for inclusion of policy

7.115 The fundamental aim of Green Belt policy, as set out in the NPPF is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence, and in Runnymede the Council will continue to exercise strict control over development within the Green Belt in accordance with national guidance in its Local Plan.

Relevant Local Plan objectives

7.116 Policy EE15 will help to deliver Local Plan objective 10.

Policy EE16: Outdoor Sport and Recreation in the Green Belt

In accordance with the National Planning Policy Framework, the provision of facilities for outdoor sport, outdoor recreation and for cemeteries may not be inappropriate in the Green Belt provided such provision preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. When assessing proposals, the following factors will be taken into account:

- the proposed building must be shown to be required and related to the lawful use of the land;
- proposals for stables/tack rooms must demonstrate the amount of development proposed is reasonably related to its intended use and the amount of pasture land available;
- proposals for maneges/all weather riding facilities will be expected to demonstrate the minimum required hard standing necessary for the facility.
Justification for inclusion of policy

7.117 The fundamental aim of Green Belt policy, as set out in the NPPF, is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence, and in Runnymede the Council will continue to exercise strict control over development within the Green Belt in accordance with national guidance in its Local Plan.

7.118 Policy EE16 will help to deliver Local Plan objective 10.

Policy EE17: Infilling or Redevelopment on Previously Developed Land in the Green Belt

With regard to proposals for infilling or redevelopment on previously developed land in the Green Belt, the following considerations will be taken into account in determining whether there would be any greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development:

- Lawful status of existing buildings and any hardstanding;
- General height and storeys of existing and proposed buildings and their disposition around/within the site;
- Existing and proposed floorspace and footprint;
- Existing and proposed hardstanding;
- Existing and proposed development envelope and amount of undeveloped areas;
- Relationship with existing landscape features and integration with surroundings including space within and around the development particularly close to boundaries and views from within and outside the site;
- Phasing of proposed development including any demolition proposed.

Justification for inclusion of policy

7.119 The fundamental aim of Green Belt policy, as set out in the NPPF, is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence, and in Runnymede the Council will continue to exercise strict control over development within the Green Belt in accordance with national guidance in its Local Plan.

7.120 Policy EE17 will help to deliver Local Plan objective 10.

Policy EE18: Engineering Operations in the Green Belt

Proposals for engineering operations including laying of roads and hardstanding, material changes in land levels and formation of bunds are considered inappropriate development unless the applicant has demonstrated that the operations preserve the openness of the Green Belt at the site and its vicinity, and do not conflict with the purposes of the Green Belt relevant to the proposal. The extent and visual impact of the changes in land levels will be taken into account in assessing such proposals, as will the purpose and intent of future use of the hardstanding in order to ensure the visual effects are not harmful.
Justification for inclusion of policy

7.121 The fundamental aim of Green Belt policy, as set out in the NPPF, is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence, and in Runnymede the Council will continue to exercise strict control over development within the Green Belt in accordance with national guidance in its Local Plan.

7.122 Policy EE18 will help to deliver Local Plan objective 10.

Policy EE19: Change of Use of Land in the Green Belt

Proposals for changes of use of land may not be inappropriate development per se but the change of use should have no greater impact on the openness of the Green Belt and the purpose of including land within it than the existing use. Furthermore, proposals for independent residential occupation of land associated with husbandry of land or livestock are considered to be inappropriate development and harmful to the Green Belt in principle.

Justification for inclusion of policy

7.123 The fundamental aim of Green Belt policy, as set out in the NPPF, is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence, and in Runnymede the Council will continue to exercise strict control over development within the Green Belt in accordance with national guidance in its Local Plan.

7.124 Policy EE19 will help to deliver Local Plan objective 10.
8. Improving our economy

8.1 Runnymede is home to some of the world’s largest brands and most successful companies across a variety of sectors. It has a thriving high-tech economy which has witnessed significant growth over the last 15 years as a result of its location and connectivity. Home to several leading educational establishments, research facilities and visitor attractions, the Borough has outperformed many of its peers in terms of competitiveness and plays a vital role in supporting the growth of the South East and UK economy. Despite these strengths, an economic assessment of the Borough identified a number of potential weaknesses, which could threaten the future competitiveness of the area. These include pockets of relative deprivation, especially in relation to barriers to housing, services and educational attainment; a significant percentage of well paid jobs in the Borough being held by in-commuters rather than the resident workforce; current and potential future congestion hotspots and a lower growth rate in the number of enterprises witnessed in Runnymede when compared with that for Surrey, the South East or Great Britain.

8.2 The majority of employment in Runnymede is within the service sector, with a smaller proportion of employment in manufacturing than for Surrey, the South East or UK. Although a broad range of sectors are represented, the highest concentration of jobs is in professional and other private services. The Borough also has a significant concentration of jobs in the information and communication sector, and was ranked the 6th tech jobs cluster in the UK in 2013. The concentration of cyber security employment in the Borough, about 4.1 times the national average, is particularly high. The presence of a tech cluster in Runnymede fits well with the EM3 LEP’s priorities and is important for the future growth prospects of the local economy, as the performance gap between the tech sector and the rest of the UK economy continues to widen.

8.3 The NPPF is clear that there are three dimensions to sustainable development, one of which is economic. This gives rise to the need for the planning system to perform a number of roles including an economic one – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

8.4 LPA’s are advised to have a clear economic vision and strategy for their areas and plan proactively to meet the development needs of business and support an economy fit for the 21st century. They should support existing businesses, where possible identify and plan for new or emerging sectors and plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries. Planning policies are required to be flexible to allow a rapid response to changes in economic circumstances and to prevent the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

8.5 Policies for the rural economy should support sustainable economic growth in rural areas to create jobs and prosperity; through promotion of the development and diversification of agricultural and other land-based rural businesses and support for sustainable rural tourism and leisure developments which respect the character of the countryside.
Runnymede Borough Council Economic Development Strategy

8.6 The Runnymede Economic Development Strategy 2016-2019 aims to ensure that the Borough continues to be a leading economy in Surrey and the wider sub-region and that local people benefit from opportunities provided wherever possible. It identifies five priorities to achieve this aim:

- Priority 1: Business relocation, expansion and investment in the Borough;
- Priority 2: Maintaining competitive advantage through business engagement and support;
- Priority 3: A dynamic workforce for a high-tech economy;
- Priority 4: Better infrastructure for growth;
- Priority 5: Promoting innovation and technology sectors;

8.7 The Council aims to encourage economic growth without damaging quality of life or environment, through supporting existing businesses to improve their productivity whilst also attracting additional businesses and business start-ups to the Borough, especially in digital and other knowledge-based sectors. We will work with RHUL and other research centres in the Borough to support their sustainable development, support the delivery of Runnymede Regeneration development proposals which regenerate the Borough’s town centres and other facilities and work with the EM3 LEP and owners of Longcross Park to support the development of the Longcross Park Enterprise Zone and Garden Village. The Economic Development Strategy builds on the findings of the Council’s Corporate Plan (2016-2020), which identifies as one of its four strategic priorities ‘improving our economy’.

Employment Land Supply

8.8 The NPPF requires LPA’s to ensure that sufficient land of the right type is available in the right places and at the right time to support growth and innovation. If the LPA fails to ensure enough suitable land is allocated to enable choice and flexibility and accommodate identified needs, this could lead, in time, to existing businesses moving out of the borough and new and small businesses not being able to establish themselves or invest in the borough.

8.9 For the purposes of policies IE1 to IE3 employment land is that which is in B1a, B1b, B1c, B2 or B8 use.

Policy IE1: Employment allocations

In order to ensure a range and choice of employment floorspace is available to accommodate the predicted future growth in Runnymede’s economy, Strategic Land Availability Assessment site 51: Byfleet Road, New Haw is allocated for employment use.
### Site ref and name

| Timing | Between 2018-2023 |

#### Development Requirements

This site of 7.9ha will deliver a high quality employment development that will:

- **a)** Provide a minimum of 20,000 net additional sqm of B1c/B8 floorspace in units of no greater than 1000sqm;
- **b)** Include measures to mitigate the impact of development on the local road network as identified through a site specific Travel Plan and Transport Assessment including maximising opportunities to incorporate into the scheme improved pedestrian and cycle linkages between the Basingstoke Canal/Wey Navigation and Byfleet & New Haw Rail Station;
- **c)** Provide or contribute to any other infrastructure identified at application stage which is necessary to make the site acceptable in planning terms.

It should be noted that the site is adjacent to the River Wey Navigation and its associated Biodiversity Opportunity Area (BOA) R04 (River Wey & tributaries) and SNCI. Boundary sensitivities must therefore be respected in the design of any scheme, which should include appropriately designed green infrastructure to protect and buffer the canal to help to deliver against BOA objective R04/O3 (Targets T3b, T3c & T3e).

