RUNNYMEDE 2030 LP EXAMINATION

MATTER 3: OVERALL SPATIAL STRATEGY

STATEMENT ON BEHALF OF ST EDWARD
CONTENTS:

1. INTRODUCTION 1
2. MATTER 3.4 2
1. **Introduction**

1.1 This Statement is submitted on behalf of St Edward, and follows representations made on their behalf throughout the emerging Local Plan process.

1.2 St Edward are a joint venture company owned by the Prudential Assurance Company and Berkeley and have an interest in an omission site at North East Ottershaw (referred to as Site 46 in the SLAA). Representations have been made previously setting out the merits of the site, but this Statement focusses only upon the specific questions asked by the Inspector.
2. **Matter 3 (point 4)**

**Deliverability of the spatial strategy**

2.1 It is strongly considered that the Plan as proposed will fail to deliver the intended and necessary spatial strategy and is unsound as a result. This is illustrated by examination of the Council’s own background evidence, as explained below.

2.2 Evidence has been submitted in response to other matters explaining why the Council will not be able to deliver the number of homes that have been assumed through the current site allocations over the Plan period. This will also result in an under provision of affordable dwellings, as explained in the Matter 2 Hearing. In addition, the choice of allocated sites and nature and scale of them, has meant that many of the Council’s acknowledged infrastructure requirements over the Plan period cannot be met.

2.3 With regards the provision of SANG, the Council have acknowledged that insufficient SANG is allocated over the Plan period to serve the Plan’s development requirements (and the case has of course been made by others that such requirements should be higher). It is noted that the Council have submitted further evidence through the Stage 1 Hearings, identifying additional SANG sites that could come forward. However, many of the suggestions are untested and their introduction cannot be assured. Such assurance will only be provided through the allocation of sites in the Local Plan that can deliver such provision.

2.4 Turning to playing pitch provision and education, the Council’s own IDP recognises that a shortage of provision will result, if allocations as currently proposed are relied upon.

2.5 In order to address this inability to deliver the infrastructure required to serve the spatial strategy, additional and/or alternative allocations should be identified that can contribute positively in this respect. Land at North East Ottershaw is one such site. North East Ottershaw is being promoted by a developer with a strong track record of delivering new homes and strategic infrastructure and could provide for 640 new homes, including affordable provision, an onsite strategic SANG, playing pitches, and necessary strategic highways infrastructure and a replacement car park, and hence assist significantly and positively with the delivery of the Council’s spatial strategy.