

## Community Planning Panel Minutes

In attendance

- Chertsey (South) Residents' Association – CSRA
- Egham Residents' Association – ERA
- Lyne Residents' Association – LRA
- The Chertsey Society – The CS
- The Ottershaw Society – The OS
- Virginia Water Community Association – VWCA
- West Addlestone Residents' Association – WARA
- Councillor Gail Kingerley – Chairman of the Planning Committee
- Ian Maguire – Corporate Head of Planning and Environmental Services, Runnymede Borough Council
- Georgina Pacey – Local Plans Manager, Runnymede Borough Council
- Anna Murray – Planning Assistant, Runnymede Borough Council

Apologies from Thorpe Ward Residents' Association, Hamm Court Residents' Association and Wentworth Residents' Association.

IM opened the meeting with introductions.

GP informed the Community Planning Panel of the evidence base documents which had been recently published or updated. There were specific questions from the Community Planning Panel on some of these documents (as outlined below) whilst for other documents there were no questions raised.

### Air Quality Monitoring Report

CSRA asked how the conclusions on the air quality modelling had been calculated and IM summarised the process undertaken. Furthermore, CSRA asked whether the air quality modelling had taken into consideration the possible expansion of Heathrow Airport and changes to the A3 road system. CSRA expressed their concern about the impacts of these on air quality. IM explained that impacts of expansion were not yet known but would be reconsidered once there was a greater degree of certainty about any expansion scheme which may come forward at the airport when the Local Plan is reviewed five years after adoption. The CS asked whether the M3 is now being monitored due to its change to a 'smart motorway'. IM clarified that the M3 was being monitored and would continue to be so that any changes could be assessed. The CS went on to express concern about the noise of the M3 now it is in use as a 'smart motorway' and mentioned that it is being used as this type of motorway most of the time, not just when it is busy. In addition, the impact on Longcross would be a further concern. IM explained that any development at Longcross will look at the management of air/noise pollution from the M3 motorway. GP added that Policy EE2 of the draft Local Plan looks specifically at Environmental Protection matters and confirms the Council's approach to such issues.

### Final Version of the A320 Corridor Study

IM highlighted that this document is a feasibility report therefore it presents feasible solutions which could address congestion but the junction designs would go through further stages of refinement before final decisions are made about scheme designs. The OS raised that it is often feasibility proposals which are then built. The OS expressed major concern that the options currently presented would destroy the village of Ottershaw and were deeply upsetting local residents. IM encouraged the Community Planning Panel to send in representations on the Report during the period of consultation to highlight what residents' concerns are. Moving forward the Highways Authority (Surrey County Council) will continue to refine the designs of the mitigation schemes and work with Runnymede Borough Council and the LEP to secure funding for them. CSRA agreed that it would be best to provide feedback during the draft Local Plan Consultation Part 2 on the A320 Report and whilst other options should be looked at, agreed that something needs to be done. GP added that Surrey County Council had emailed to state how they consulted residents on highways schemes and suggested that this email was sent to the Community Planning Panel to view. CSRA further added that there had been no engagement during the process of writing this document and that local residents would appreciate simply being asked. IM confirmed that when any options or further options are moved forward it would be then that a consultation would take place with local residents. The CS queried whether the document identified impacts around congestion. IM stated that this was included within the document. CSRA asked how the figures about congestion levels are calculated. IM explained that to establish the 2036 Do Minimum Forecast Year traffic flows a percentage increase in flow between 2014 and 2036 has been calculated for each junction using the outputs from the Surrey County Council Strategic Model used in the Runnymede Borough Council Local Plan Strategic Highways Assessment Report. The growth factor has been calculated using the Scenario 2 model used in the Runnymede Borough Council Local Plan Strategic Highways Assessment Report and includes all background and committed development, plus the proposed developments in the Runnymede Local Plan. The model includes the potential development coming forward at Fairoaks Airport and Martyrs Lane, Woking.