In the flood risk assessment submitted at the site, whilst the risk from all types of flooding should be assessed, the applicant should pay particular attention to assessing and mitigating risks associated with fluvial flooding.

It should be noted that in addition to the 20,000sqm of B1c/B8 floorspace which the site has been allocated for, the Council would also consider opportunities for an element of B1(a) or B1(b) office floorspace to be accommodated on the site.
Justification for inclusion of policy

Paragraph 21 of the NPPF states that in drawing up Local Plans, LPAs should identify strategic sites for local and inward investment to meet anticipated need over the plan period. The allocation of the Byfleet Road in New Haw will help meet the needs identified in the Council’s 2016 Employment Land Review (ELR).

Policy IE1 will help to deliver Local Plan objective 12.

Strategic Employment Areas (SEAs)

8.10 SEAs support clusters of employment activity that have or have the potential to become key drivers of the Borough and sub-regional economy. Safeguarding the Borough’s strategic and best performing employment sites will ensure that important employment areas are protected and retained to maintain the Borough’s base of higher value occupiers and employers, and enable additional companies to locate in the area, thereby delivering skilled jobs and continued growth. Focusing future development on such sites will help to build on existing sustainable patterns of development and market successes. Despite demand for headquarters accommodation within the Borough remaining relatively high due to the current lack of Grade A supply in the M25 market area, aspirations remain amongst some landowners for higher value non-B class land uses which puts established economic areas under threat.

8.11 The Borough’s designated SEAs are home to a range of businesses both large and small. Although some business premises in these locations provide ancillary facilities for their staff, many smaller businesses are not able to do this. To enhance the sustainability of these areas and ensure their continued competitiveness in the marketplace, it is essential that these employment areas provide the necessary ancillary facilities such as cafes and crèche facilities to serve the workers based in the area.

Policy IE2: Strategic Employment Areas

The five designated employment areas that together make up the borough’s current core supply of employment land will be protected as Strategic Employment Areas, as shown on the policies map, and changes of use from employment to non-employment use resisted. The refurbishment and redevelopment of sites in these areas for employment use, and proposals for the intensification of sites for employment use will be permitted where they accord with other policies in the plan.

The Strategic Employment Areas (for B uses) are:
- SEA1: Hillswood Business Park
- SEA2: Longcross Park Enterprise Zone
- SEA3: The Causeway and Pinetrees Business Park
- SEA4: Thorpe Industrial Estate
- SEA5: Weybridge and Bourne Business Park and Waterside Trading Estate

The provision of limited essential ancillary facilities will be supported within the Strategic Employment Areas, where a clear justification is provided that the facility will provide positive benefits for the strategic employment area and will not conflict with established uses in the employment area.
Justification for inclusion of policy

8.12 Paragraph 21 of the NPPF states that in drawing up their Local Plans, LPAs should set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth and set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;

8.13 Given the projected need for additional employment floorspace over the plan period as demonstrated in the Council’s ELR 2016, in conjunction with the constraints on allocating additional employment floorspace in the Borough due to the large proportion of Green Belt land within Runnymede, this policy seeks to protect key employment sites throughout the Borough to accommodate existing and future demand. To ensure the protection of employment uses within the SEAs, the Council propose to make Article 4 Directions\textsuperscript{26} to remove permitted development rights which allow for the change of use from B1(a) use (office) to C3 use (residential) and from B1(c) use (light industrial) to C3 use within them in the SEAs.

8.14 The majority of employment sites which comprise the SEAs identified were ranked as good quality sites in the ELR. Of the three sites ranked average quality, two - Weybridge and Bourne Business Park (east and west) are considered to form an integral part of the Weybridge and Bourne Business Park and Waterside Trading Estate area and the third - Thorpe Industrial Estate is included as it provides the majority of industrial space in the Borough, which is considered to be of strategic importance to the local economy.

8.15 The commercial area of Longcross Park has been designated as part of the EZ3 Enterprise Zone, and forms a substantial employment area of approximately 19ha and has planning permission to provide a new business park and data centre. The site is one of the largest strategic employment sites in the EM3 LEP area and sub-region and benefits from its own on-site railway station connecting it to London Waterloo and Reading. Existing former Ministry Of Defence buildings on the site are currently used as a film studio.

8.16 Policy IE2 will help to deliver Local Plan objective 12.

Catering for modern business needs

8.17 In order to encourage economic growth and ensure that the Borough continues to be a leading economy in Surrey and the wider sub-region, it is vital that a broad range of employment floorspace is provided, including for business start-ups and small businesses and that existing outdated floorspace is refurbished or redeveloped to cater for modern business needs.

8.18 To ensure that rural areas prosper, support should be given to the conversion or redevelopment of existing buildings in rural areas to provide small scale rural offices or other small scale rural employment opportunities.

\textsuperscript{26} An Article 4 Direction is an order made by a local planning authority to restrict and remove certain PD rights for part of, or all of their area.
Policy IE3: Catering for modern business needs

To attract businesses to the Borough; support the retention, creation and development of local businesses, promote business competitiveness and allow for flexibility to cater for the changing needs of the economy, the Council will:

- Support proposals to redevelop outmoded employment floorspace to cater for modern business needs;
- Encourage a range of types and sizes of new employment floorspace;
- Seek the retention/re-provision of existing incubator units, small warehousing units and small serviced office accommodation;
- Support small scale rural offices or other small scale rural employment development, through conversion of existing buildings or redevelopment of existing buildings to provide well-designed new buildings, provided they accord with the Council’s Green Belt policies.

Justification for inclusion of policy

8.19 Runnymede has been successful in renewing and refurbishing employment floor space, especially office space. To remain a competitive employment area, and given constraints on the provision of new employment land it is imperative that this process of refurbishment/redevelopment continues.

8.20 Although the Borough is attractive as a location for large company headquarters, it is essential that existing Small Medium Enterprise’s (SME) are supported and new businesses encouraged so that a thriving business ecosystem is nurtured. This will require the retention/re-provision of existing incubator units, small warehousing units and small serviced office accommodation at a unit size of 500sqm and below, and the provision of new units for SME’s including managed workspace, where this is feasible and appropriately located.

8.21 As a small Borough that is heavily constrained by Green Belt, rural businesses face particular challenges to continued economic growth and prosperity as current provision and opportunities for future expansion are very limited. Where provision is found, it is often in the form of converted rural buildings. However, the ELR found that demand for rural employment space in Runnymede was steady, with continued growth of this type of premises considered inevitable to meet the needs of what is essentially a local market consisting of rural businesses which operate in the area. The NPPF states that planning policies should support economic growth in rural areas in order to create jobs and prosperity, by taking a positive approach to sustainable development. As such, the Council will support sustainable re-use of redundant agricultural buildings or redevelopment of existing buildings to provide small scale (unit size of 500sqm or less) and well-designed new buildings to meet future industrial and office based needs, provided they accord with the Council’s green belt policies.

8.22 Policy IE3 would help to deliver Local Plan objective 12.

The visitor economy

8.23 The visitor economy supports people’s quality of life, fosters social and cultural wellbeing, and increases the vibrancy of the area. It also plays a crucial role in maintaining the vitality and viability of the Borough’s three town centres.

8.24 Runnymede offers a varied visitor experience encompassing:
significance such as Runnymede Meadows, the John F Kennedy and Air Forces Memorial, Chertsey Abbey and Meads, and Virginia Water/Windsor Great Park; paying attractions such as Thorpe Park, Savill Gardens and Wentworth Golf Course as well as local attractions such as Chertsey and Egham museums, St Ann’s Hill and the Runnymede Pleasure Grounds. The visitor economy provides an essential part of Runnymede’s economy, and the promotion and enhancement of tourist and leisure attractions that are sustainable is important to the future prosperity of the Borough.

8.25 The River Thames also provides a valuable asset in terms of its natural beauty and amenity value. It serves a wide range of functions encompassing recreational, leisure and sport opportunities such as boating and riverside walks, including the Thames Path National Trail. The river is also a natural haven for many species of plant and animal wildlife.

8.26 The Borough’s hotels and guesthouses are important in supporting local visitor attractions, the local business community, as well as providing direct employment and supporting local firms that provide goods and services. The range and quality of hotel and tourism accommodation can also make a significant difference to the number of tourists that visit and stay in a place. Hotel developments often face competition from higher value uses such as housing; and Green Belt and flooding constraints also limit opportunities for new/extended premises.

