RUNNYMEDE 2030 LOCAL PLAN EXAMINATION

Initial Note for the Council

1. I am issuing this note in parallel with my Matters and Questions for the Stage 1 hearings in order to clarify certain points/raise specific questions as soon as possible and facilitate the smooth running of the examination. Nothing in this note should be taken as an indication that I have reached early conclusions on any of the matters which will be considered in more detail during the course of the examination.

2. The Council and a number of other parties have helpfully completed statements of common ground (SCG)/Memoranda of Understanding (MOU) on certain matters, as published on the Examination webpage. I strongly encourage this approach and will particularly welcome the completion of SCGs/MOUs with the Environment Agency and Highways England which are still outstanding. The sooner these can be prepared the better.

3. At my request the Council is currently preparing a note on the implications of the 2016-based household projections for the Plan. In addition, I set out below some initial questions and points for the Council to consider. Some of them relate to matters that will be discussed in Stage 2 rather than Stage 1 of the hearings. Also, please note that further questions may be raised about Stage 1 and/or Stage 2 matters in due course. They are addressed only to the Council at this point and I will welcome the Council’s early indication about when it will be possible to provide responses, in order to inform the preparation of statements for the hearings.

4. With reference to paragraph 3.7 of the April 2018 HRA Screening and Appropriate Assessment Report (document ref SD.017P) and for the avoidance of doubt, can it be demonstrated that all of the potential likely significant effects associated with any policies that were screened out on the basis of mitigation have nonetheless been subject to Appropriate Assessment?

5. Although not referred to explicitly in paragraph 5.23 of the Plan, it appears that the estimated OAN of 7507 for the Plan period 2015-2030 is derived from the SHMA 2015 estimate for 2015/16 and the SHMA 2018 updated estimate for the period 2016/2030. For clarity, the Plan will be examined on this basis.

6. Table 2 of the Plan sets out Expected Housing Delivery 2015-2030. This may require updating during the course of the examination and for this purpose,
it would be helpful to have a working version of the Table that includes references in the Notes column to the source documents and their date, together with any other explanation that may be necessary.

7. With regard to CD_001A, the Notes column, 2\textsuperscript{nd} row for suggested modification 24 requires correction/clarification.

8. Clarification is requested on the current standards for car parking in the Borough and any proposals to review them.

9. Policy SL22 as submitted concerns the needs of Gypsies and Travellers and some modifications are suggested by the Council in CD_001A. For the avoidance of doubt, the Council is requested to set out the full implications of the suggested modifications in the conventional manner, using strikethrough for deletions and bold and underlined text for additions. Secondly, can further information be provided on which sites (existing or proposed) the Council expects to make a contribution to the 5-year supply from the date of adoption of the Plan? Thirdly, can the Council provide a map of the sites listed in Appendix D of the GTAA 2018?

10. With regard to the GTAA 2018 report, particularly Appendix C, clarification is sought on the Council’s proposals to address the needs of members of these communities who do not meet the planning definition but nonetheless have/will have a need for stationing of caravans during the Plan period. Further information on the on-going inquiry on Adas Farm, Lyne may also be helpful in this regard.

11. In light of Section 124 of the Housing and Planning Act 2016, how does the Council propose to assess and address any other needs arising over the Plan period for stationing of caravans and mooring of houseboats?

12. Can the Council provide an update on any proposals for Article 4 Directions that would seek to control a change of use from employment to residential?

13. What are the Plan’s strategic policies so far as the preparation of Neighbourhood Plans is concerned?

14. I look forward to the Council’s response via the Programme Officer.

\textit{Mary Travers}

Inspector