There were some questions with regards to how the A320 Feasibility Report fits into the Local Plan. IM explained that the A320 Feasibility Report is part of the evidence base for the Local Plan and for the Local Plan to be adopted, the feasibility options must be produced by the Council to show that the identified congestion issues along the corridor could be overcome. IM also explained that further design work will need to take place prior to any development. CSRA asked whether planning applications had been inputted into the A320 Feasibility Report. IM confirmed that the only planning application that had come in, is that at St. Peter's and the Hospital has been liaising with Surrey County Council in relation to the Transport Impact Assessment which had been submitted with the planning application and its recommendations. However, it was confirmed that development at St. Peter's had been considered as part of the A320 Corridor Study. There were some queries raised around the planning application process of these major development sites through the Local Plan. IM confirmed that there will be a gap whilst the Council waits to see what developers will come forward with (and when) - in terms of development. For each of the allocations, negotiations on contributions to A320 mitigation will occur at the planning pre-application stage and will involve extensive liaison with Surrey County Council. IM clarified that Surrey County Council currently has funding challenges and therefore Runnymede Borough Council is committed to secure funding through development to part fund mitigation along the A320. Runnymede Borough Council was also

working with Surrey County Council with the aim of securing funding through the Housing Infrastructure Fund to deliver the mitigation.

WARA expressed the concern that bits of information get drip fed to local residents and then once a decision is made there is no control over what happens. IM sympathised with these concerns but reiterated that there would be further opportunities to comment on the mitigation schemes before they were finalised. IM confirmed that the Planning Policy and Strategy team is always available to answer any questions the public might have. LRA asked whether there could be some sort of visual way of showing people what will happen with developments following adoption of the Local Plan i.e. a way of showing/describing the different interdependences. GP and IM confirmed that they would ask the team to produce something along these lines. It was agreed that this would then be pushed out to the CPP to check and see whether it would make sense to the general public. LRA asked whether the Longcross North homes were being sold quickly. IM highlighted that 54 of the homes had been sold on the Longcross North site. The OS asked if the Government grant for 150 million from the Housing Delivery Fund would cover all the improvements to the A320 and the costs of acquiring land so developer's contributions would not be required. IM answered that ideally 100% of funding from the Government would be used on the A320 so that the mitigation schemes are guaranteed to get built. It would then be from the Council to claw at least some of the money back from developers through contributions.

GP then went onto inform the Community Planning Panel of amendments which had been made to the draft local plan for the second round of consultation on the draft Local Plan.

1. Amendments to some of the boundaries and capacities of allocations, both for housing and strategic employment.

LRA pointed out that the name of SL14 on page 39 of the Draft Local Plan document should read 'Brox End Nursery'. The OS queried whether Runnymede Borough Council was confident of defending their reasoning for reducing the capacity on Ottershaw East to the Inspector. GP advised that when issues and options were being explored the initial number of units consulted on for Ottershaw East was between 385-500 and that Runnymede Borough Council would inform the inspector that further work has been undertaken since this time which identifies a clear, defensible boundary on the site in the location currently shown in the Local Plan and also that the Council has considered the concerns that local residents have raised throughout the consultation process regarding scale of development at the site. IM added that during the Examination in Public the inspector will make their own judgement and it is important to note recent cases such as that at Waverley Borough Council where the Inspector asked the Council to find more land to supply housing. CSRA raised some concerns over the increase in densities at some of the Chertsey Bittams housing allocations and also mentioned that there had been some talk amongst local residents about Woodside Farm being subject to Compulsory Purchase. GP explained that site capacity work had been refreshed and was considered realistic when the densities in the surrounding area were used as a benchmark. A link to the site capacity work would be circulated to the CPP so they could see how housing requirements for each allocation had been arrived at. GP confirmed that the possibility of using Compulsory Purchase powers on Woodside Farm had not been considered by the Council for this site. This site was being actively promoted for development so such an approach would appear to be unnecessary. The representations received in relation to Woodside Farm would be sent to CSRA for clarification.

2. Within Strategic Employment Areas additional flexibility to allow the inclusion of hotel development subject to prescribed criteria.