8.27 Despite the Borough’s varied and unique assets, there remains scope for further improvement in the quality of the visitor experience. The Local Plan aims to achieve this by stimulating town centres, encouraging the refurbishment and provision of additional visitor accommodation in appropriate locations, encouraging the renewal or provision of additional visitor facilities in appropriate locations, protecting the historic and natural landscapes and preserving our historic built environment.
**Policy IE4: The visitor economy**

Planning applications which deliver a high quality visitor experience that increases the contribution that tourism, arts and cultural heritage make to quality of life and social and cultural well-being will be supported where they accord with the following criteria:

(i) Provision of new and enhanced tourist and leisure attractions, including arts and cultural facilities and new and improved accommodation and conference facilities will be determined in accordance with the sequential test outlined in the NPPF. Where proposals exceed 2,500sq.m and are located outside the centres, as designated on the Policies Map, an impact assessment must be submitted.

- All new and/or enhanced tourist and leisure attractions and facilities will be required to preserve the Borough’s special heritage and natural environment and accord with other relevant policies in this Local Plan including Green Belt policies.
- Proposals which promote greater use of the River Thames, Wey and Bourne as a leisure and recreational resource should not harm local biodiversity or water quality.

(ii) The loss of existing tourist and leisure attractions, including arts, cultural and entertainment facilities and hotels will be strongly resisted unless replacement facilities of an of provision are proposed in a location equally accessible to the facility’s current catchment area. Alternatively, robust evidence must be provided to demonstrate that:

- The facility causes significant detriment to the amenity of the locality, or that
- The existing use is unviable and its retention has been fully explored (including active and comprehensive marketing of the facility for its existing and alternative leisure or tourist use for a continued period of at least 6 months prior to the submission of a planning application).

**Justification for inclusion of policy**

8.28 The Council considers that the visitor economy in the Borough has the potential to contribute significantly to Runnymede’s future economic growth, and thus it will continue to protect existing tourism and leisure facilities whilst promoting a sustainable expansion of the sector. The provision of arts and cultural facilities in particular can broaden the Borough’s offer and increase its appeal to visitors.

8.29 The provision of visitor accommodation is important to both businesses and tourism. Despite additional hotel provision being permitted in the Borough in recent years, informal evidence suggests that occupancy rates remain fairly high, and thus the Council will support additional provision in appropriate locations whilst seeking to protect existing hotel accommodation.

8.30 Visitor related development by its nature is often located in sensitive areas and its benefits need to be carefully balanced against the need to protect valuable countryside and heritage assets. The plan seeks to ensure that the borough’s unique natural landscapes and heritage, which contribute significantly to its appeal as a leisure and tourism destination, are preserved. Landscaping, careful siting of development, the re-use of buildings and design details can help developments to blend in with their surroundings. Any new built development must complement the natural landscape and
reflect the character of the surrounding area.

8.31 Policy IE4 would help to deliver Local Plan objectives 3, 12 and 14.
Retail, Commercial Leisure\(^{27}\) and Town Centre Development

**Centre Hierarchy, sequential and impacts**

8.32 Town centres provide more than just retail opportunities. They function as the heart of the community offering a wide range of facilities including: leisure and entertainment; sport and recreation; offices and arts, culture and tourism development. The NPPF is clear that planning policies for town centres should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.

8.33 Runnymede contains a network of centres which form part of a wider sub-regional hierarchy. Each centre in the Borough fulfils a different but complementary role. Residents will use centres both within and outside the Borough to fulfil their diverse retail and leisure needs, with centres fulfilling a different function for different people. The primary role of Runnymede’s main town centres is to provide convenience goods shopping and a range of services, rather than to act as major comparison goods shopping destinations. In general, comparison goods expenditure flows out of the Borough, largely towards Staines-upon-Thames and Woking, but also further afield to Guildford, Kingston-upon-Thames and Windsor. Although it is not proposed to alter the ranking of the Borough’s town centres in the sub-regional hierarchy, current and future investment in them should help to stem, to an extent, expenditure leakage to ensure their future sustainability.

8.34 The Borough has no single dominant centre, with residents served by three town centres – Addlestone, Chertsey and Egham located in the south, centre and north of the Borough respectively; providing a range of services and facilities. These centres are supplemented by four local centres, which meet the day to day needs of the local communities that they serve. These are located in Englefield Green, Ottershaw, Virginia Water, and Woodham and New Haw (which together share a single centre). The boundary of all the centres is defined on the Policies Map.

8.35 In addition to the town and local centres in Runnymede, there are a range of shopping parades and individual stores of purely neighbourhood significance which are not classed as centres for the purposes of policy, but which are important for providing for the daily needs of residents. Similarly, large free-standing stores in out-of-centre locations are also not classed as centres.

8.36 All centres in the Borough are potentially vulnerable to increasing competition from out-of-centre retailing and the growth of internet shopping. Existing retailers in the centres may also choose to take space in larger modern units in out-of-centre locations. The loss of existing retailers in the centres would be significantly detrimental to their vitality and viability and would reduce their market shares.

8.37 The following policy sets out the requirements for consideration of applications for main town centre uses, including those which are not proposed in the town and local centres, and are not in accordance with other site allocations within this Local Plan. It includes two key tests which proposals for town centre uses located outside of the centres will need to meet in order to be considered acceptable.

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\(^{27}\) Includes food and beverage, cinemas, health and fitness and D2 leisure uses

Runnymede Draft Local Plan 2015-2030
Policy IE5: Centre hierarchy, sequential and impacts

The town and local centres will be the preferred location for the development of main town centre uses as defined in the NPPF. Proposals must be appropriate in terms of their scale and design to the centre in which they are proposed, as well as the function of the centre and accord with other policies in the plan.

The hierarchy of centres in the Borough is defined as follows:
- Town Centres: Addlestone; Chertsey; Egham
- Local Centres: Englefield Green; Ottershaw; Virginia Water; Woodham and New Haw

The Borough’s centre hierarchy will be maintained over the period of the Local Plan.

Applications for main town centre uses that are not proposed in the town and local centres will only be permitted where the applicant can demonstrate that:

- The proposal accords with (satisfies) the sequential test as set out in the NPPF, and flexibility has been demonstrated on issues such as the format and scale of development.
- For retail proposals greater than 500sq.m and other town centre use proposals greater than 2,500sq.m an impact assessment has been undertaken, which shows that the proposal will not have a significant adverse impact in line with requirements set out in the NPPF. Neighbourhood Plans may set different thresholds where local considerations, supported by evidence, indicate this is appropriate.

The only exception will be where a class B1 use is proposed in a Strategic Employment Area as defined by policy IE2 or when a site has already been allocated for development through this Local Plan.

Edge-of-centre and out-of-centre sites, which satisfy the sequential test, should be accessible including by public transport, bicycle and foot and well-connected to the centre. This sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.

Justification for inclusion of policy

8.38 The NPPF requires LPAs to define a network and hierarchy of centres that is resilient to anticipated future economic changes. This policy draws on the findings of the Council’s Centre Hierarchy Report (CHR) produced by the Council in May 2017, which categorised the roles of existing centres in the Borough by taking into account their differing sizes, offer, functions and accessibility by sustainable transport modes.

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28 Edge-of-centre locations are defined for retail purposes, as a location that is well connected and within 300 metres of the PSA. For all other main town centres uses, it is a location within 300 metres of a town centre boundary, however for office development this includes locations outside of the town centre but within 500 metres of a public transport interchange. Local circumstances should be taken into account when determining whether a site falls within the definition of edge-of-centre.
8.39 The centre hierarchy will be reviewed at appropriate points during the Local Plan period to assess whether any material changes in circumstances have occurred which would result in a centre being categorised differently in the hierarchy.

8.40 LPAs must apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. The sequential test will be operated in such a manner as to ensure that development is located in the centre to which it is most appropriate, with preference being given to those centres higher up the hierarchy.

8.41 The NPPF also requires local plans to set a proportionate, locally set floorspace threshold above which planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan should be assessed for their impact. The scope of the Sequential Test and Retail Impact Assessment required to be submitted in support of a planning application should be discussed and agreed between the applicant and the Council at an early stage in the pre-application process. The level of detail included within the assessments must be proportionate to the scale and type of retail floorspace proposed and shall be determined on a case by case basis. The PPG sets out detailed requirements for carrying out such assessments.

8.42 The Town and Local Centre Study (TLCS) reviewed whether there was a policy requirement to set a local (floorspace-based) impact threshold, rather than use the default threshold of 2,500sq.m. (gross) identified by the NPPF. The report concluded that a 500sq.m (gross) threshold for retail proposals in Runnymede was appropriate. The report did not recommend a local threshold for the assessment of proposals for other town centre uses, and thus the default threshold has been utilised.

8.43 Policy IE5 would help to deliver Local Plan objectives 4 and 14.

**Town centre development**

8.44 The Borough’s three town centres are compact, have a retail offer that focuses on convenience and service provision, and are anchored by either supermarkets or in one case a superstore. All three centres contain a mix of town centre uses including residential provision, and benefit from public transport services including rail services to London Waterloo and bus services to the surrounding areas.

