6th March 2019

Mary Travers – Inspector
C/o Charlotte Glancy,
Runnymede Local Plan Programme Officer

By E-MAIL only

Dear Ms Travers

In response to the letter received from Pegasus on behalf of Taylor Wimpey on the 18th February which relates to matters associated with the A320 corridor improvements and also SANGs provision, the Council has the following comments to make.

SANG

The North East Ottershaw site has been visited by Natural England (NE) who advise that SANG could be created on site. However, it is unclear to the Council what the surplus capacity would be (following any required discounting) or when it would be available for use as avoidance for other developments in the Borough. It has always been understood by the Council that 500 dwellings are being promoted for the site, although it would seem from NE’s letter that this figure is now 640 dwellings, which would have an impact on the amount of ‘spare’ SANG capacity available.

The Council has identified a number of potential SANG options in its RBCLP25 (appendix 4) ‘potential SANG’ table. Any combination of these potential SANG sites could come forward over the course of the Plan. In addition to the options set out in this table, there is confidence that any SANG solution delivered in the Borough up to 2030 will include additional provision close to the Chertsey Bittams A site, given that David Murray Cox from Turley stated during the course of the matter 10 hearing sessions that his client Taylor Wimpey had been working to secure an area of SANG land in the vicinity of their site and exchange of contract on the land was imminent. It was indicated that this land would provide additional capacity over and above that required to serve the Chertsey Bittams A site. The Council was subsequently advised on 26th February that Taylor Wimpey has secured 35 acres of land, and has had an experienced Ecologist confirm its suitability for such uses. Taylor Wimpey and their Ecologist are currently engaging with Natural England about its suitability and capacity, and to refine the proposal.

As such, whilst it is useful that the site at North East Ottershaw could provide SANG, it is not something that is considered to make a substantive difference to the Council’s position on the suitability of the remainder of the site for housing development. It is certainly not something the Council considers would justify the release of further land from the Green Belt to provide more homes in this location.

Overall, the Council is satisfied that there is a reasonable prospect that the currently unmitigated predicted SANG requirement can be met in the required timescales on the basis of conversations and exchanges that have taken place with the relevant parties to inform the Council’s SANG table in RBCLP25 and which are ongoing with Turley.

A320

In relation to the points made by Pegasus in relation to the A320 corridor improvements potentially requiring works to be undertaken on land under the control of St Edward at the North East Ottershaw site, work to finalise the mitigation for junction 11 is ongoing and further detail will be provided in the A320 North HIF bid and A320 topic paper addendum which are both to be published in advance of the stage 3 hearings. If it becomes apparent that any third party land is...
required, Surrey County Council will enter into discussions with land owners at the appropriate stage.

I hope that this information is helpful but do let me know if you have any questions that the Council can assist with.

Yours sincerely

GEORGINA PACEY
LOCAL PLANS MANAGER

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