Although there were no specific questions raised about this modification to the draft Local Plan, LRA raised a concern about affordable housing and the fact that many schemes do not currently provide the 40% affordable housing that they should. LRA has concerns that this will occur again but with the new percentage of 35%. IM explained that developers will be obliged to comply with the Council's affordable housing policy in the new Local Plan once it is adopted. The fact that the policy would be up-to-date and assessed by the Local Plan Inspector would give it significant weight and would be expected to be complied with in the majority of cases. WARA asked what was meant by affordable housing and what type of housing it included and IM gave an explanation to the Community Planning Panel on this.

3. Within housing allocations additional flexibility; where relevant to seek to provide necessary Gypsy and Traveller pitches 'off site' subject to prescribed criteria.

LRA raised concerns that the policies within the draft Local Plan are not going to help the problems. The current issue is that there is a lack of provision for travellers therefore any application that is submitted is often refused but then granted on appeal. LRA stated that it was in support of the policies which spread the provision of gypsy and traveller pitches around the Borough but believes that the developers will then ignore this. IM stated that should the Local Plan be adopted, Runnymede Borough Council would not allow developers to not deliver these sites. GP added that from reading the representations received through the consultations, it was apparent that people did not understand what a traveller pitch looks like and the facilities it could contain. GP had been made aware of a scheme built in Bristol and said that she would be happy to send to the Community Planning Panel some photos of the scheme to give the CPP an ideas of what the pitches could look like in Runnymede. LRA added that there are often no issues with gypsies and travellers but it is the issue that they are not being provided with any pitches that causes issues. CSRA queried whether developers would join together and try to place the allocations all in the same place but IM clarified that the Borough must cater for inclusive communities and the pitches must be located in sustainable locations.

#### Representations

IM went onto clarify the position of Runnymede Borough Council regarding representations to the draft Local Plan Consultation Part 2. All representations received during both of the consultations held on the draft Local Plan (in January 2018 and May 2018) will be submitted to the Secretary of State in full when the Local Plan is submitted. AM asked the Community Planning Panel that if any model representations from residents' associations were to be sent in could they make local residents aware that their name and contact details would be published onto the website along with their representations.

#### Neighbourhood Planning

There was no update to Neighbourhood Planning given other than to state that the Local Plan leaves space for Neighbourhood Plans and should any of the Community Planning Panel be interested in preparing a Neighbourhood Plan to contact a member of the Planning Policy and Strategy team.

## AOB

IM explained that the Council had recently gone out to tender for a Design and Heritage consultancy contract after receiving design quality grant funding from the Government. The Council was close to appointing a consultant to carry out the various different work streams which could include some or all of the following:

- The production of a Design Supplementary Planning Document which will support the high level design policies in the Local Plan\*
- Review of at least some of the Borough's Conservation Areas\*
- The review of the Council's list of non designated heritage assets\*
- Officer and Councillor training sessions on design
- Provision of bespoke advice related to the emerging proposals at the Longcross Garden Village
- The provision of regular Development Management surgery sessions where advice would be provided on a range of planning applications and pre application submissions where specialist input on design matters was required.

The workstreams marked with an \* would contain consultation with a range of stakeholders including local communities.

IM stated that once a consultant has been chosen, the team would be in contact with the Community Planning Panel to inform them. IM explained that the consultation on the National Planning Policy Framework had now finished and it is likely that the Government would republish the National Planning Policy Framework before the end of July. It was agreed that a key facts list of the National Planning Policy Framework changes would be sent to the Community Planning Panel. In addition, IM mentioned that there was currently a consultation underway on the draft noise action plan for Heathrow (which runs until 26<sup>th</sup> June). The Council is also currently reviewing the scoping report which has been sent to the Secretary of State in respect of the proposed expansion of Heathrow Airport. It was agreed that the link to the current consultation and to the scoping report would be sent to the Community Planning Panel.

## Date of next meeting

IM stated that there would need to be a further conversation around what the Community Planning Panel would go on to do after the Local Plan had been submitted. It could be worthwhile to hold a session on the Examination In Public process – if this would be helpful to those on the panel. It was agreed that a different terms of reference would need to be produced in order to specify what role the Community Planning Panel would play in the future.