8.45 Although all three town centres have relatively low vacancy rates, they are some way from meeting their full potential as retail and leisure centres and would benefit from the development of an enhanced offer. To address this issue, the Council together with SCC commissioned Masterplans for Chertsey and Egham Town Centres in 2013. The aim of the masterplans was to consider proposals for regeneration and stimulate interest from the private sector market. Following on from the masterplans, one of the key aims in the Council’s Corporate Strategy is to bring forward renewal and enhancement of facilities in the Borough’s town centres. To achieve this, the Council is proactively working with development partners on a number of schemes which are detailed in policy IE10.

8.46 Both Chertsey and Egham town centres contain designated conservation areas and a significant number of listed buildings. In Chertsey only the Sainsbury’s and Aldi developments and Gogmore Lane area, and the area close to the station fall outside the conservation area. Development proposals within both these town centres will need to be sensitively designed to protect, preserve and where appropriate enhance the character and appearance of any conservation area or listed building affected.
Particular care should be given to the design of shopfronts, advertisements and signage.

**Policy IE6: Town centre development**

Within the three town centres:

Proposals for development within the primary shopping areas, as defined on the Policies Map, will be permitted where they improve the quality and broaden the range of retail and leisure facilities, to enhance the role of the town centres as sustainable shopping and leisure destinations and strengthen their vitality and viability.

The Primary Shopping Frontages as defined on the Policies Map will be the focus for A1 uses (shops). Development proposals for use classes A2 to A5 within the Primary Shopping Frontages will only be permitted where a minimum of 65% of the total units are retained in A1 use. Other town centre uses and residential uses will not be permitted on the ground floor within the Primary Shopping Frontages.

Development proposals for use classes A2 to A5 and other town centre uses within the secondary shopping frontages, will only be permitted where a minimum of 30% of the total units are retained in A1 use. Residential uses will only be permitted on the ground floor within the Secondary Shopping Frontages in exceptional circumstances, where the use would not harm the vitality or viability of the centre.

Appropriately designed development proposals for residential use on upper floors will be encouraged.

Development proposals should make a positive contribution to the townscape of the centre in which it is proposed, and should accord with the criteria set out in policy EE1: Townscape and Landscape Quality.

Proposals for development within or which impact on listed buildings and/or conservation areas must accord with the criteria set out in policy EE5 Conservation Areas and policy EE4 listed buildings.

Major town centre redevelopment schemes as set out in the town centre allocations policy IE7 – IE10 will be supported where they accord with the above criteria and ensure delivery of high quality buildings and spaces that make a positive contribution to the character and function of the relevant town centre and the quality of its urban environment.

**Justification for inclusion of policy**

8.47 Paragraph 23 of the NPPF states that LPAs should set out policies for the management and growth of centres over the plan period. It is also clear that in drawing up Local Plans, LPAs should define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations.
Paragraph 23 also states that Local Plans should recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.

8.48 Due to competition from on-line retailing and increased flexibilities in changes of use introduced via the General Permitted Development Order (GDPO), there is a risk that the number of A1 retail units within the town centres will reduce. This policy therefore seeks to retain as many A1 retail units as possible within the town centres to ensure they remain attractive destinations. The GPDO allows for change of use of retail units to various other uses. The amount of floorspace which can be changed under permitted development is restricted. Applicants are advised to consult the GPDO prior to submitting a planning application to check whether planning permission is required. For the avoidance of doubt, this policy only applies to proposals which would fall outside the permitted development regime.

8.49 Policy IE6 seeks to comply with local plan objectives 4 and 14.

**Town Centre Allocations and Opportunity Areas**

8.50 The Council commissioned Carter Jonas in February 2015 to produce a TLCS, to update the retail evidence base to help inform both plan-making and decision taking across the Borough. The TLCS identified the following forecast retail growth for the three town centres over the plan period, with findings based on retaining the 2015 pattern of market shares over the forecast period.

8.51 It is important to note that capacity forecasts beyond five years should be treated with caution, as they are based on various layers of assumptions and forecasts with regards to the trading performance of existing centres and stores, the growth in population and retail spending, constant market shares, etc. For example, if the growth in internet and multi-channel shopping is stronger than current forecasts suggest, then this could reduce the future demand and capacity for new ‘physical’ space over the long term.

**Table 3: Forecast retail growth in the Borough’s town centres over the Local Plan period.**

<table>
<thead>
<tr>
<th>Town Centre</th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Addlestone town centre</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Convenience retail</td>
<td>-308</td>
<td>-75</td>
<td>156</td>
</tr>
<tr>
<td>Comparison retail</td>
<td>-513</td>
<td>257</td>
<td>1,310</td>
</tr>
<tr>
<td><strong>Chertsey town centre</strong>&lt;sup&gt;29&lt;/sup&gt;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Convenience retail</td>
<td>95</td>
<td>180</td>
<td>263</td>
</tr>
<tr>
<td>Comparison retail</td>
<td>56</td>
<td>156</td>
<td>294</td>
</tr>
<tr>
<td><strong>Egham town centre</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Convenience retail</td>
<td>295</td>
<td>556</td>
<td>814</td>
</tr>
<tr>
<td>Comparison retail</td>
<td>132</td>
<td>364</td>
<td>685</td>
</tr>
</tbody>
</table>

<sup>29</sup> The figures for Chertsey Town Centre do not take into account the Aldi store developed in 2017.
8.52 The forecasts show fairly modest capacity for additional retail floorspace over the plan period, especially in Chertsey Town Centre. It is considered that this capacity will be accommodated through the intensification of sites within the existing town centres.

8.53 The TLCS also forecast the need for additional commercial leisure facilities in the Borough. The study found that:

- There is potential quantitative capacity for new cinema screens in the Borough, with the net amount of additional screens that could be supported amounting to one new multiplex (circa 6 screens). This will be delivered through development of a multiplex in the Addlestone One scheme.

- There is potential quantitative need for between 718 sq.m to 958 sq.m of Class A3-A5 gross floorspace in the Borough over the forecast period.

- There appears to be capacity to support an increase in leisure provision in the Borough over the medium to long-term, with potential for a new larger facility and/or small scale gym.

8.54 In order to accommodate the need for new retail and leisure floorspace over the Local Plan period, the town centre allocations in policies IE7 to IE10 have been identified, as set out on the Policies Map. The Council will work with developers, the EM3 Local Enterprise Partnership and Surrey County Council to ensure that any additional infrastructure required to enable the town centre allocations to come forward is delivered.
Policy IE7: Addlestone East Allocation

<table>
<thead>
<tr>
<th>Site ref and name</th>
<th>Timing</th>
<th>Development Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2020-2023</td>
<td>This is a 0.3ha site located in Addlestone Town Centre which will deliver a high quality mixed use development including:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>a) Mix of A uses at ground floor level</td>
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<tr>
<td></td>
<td></td>
<td>b) A minimum of 70 (net) residential units</td>
</tr>
<tr>
<td></td>
<td></td>
<td>A drainage strategy will be expected to be submitted with the planning application at this site which will address the potentially high water table in the design of any suds scheme.</td>
</tr>
</tbody>
</table>
Policy IE8: Addlestone West allocation

<table>
<thead>
<tr>
<th>Site ref and name</th>
<th>Timing</th>
<th>Development Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2022-2024</td>
<td>This is a 0.8ha allocation made up of two separate sites in Addlestone Town Centre. Together, the sites will deliver a high quality mixed use development including:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>a) A mix of A class uses at ground floor level (approx. 500 sqm)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>b) A minimum of 70 (net) residential units</td>
</tr>
<tr>
<td></td>
<td></td>
<td>c) Additional/replacement community and/or health facilities</td>
</tr>
<tr>
<td></td>
<td></td>
<td>A drainage strategy will be expected to be submitted with the planning application at this site which will address the potentially high water table in the design of any suds scheme.</td>
</tr>
</tbody>
</table>
Policy IE9: Egham Gateway East allocation

**Site ref and name**

<table>
<thead>
<tr>
<th>Timing</th>
<th>2022-2024</th>
</tr>
</thead>
</table>

**Development Requirements**

This is a 0.3ha site located in Egham Town Centre which will deliver a high quality mixed use development over the period of the Local Plan including:

- a) Re-provision of existing commercial units
- b) The provision of a minimum of 45 (net) residential units

Due to the very severe constraints to using infiltration drainage and the lack of surface water drainage infrastructure in this part of the Borough, the drainage strategy that will be expected to be submitted with any application at the site will need to address these problems.

