Matter 2: Objectively assessed need for housing and employment land provision (Policy SD2 and paragraphs 5.22-5.27)
[Note: the soundness of the detailed policies for housing, employment and town centre uses, including types of housing, will be considered in Stage 2 of the hearings]

2.1 Does the objectively assessed housing needs figure of 7507 dwellings (2015-2030) (500dpa) form a justified, positively prepared basis for setting the Plan's housing requirement figure? In particular:

a) Taken together, are the Runnymede-Spelthorne Strategic Housing Market Assessment (SHMA) 2015 and the 2018 Partial Update an appropriate starting point for setting the housing requirement for Runnymede?
No Comment

b) Does the fact that an update of the SHMA 2015 has not been requested by Spelthorne Borough Council at this time give rise to any substantive difficulty in considering the evidence base for Runnymede's OAN figure?
No comment

c) Are the demographic assumptions (including future trends in household formation and migration), the account taken of affordability and market signals, forecast growth in employment, commuting patterns, the need for affordable housing, the role of students in the local housing market, the potential impact of Heathrow expansion, Brexit and any other relevant factors adequately considered, and are the conclusions justified?

The potential impact of Heathrow expansion has not been taken into account as the Council thinks this is too distant an event to be taken into account [per John Devenshire head of Planning at the Council]. It is obvious that a third runway will increase traffic on the M25 and the A30 at the very least. This takes no account of a possible new Terminal at Heathrow as envisaged by the original planning application for Heathrow development. Brexit does not appear to have been taken into account. The need for affordable housing does not appear to have been taken into account appropriately

d) What are the implications for the Plan of the 2016-based household projections, published in September 2018?
No comment

2.2 a) Are the Borough-wide targets for the provision of employment land as set out in Policy SD2 based on robust evidence of need and demand?
No comment

b) Are they consistent with the proposed level of growth in housing?
No comment
c) In terms of the proposed quantity and type of provision, would they make an appropriate contribution to meeting overall economic development needs in the wider area that includes Runnymede?

No comment

2.3 If the Plan is unlikely to meet the identified needs within the relevant time period, how should this be addressed?

The Plan should be withdrawn and a new Plan developed properly