In the design of any scheme, special regard will need to be paid to the designated and non-designated heritage assets in close proximity to, and within the site.
Policy IE10: Egham Gateway West allocation

<table>
<thead>
<tr>
<th>Site ref and name</th>
<th>Timing</th>
<th>Development Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>This is a 0.8ha site located in Egham Town Centre which will deliver a high quality mixed use development over the period of the Local Plan including:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>a) A minimum of 60 residential units</td>
</tr>
<tr>
<td></td>
<td></td>
<td>b) A minimum of 77 student bedspaces</td>
</tr>
<tr>
<td></td>
<td></td>
<td>c) A range of A class uses</td>
</tr>
<tr>
<td></td>
<td></td>
<td>d) Approx 1450sqm of net D class floorspace</td>
</tr>
<tr>
<td></td>
<td>2020-2022</td>
<td></td>
</tr>
</tbody>
</table>

Due to the very severe constraints to using infiltration drainage and the lack of surface water drainage infrastructure in this part of the Borough, the drainage strategy that will be expected to be submitted with any application at the site will need to address these problems.

In the design of any scheme, special regard will need to be paid to the designated and non-designated heritage assets in close proximity to, and within the site.

Justification for inclusion of policies IE7 to IE10

8.55 The NPPF advises that Local Plans should allocate a range of suitable sites to meet
the scale and type of: retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres, with identified needs being met in full (please note that leisure uses including A3-A5 uses and community and cultural uses are discussed in more detail in policy IE4: visitor economy and in other chapters in this Local Plan including: the Recreation, Green Space and Leisure chapter and Transport and Infrastructure chapter).

8.56 Policies IE7 to IE10 seek to comply with Local Plan objectives 4 and 14.
Policy IE11: Town Centre Opportunity Areas

The Council has identified a number of other sites within its town centres which have been identified as having development potential over the period of the Local Plan. The Council will work positively with land owners to bring these sites forward over the period of the Local Plan to meet identified development needs.

Chertsey Opportunity Area: Sainsburys and car park

<table>
<thead>
<tr>
<th>Site ref and name</th>
<th>Post 2027</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Development opportunity</strong></td>
<td>The Sainsbury’s supermarket and parking site offers an opportunity for reconfiguration and redevelopment in the latter part of the Local Plan period to create a signature new retail offer within Chertsey made up of a new supermarket and range of other retail/A class units with the potential to provide stronger connections to Guildford Street. This would help bring increased footfall and spending to both parts of the town centre. Such a redevelopment would also present the opportunity to provide additional apartments (estimate of between 34-128) in this sustainable town centre location.</td>
</tr>
<tr>
<td><strong>In the design of any scheme, special regard will need to be paid to the designated and non-designated heritage assets in close proximity to, and within the site.</strong></td>
<td></td>
</tr>
</tbody>
</table>
High Street North Opportunity Area, Egham

<table>
<thead>
<tr>
<th>Site ref and name</th>
<th>Timing</th>
<th>Development opportunity</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Post 2025</td>
<td>This 2.5ha area to the north of the High Street is considered to have potential for redevelopment opportunities over the period of the Local Plan incorporating the underutilised yards serving the existing units which front the High Street. The redevelopment of the supermarket site is also a potential opportunity. Consolidation of the parking area could be considered as part of any regeneration schemes in the area. It is estimated that the site could deliver in the region of 50 residential units.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>In the design of any scheme, special regard will need to be paid to the designated and non-designated heritage assets in close proximity to, and within the site.</td>
</tr>
</tbody>
</table>
### Site ref and name

<table>
<thead>
<tr>
<th>Timing</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development opportunity</td>
<td>This 0.2ha site is located in Egham Town Centre and over the period of the Local Plan is considered to present an opportunity for redevelopment. The site has previously benefitted from planning consent for a mixed use development which includes 14 residential units (under RU.13/0325). Whilst this consent has now expired, it is considered that this site remains an opportunity area for this type of development. In the design of any scheme, special regard will need to be paid to the designated and non-designated heritage assets in close proximity to, and within the site.</td>
</tr>
</tbody>
</table>
**Egham Library Opportunity Area, Egham**

<table>
<thead>
<tr>
<th>Site ref and name</th>
<th>Timing</th>
<th>Development opportunity</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Post 2025</td>
<td>This 0.24ha site in Egham Town Centre is considered to have the potential for residential development over the period of the Local Plan if the town's library services could be consolidated and re-provided. It is considered that the site has the potential to provide approximately 40 residential units in the form of flats</td>
</tr>
</tbody>
</table>

**Justification for inclusion of policy**

8.57 The NPPF advises that Local Plans should allocate a range of suitable sites to meet the scale and type of: retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres, with identified needs being met in full (please note that leisure uses including A3-A5 uses and community and cultural uses are discussed in more detail in policy IE4: visitor economy and in other chapters in this Local Plan including: the Recreation, Green Space and Leisure chapter and Transport and Infrastructure chapter).

8.58 Policy IE11 seeks to comply with Local Plan objectives 4 and 14.

**Local Centres**

8.59 The Borough’s local centres perform a more limited role than the town centres, acting as the focus for convenience and service uses that serve their immediate communities. They are all different in terms of their size and the precise role they play in the life of their communities, but in general they include a range of small shops serving a
localised catchment. Typically they may include a convenience store, newsagent, sub-post office, pharmacy, hot-food takeaway as well as various local services. Virginia Water and Woodham/New Haw also benefit from the presence of railway stations which sit respectively on the Windsor line between London Waterloo and Reading and the South West mainline.

8.60 The local centres identified in Policy IE11: Local Centres exclude small parades of shops of purely neighbourhood significance. The Council’s strategy is to ensure that local centres continue to provide a broad range of services for their local communities, mainly serving specialist local needs or the immediate day to day needs of their local populations.

Policy IE12: Local Centres

Local centres defined on the Policies Map will be supported to provide a range of services for their local communities, mainly serving specialist local needs or the immediate day to day needs of their local area.

Development proposals for A1 use (shops) within the Primary Shopping Areas of local centres will be supported, particularly within the Primary Shopping Frontages as defined on the Policies Map. Non-retail uses and services (use classes A2 to A5) will also be supported within the Primary Shopping Frontages provided the overall function of the centre and opportunities for customer choice are maintained.

Development proposals for town centre uses in Secondary Shopping Frontages defined on the Policies Map will be supported where they contribute to the function and viability and vitality of the Secondary Shopping Frontages.

The scale of development that will be appropriate in local centres will be determined by reference to the scale and function of the centre in question. Development proposals should not be of such a scale that they would elevate the centre to a higher level in the retail hierarchy.

Development proposals for residential use on upper floors in local centres will be supported.

Justification for inclusion of policy

8.61 This policy draws on the findings of the Council’s 2017 CHR, which categorises the roles of existing centres in the Borough by taking into account their differing sizes, offer, functions and accessibility by sustainable transport modes; and the Council’s 2017 Town and Local Centres Boundaries report. This defines the boundaries of the local centres, as well as their defined primary shopping area and primary and secondary shopping frontages. Policy IE11 seeks to provide flexibility to cope with changing retail patterns of retail development and other town centre uses, whilst also seeking to enhance the vitality and viability of the Borough’s local centres.

8.62 This policy seeks to comply with Local Plan objective 4.
Shops and parades outside of defined centres

8.63 There are numerous small parades and individual shops outside the defined centres located throughout the Borough. These individual shops and small parades can play a vital role in their local community by providing convenient access to day to day requirements and may be the sole accessible store for less mobile residents. Given their importance to the local population, these individual shops and parades will be supported where they provide an important community benefit.

Policy IE13: Shops and parades outside defined centres

Development proposals that enhance the community function of shops and parades located outside centres defined on the Policies Map will be supported.

Where it is proposed to change the use of a shop outside a centre, the applicant will be expected to accompany their application with a robust assessment of its value to the local community. If the shop fulfils a function or benefit to the local community, development proposals must provide credible and robust evidence of at least 6 months marketing for retail use before an alternative use will be considered.

Where evidence suggests that a shop does not fulfil a function or benefit for the local community, or where a community benefit exists to changing the use of a shop to another use, marketing evidence will not be required.

Where there is a sustained high level of vacancy with more than 50% of the units in a parade having been vacant for more than twelve months, residential or other uses at ground floor level may be considered.

Justification for inclusion of policy

8.64 It is important that the community function of shops is supported. This policy takes a cautious approach towards the loss of small parades and individual shops, to ensure that the needs of communities can continue to be met in the future, but allows for change of use when the use of the shop to the local community can no longer be demonstrated.

8.65 Where a parade is suffering from a significant proportion of vacant property, it is appropriate to plan flexibly and positively for the future of the area and facilitate alternative uses. With this in mind, special considerations will apply in situations of sustained high levels of vacancy.

8.66 This policy seeks to comply with Local Plan objective 4.
Glossary

AHAPs – Areas of High Archaeological Potential
AQMAAs – Air Quality Management Area’s
ASO – Additional Sites and Options
ARJDPD – Aggregates Recycling Joint Development Plan Document
BOA – Biodiversity Opportunity Area
CBP – Corporate Business Plan
CCG – Clinical Commissioning Group
CFMP – Catchment Flood Management Plan
CHR – Centre Hierarchy report
CIL – Community Infrastructure Levy
CSAI – County sites of Archaeological Importance
DCLG – Department for Communities and Local Government
DERA – Defence Evaluation and Research Agency
Dpa – Dwellings per annum
DtC – Duty to Cooperate
ELR – Employment Land Review
FEA – Functional Economic Area
GPDO – General Permitted Development Order
HER – Historic Environment Record
HMA – Housing Market Area
HSPG – Heathrow Strategic Planning Group
IDP – Infrastructure Delivery Plan
INA – Infrastructure Needs Assessment
IOPA – Issues, Options and Preferred Approaches
JSP – Joint Strategic Partnership
LEP – Local Enterprise Partnership
LGS – Local Green Space
LGSA – Local Green Space Assessment
LGV – Longcross Garden Village
LNRs – Local Nature Reserves
LOAEL – Lowest Observed Adverse Effect Level
LPA – Local Planning Authority
LSS – Local Strategic Statement
LTP3 – Surrey Local Transport Plan
MoU – Memorandums of Understanding
NDPs – Neighbourhood Development Plans
NNR – National Nature Reserve
NPPF – National Planning Policy Framework
OAN – Objectively Assessed Need
NPSE – Government’s Noise Policy Statement for England
ONS – Office for National Statistics
OSS – Open Space Study
PPG – Planning Practice Guidance
PPTS – Planning Policy for Traveller Sites
RHUL – Royal Holloway University of London
RIS – Road Investment Strategy
RPs – Registered Providers
RS – Regional Strategy
RTS – River Thames Scheme
SA – Sustainability Appraisal
SAC – Special Area of Conservation
SANG – Suitable Alternative Natural Greenspace
SAMM – Strategic Access Management & Monitoring
SCC – Surrey County Council
SCI – Statement of Community Involvement
SEAs – Strategic Employment Areas
SEP – South East Plan
SHAR – Strategic Highway Assessment Report
SHMA – Strategic Housing Market Assessment
SIS – Surrey Infrastructure Study
SLAA – Strategic Land Availability Assessment
SMP – Surrey Minerals Plan
SNCI – Site of Nature Conservation Importance
SOAEL – Significant Observed Adverse Effect Level
SoCG – Statements of Common Ground
SPA – Special Protection Area
SSMA – Site Selection Methodology & Assessment
SSSI – Site of Special Scientific Interest
SuDS – Sustainable Drainage Systems
SWP – Surrey Waste Plan
SyNP – Surrey Local Nature Partnership
TAA – Traveller Accommodation Assessment
TASIS – The American School in Switzerland
TBHSPA – Thames Basin Heath Special Protection Area
TCPA – Town and Country Planning Act
TfSE – Transport for the South East
TLCS – Town and Local Centre Study
WFD – Water Framework Directive
## Appendix A – Monitoring Framework

<table>
<thead>
<tr>
<th>Objective</th>
<th>Indicator</th>
<th>Target</th>
<th>Delivery Mechanism</th>
</tr>
</thead>
<tbody>
<tr>
<td>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;</td>
<td>Net number of dwellings completed in monitoring year to Building Regulations Part M4(2) or M4(3) (excluding Longcross Garden Village)</td>
<td>Achieve standards set out in Policy SD8</td>
<td>Site Allocations, Development Management Process, Building Regulations</td>
</tr>
<tr>
<td></td>
<td>Net loss/gain of playing pitches (ha) over Local Plan period (running total)</td>
<td>Achieve no net loss (ha) of playing pitches over plan period.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Number of permissions with Construction Management Plan or Construction Environmental Management Plan</td>
<td>No Target - Contextual</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Number of dwellings completed contrary to minimum internal space standards</td>
<td>Achieve no development contrary to minimum internal space standards</td>
<td></td>
</tr>
<tr>
<td>2) To support the delivery of at least 7237 additional homes in Runnymede in the period 2015-2030 (an average of 482 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;</td>
<td>Commencement of development at allocated sites</td>
<td>Development to commence as specified in Policy SD3.</td>
<td>Site Allocations, Development Management Process</td>
</tr>
<tr>
<td></td>
<td>Plan period net housing target (running total)</td>
<td>Achieve 7,413 dwellings over plan period</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Net additional dwellings completed in previous years</td>
<td>N/A</td>
<td>RBC Housing Strategy</td>
</tr>
<tr>
<td></td>
<td>Net additional dwellings in monitoring year</td>
<td>Achieve annualised housing target or in line with housing trajectory</td>
<td>Site Allocations, SCC/NHS strategy</td>
</tr>
<tr>
<td></td>
<td>Net additional dwellings in future years</td>
<td>In line with housing trajectory</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Managed delivery target</td>
<td>In line with housing trajectory</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Net number of dwellings completed by location over plan period (running total)</td>
<td>In line with spatial strategy Policy SD2</td>
<td></td>
</tr>
<tr>
<td>Objective</td>
<td>Indicator</td>
<td>Target</td>
<td>Delivery Mechanism</td>
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<td>--------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>Size of market and affordable units completed by number of bedrooms by</td>
<td>Achieve SHMA Housing Mix for market &amp; affordable dwellings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>type (net running total)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Affordable Units completed by type/tenure (net running total)</td>
<td>Over the lifetime of the Local Plan achieve 30% of dwellings as affordable</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>split: 80% Social/Affordable Rent 20% Discounted Market</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of net additional Gypsy/Traveller pitches and Travelling Showmen</td>
<td>Provide 64 pitches/plots up to 2021/22; and</td>
<td></td>
<td></td>
</tr>
<tr>
<td>plots completed over plan period (running total)</td>
<td>Provide 67 pitches/plots in rest of plan period</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net number of student &amp; C2 units or bed spaces completed over plan period</td>
<td>No target for students – Contextual</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(running total)</td>
<td>Achieve C2 accommodation over plan period as:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>60 units of extra care</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>126 nursing bedspaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>96 residential bedspaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net number of self &amp; custom build units completed over plan period</td>
<td>Achieve: 5% of residential units on sites of 20 (gross) or more dwellings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(running total)</td>
<td>as self/custom build housing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Objective</td>
<td>Indicator</td>
<td>Target</td>
<td>Delivery Mechanism</td>
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</tr>
<tr>
<td>3) To continue to support the improvement of local leisure activities that are accessible to all;</td>
<td>Net floorspace (sqm) lost/gained for tourism and leisure uses over plan period for use classes C1 and D2 (running total).</td>
<td>No target - Contextual</td>
<td>Development Management</td>
</tr>
<tr>
<td>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;</td>
<td>List of infrastructure projects completed in monitoring year.</td>
<td>Achieve delivery in accordance with the IDP</td>
<td>Developer &amp; other funding contributions</td>
</tr>
<tr>
<td></td>
<td>Net floorspace (sqm) of social, community or cultural use lost/gained over plan period (running total)</td>
<td>Achieve no net loss of social, community or cultural floorspace.</td>
<td>Development Management Process</td>
</tr>
<tr>
<td>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.</td>
<td>Commencement of Development</td>
<td>1st Phase of Development on south site to commence by 2020/2021</td>
<td>Development Management Process</td>
</tr>
<tr>
<td></td>
<td>Net additional dwellings completed (running total)</td>
<td>1700 phased in accordance with village masterplan</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Number of Affordable Units Completed by Tenure (running total)</td>
<td>Achieve 35% overall as: 75% social/affordable rent 25% discounted market housing</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Number of dwellings completed to Building Regulations Part M4(2) and Part M4(3)</td>
<td>95% to achieve Part M4(2) 5% to achieve Part M4(3)</td>
<td></td>
</tr>
<tr>
<td>Objective</td>
<td>Indicator</td>
<td>Target</td>
<td>Delivery Mechanism</td>
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</tr>
<tr>
<td>Number of specialist housing units completed (running total) for:</td>
<td>On completion of development achieve:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self/custom build</td>
<td>5% of non-specialist housing as custom/self-build units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gypsy/Traveller pitches</td>
<td>10 Gypsy/Traveller Pitches;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C2 or sheltered units</td>
<td>60 units of Extra Care accommodation;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total (gross) commercial/community (Use Classes A, B, C1, D1 &amp; D2) floorspace (sqm) completed (running total)</td>
<td>79,025sqm B use Class 36,000sqm Data Centre</td>
<td>Local and community facilities broken down by use class (subject to negotiation)</td>
<td></td>
</tr>
<tr>
<td>Amount of Green Infrastructure Completed (ha) for (running total):</td>
<td>Achieve 40% of site area as Green Infrastructure (includes private amenity space).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Allotments &amp; food production</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Outdoor sports facilities/pitches</td>
<td></td>
<td></td>
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<tr>
<td>Formal/informal playspace</td>
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<tr>
<td>Amenity space</td>
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<tr>
<td>Biodiversity improvement/green corridor</td>
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<td></td>
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<tr>
<td>SANG</td>
<td></td>
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<tr>
<td>Objective</td>
<td>Indicator</td>
<td>Target</td>
<td>Delivery Mechanism</td>
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<td>--------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>Implementation of Infrastructure by type</td>
<td>Delivery of 2FE primary school with early years</td>
<td>On and off site transport infrastructure delivery (as negotiated), including compliance with any agreed phasing strategy at the site.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Site Allocations, Development Management Process, Building Regulations</td>
<td></td>
</tr>
<tr>
<td>Traffic generation</td>
<td>Compliance with traffic generation targets as agreed through the planning application.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net number of dwellings completed in monitoring year with water efficiency standards of 110 litres per person per day.</td>
<td>Achieve 80% of dwellings with water efficiency standards of 110 litres per person per day.</td>
<td></td>
<td>Site Allocations</td>
</tr>
<tr>
<td>Net number of developments permitted in plan period required to install renewable, decentralised or low carbon technologies (running total)</td>
<td>Achieve compliance with Policy SD9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net number of residential units or commercial floorspace (sqm) granted planning permission against Environment Agency flood advice in monitoring year.</td>
<td>Achieve no net additional dwellings or commercial floorspace against Environment Agency advice</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Objective</td>
<td>Indicator</td>
<td>Target</td>
<td>Delivery Mechanism</td>
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</tr>
<tr>
<td><strong>Number of planning applications or appeals allowed against policy EE13 in monitoring year.</strong></td>
<td>Achieve no planning applications or appeals granted contrary to EE13</td>
<td><strong>Number of dwelling units completed with active electrical vehicle charging points; and</strong></td>
<td><strong>Achieve active electrical vehicle charging points in 20% of dwellings with off-road parking in sites of 10 or more dwellings.</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Number of active electrical vehicle charging points implemented in commercial development of 1,000sqm or in public car parks</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Amount of contaminated land (ha) remediated through development in plan period (running total)</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Number of applications refused in monitoring year where a reason for refusal is noise.</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Number of applications permitted in monitoring year contrary to the Council’s Air Quality Strategy</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Average density of residential development completed in urban areas within monitoring year (whole site)</strong></td>
</tr>
</tbody>
</table>

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;

- Development Management Process
- Air Quality Strategy
- Contamination Land Inspection Strategy
<table>
<thead>
<tr>
<th>Objective</th>
<th>Indicator</th>
<th>Target</th>
<th>Delivery Mechanism</th>
</tr>
</thead>
<tbody>
<tr>
<td>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;</td>
<td>Number of heritage assets on Historic England Heritage at Risk Register</td>
<td>Achieve no additional heritage assets on Risk Register over plan period</td>
<td>Development Management Process</td>
</tr>
<tr>
<td></td>
<td>Number of buildings or structures added or deleted from the Local List over plan period (running total)</td>
<td>No target - Contextual</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Net gain or loss of land (ha) within Conservation Areas (running total)</td>
<td>Achieve no net loss of land (ha) within Conservation Areas over plan period.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Number of archaeological finds associated with new development</td>
<td>No target - Contextual</td>
<td></td>
</tr>
<tr>
<td>9) To protect and enhance the Borough’s biodiversity, habitats and species and to contribute to net gains in biodiversity;</td>
<td>Condition and extent (ha) of SSSI Units within Runnymede in monitoring year.</td>
<td>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</td>
<td>TBH JSPB</td>
</tr>
<tr>
<td></td>
<td>Condition and Extent (ha) of Sites of Nature Conservation Importance (SNCI) and Local Nature Reserves in monitoring year.</td>
<td>Achieve 100% of SNCIs in ‘favourable’ status over plan period and achieve no net loss of land area (ha) over plan period.</td>
<td>SSSI Management Plans</td>
</tr>
<tr>
<td></td>
<td>Number of developments completed with biodiversity enhancements in monitoring year.</td>
<td>No target - Contextual</td>
<td>SNCI Management Plans</td>
</tr>
<tr>
<td></td>
<td>Amount of SANG (ha) delivered over plan period (running total)</td>
<td>Deliver sufficient SANG capacity to enable delivery of Local Plan housing targets.</td>
<td>Development Management Process</td>
</tr>
<tr>
<td>Objective</td>
<td>Indicator</td>
<td>Target</td>
<td>Delivery Mechanism</td>
</tr>
<tr>
<td>-----------</td>
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</tr>
<tr>
<td>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;</td>
<td>Net loss/gain of existing GI (ha) over plan period (running total) for: - Open space comprising informal &amp; formal playspaces, parks &amp; gardens, allotments Local Green Space</td>
<td>Achieve no net loss (ha) of GI over plan period.</td>
<td>Site Allocations Development Management Process</td>
</tr>
<tr>
<td>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.</td>
<td>Number of applications refused/appeals dismissed in monitoring year with design a reason for refusal Number of permissions granted with loss of trees covered by Tree Preservation Orders in monitoring year.</td>
<td>100% refusal of development not in accordance with adopted design codes Achieve no net loss of trees covered by TPOs</td>
<td>Development Management Process</td>
</tr>
<tr>
<td>12) To maintain the economic role of Runnymede in the wider area and sustain economic growth and competitiveness by</td>
<td>Commencement of development and net floorspace (sqm) completed by type at Byfleet Road Employment Allocation (running total)</td>
<td>Development to commence by 2023 Achieve 20,000sqm B1c/B8 and 6,000sqm B1a floorspace</td>
<td>Site Allocations Development Management Process</td>
</tr>
<tr>
<td>Objective</td>
<td>Indicator</td>
<td>Target</td>
<td>Delivery Mechanism</td>
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<tr>
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</tr>
<tr>
<td>protecting the most valued employment sites and supporting development of the Borough’s Enterprise Zone at Longcross Park.</td>
<td>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 monitored through objective 5)</td>
<td>Achieve no net loss of B Class employment floorspace in Strategic Employment Areas;</td>
<td>Development Management Process</td>
</tr>
<tr>
<td>13) To support projects which improve the integration of road and rail to reduce congestion and improve accessibility to a range of sustainable and active travel choices;</td>
<td>Number and details of active and sustainable travel projects implemented in monitoring year.</td>
<td>Schemes delivered in accordance with the IDP</td>
<td>IDP Local Transport Plan Strategies LEP Local Growth Fund Site Allocations</td>
</tr>
<tr>
<td></td>
<td>Number and details of highway improvement schemes implemented in monitoring year.</td>
<td>Schemes delivered in accordance with the IDP</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Number of Travel Plans implemented in monitoring year.</td>
<td>No target - Contextual</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Number of applications permitted contrary to adopted parking standards</td>
<td>90% of qualifying applications to comply with adopted parking standards</td>
<td>Development Management Process</td>
</tr>
<tr>
<td>Objective</td>
<td>Indicator</td>
<td>Target</td>
<td>Delivery Mechanism</td>
</tr>
<tr>
<td>-----------</td>
<td>-----------</td>
<td>--------</td>
<td>-------------------</td>
</tr>
<tr>
<td>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.</td>
<td>Net amount of floorspace lost/gained (sqm) by town centre in plan period (running total) for:</td>
<td>Achieve:</td>
<td>Site Allocations &amp; Opportunity Areas Development Management Process</td>
</tr>
<tr>
<td></td>
<td>- A class floorspace (sqm);</td>
<td>Addlestone: 6,200sqm of net additional A class floorspace (sqm) by 2030</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Chertsey: 1,140sqm of net additional A class floorspace (sqm) by 2030</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Egham: No net loss of A class floorspace over plan period.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Percentage of total units in A1 retail use within Primary Shopping Frontages for town/local centres in monitoring year.</td>
<td>Maintain 65% of total units in A1 retail use within primary shopping frontages in each town centre</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Percentage of total units in A1 retail use within Secondary Shopping Frontages for town/local centres in monitoring year.</td>
<td>Maintain 30% of total units in A1 retail use within secondary shopping frontages in each town centre</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Number of residential units permitted on ground floor within Primary Shopping Frontage</td>
<td>Achieve no loss to residential in primary shopping frontages at ground floor level.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Number of A1 premises lost/gained outside of town/local centres in monitoring year</td>
<td>No target - Contextual</td>
<td></td>
</tr>
<tr>
<td>Objective</td>
<td>Indicator</td>
<td>Target</td>
<td>Delivery Mechanism</td>
</tr>
<tr>
<td>--------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Number of planning permissions granted for out-of-centre retail developments greater than 500sq.m. (gross).</td>
<td>Achieve 100% refusal of schemes failing town centres sequential and impact tests</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Appendix B- List of SLAA sites not already granted permission or allocated

<table>
<thead>
<tr>
<th>SLAA Site ID</th>
<th>Site Name</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Barrsbrook &amp; Barrsbrook Cattery, Guildford Road</td>
<td>5</td>
</tr>
<tr>
<td>30</td>
<td>CABI. Bakeham Lane</td>
<td>25</td>
</tr>
<tr>
<td>32</td>
<td>Coltscroft, Rosemary Lane</td>
<td>24</td>
</tr>
<tr>
<td>38</td>
<td>Thorpe Park Farm, Staines Road</td>
<td>20</td>
</tr>
<tr>
<td>59</td>
<td>Hurst Lane</td>
<td>10</td>
</tr>
<tr>
<td>132</td>
<td>Ledger Drive</td>
<td>12</td>
</tr>
<tr>
<td>143</td>
<td>Alwn House, Windsor Street</td>
<td>35</td>
</tr>
<tr>
<td>154</td>
<td>Land at Howards Lane</td>
<td>6</td>
</tr>
<tr>
<td>167</td>
<td>Woburn Hill</td>
<td>10</td>
</tr>
<tr>
<td>169</td>
<td>Units 1 and 1a Downside, KT16 9DS</td>
<td>30</td>
</tr>
<tr>
<td>202</td>
<td>Pantiles, Almners Road, Lyne</td>
<td>20</td>
</tr>
<tr>
<td>206</td>
<td>Trys Hill Farm, Lyne Lane</td>
<td>6</td>
</tr>
<tr>
<td>219</td>
<td>Villa Santa Maria, St Anns Hill, Chertsey</td>
<td>9</td>
</tr>
<tr>
<td>260</td>
<td>Sandhills and Lyne Lane</td>
<td>11</td>
</tr>
<tr>
<td>276</td>
<td>Luddington House</td>
<td>12</td>
</tr>
<tr>
<td>280</td>
<td>Garage site Trumps Green Rd</td>
<td>5</td>
</tr>
<tr>
<td>289</td>
<td>Webbs, The Green, Egham</td>
<td>14</td>
</tr>
<tr>
<td>303</td>
<td>Two Bridges Guildford Street Chertsey</td>
<td>13</td>
</tr>
<tr>
<td>319</td>
<td>9-11 Victoria Street, Englefield Green</td>
<td>10</td>
</tr>
<tr>
<td>322</td>
<td>Padd Farm</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>Estates Regeneration</td>
<td>170</td>
</tr>
</tbody>
</table>
Appendix C - Priority habitats and species in Runnymede

Habitats & Species of Principal Importance (Priority habitats/species) in Runnymede

Habitats of Principal Importance
Lowland heathland
Lowland dry acid grassland
Lowland meadows
Lowland mixed deciduous woodland
Beech & yew woodland
Wet woodland
Wood-pasture & parkland
Floodplain grazing marsh
Reedbeds
Lowland fens
Rivers
Eutrophic standing waters
Ponds
Hedgerows
Traditional orchards
Arable field margins
Open mosaic habitats on previously developed land

Species of Principal Importance
Plants: Chamomile, Greater water-parsnip, Glandular eyebright, Marsh stitchwort, Tubular water-dropwort
Fungi/Lichens:\footnote{30} Bearded tooth, Berkeley's earthstar*, Bitter tooth, Black tooth, Constant bolete, Coral tooth, Dark-purple earthtongue, Drab tooth*, Frogbit smut, Fused tooth, Golden-gilled bolete, Grey tooth, Mealy tooth, Mulberry brain, Oak polypore, Oldrose bolete, Ridged tooth, Royal bolete*, Sandy stiltball, Scaly tooth, The Pretender, Velvet tooth, Weathered earthstar*, Woolly rosette, Woolly tooth, Zoned rosette, Zoned tooth (all fungi);
Buellia hyperbolica*, Caloplaca flavorubescens*, Lecanora sublivescens*, Pyrenula nitida* (all lichens)

\footnote{30} This list of nationally rare fungi & lichens has accumulated mainly from Windsor Great Park, with its large number of ancient ‘Veteran’ parkland trees.

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Invertebrates:
*Butterflies/Moths*: Grayling, Silver-studded blue, Small heath, White-letter hairstreak, Clay fan-foot, Heart moth, False mocha, White-spotted pinion*
*Beetles*: Oxbow diving beetle*, Pale pin-palp (a beetle), Queen’s executioner (a beetle), Stag beetle, Tansy leaf-beetle*, Two-tone/Golden reed beetle, Violet click-beetle\(^{31}\);
*True flies*: Hornet robberfly;
*Molluscs*: Depressed river mussel, Fine-lined pea mussel

Vertebrates:
*Birds*: Bittern (non-breeding), Bullfinch, Cuckoo, Dunnock, Grasshopper warbler*, Hawfinch, Lapwing, Lesser redpoll, Lesser spotted woodpecker, Linnet, Marsh tit, Nightjar, Skylark, Song thrush, Spotted flycatcher, Reed bunting, Tree pipit, Tree sparrow*, Yellow wagtail*, Yellowhammer
*Reptiles/Amphibians*: Adder, Common lizard, Grass snake, Slow-worm, Common toad, Great crested newt
*Mammals*: Brown long-eared bat, Harvest mouse, Hedgehog, Noctule bat, Otter, Soprano pipistrelle bat, Water vole*
*Fish*: Atlantic salmon, Brown trout, European eel

*= probably locally extinct.
*under-scored* = legally ‘protected’ under the Habitats Regulations 2010 (= ‘European Protected Species’) and/or Sch.1 (birds), Sch.5 (other animals) & Sch.8 (plants & fungi) of the Wildlife & Countryside Act 1981 (as amended).

(Additional) **Species of Principal Importance (Priority species)** recorded at Chobham Common SSSI/SPA/SAC only (but in theory could also occur at Wentworth/Longcross/Queenwood GC etc.):

**Plants**: Deptford pink, Marsh clubmoss, Rusty fork-moss*

**Invertebrates**:
*Butterflies/Moths*: Goat moth, Shoulder-striped clover (a moth)
*Beetles*: Blue pepper-pot beetle, Heath shortspur (a beetle)
*Bees, Wasps & Ants*: Long-horned mining bee*, Tormentil mining bee, 5-banded tailed digger wasp, Black-headed mason wasp*, Bloody spider-hunting wasp*, Erratic ant*, Red barbed ant, Shining guest ant
*True flies*: Mottled bee-fly

\(^{31}\) Many of the nationally rare Priority beetle species are also recorded from Windsor Great Park, now in a few cases uniquely in the UK.
Other groups: Window-winged sedge (a caddisfly)

Vertebrates:

Birds: Woodlark

Reptiles: Sand lizard, Smooth snake

Further important species interest:
(including nationally rare/scarce & declining species of particular note within the Borough).

Plants:
Alternate water-milfoil, Bog pimpernel, Common meadow-rue, Dodder, Downy-fruiting sedge, Fine-leaved water-dropwort, Fringed water-lily, Frogbit, Greater dodder, Hare's-tail cottongrass, Lesser pondweed, Marsh arrow-grass, Meadow crane's-bill, Orange foxtail, Round-fruiting rush, Slender tufted-sedge, Tasteless water-pepper

Invertebrates:
Pale-lemon sallow (a moth), *Ampedus rufipennis*, *Elater ferrugineus* (both click-beetles), *Zacladus geranii* (a weevil), *Erioptera squalida* (a cranefly), *Odontomyia tigrina* (a soldier-fly), *Lonchoptera scutellana* (a spear-winged fly), *Cerodontha ornata* (a leaf-mining fly), Variable damselfly, *Ephemera lineata* (a mayfly), German hairy snail

Vertebrates:

Birds: Common tern, Crossbill, Dartford warbler, Gadwall, Grey wagtail, Goldeneye, Hobby, Little ringed plover, Kingfisher, Shoveler, Smew, Water rail

Mammals: Leisler's bat, Nathusius' pipistrelle bat

Fish: Bullhead
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All enquiries about this paper should be directed to:

Policy & Strategy Team
Planning Business Centre

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

Tel 01932 838383

Further copies of this publication can be obtained from the above address, or email: planningpolicy@runnymede.gov.uk

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