



Driving prosperity in the M3 corridor

The Castle

Winchester

Hampshire SO23 8UD

By Email

Rachel Raynaud  
Economic Development Manager  
Runnymede Borough Council

12 March 2019

Dear Rachel,

**A320 North - Housing Infrastructure Fund**

**Enterprise M3 Local Enterprise Partnership – Statement of Support**

This letter is a demonstration of support from Enterprise M3 Local Enterprise Partnership for the Housing Infrastructure Fund Bid submission made by Surrey County Council to Homes England and the Ministry of Housing, Communities and Local Government.

Enterprise M3 Local Enterprise Partnership is an alliance between business and the public sector, with Local Authorities such as Surrey County Council and Runnymede Borough Council as key partners of the LEP. The LEP sets the strategic economic thinking that shapes its area, pitches for government funds, generates private sector investment, and helps local businesses to start, grow, export and access skilled talent. In short, we transform their local economies with the regeneration of town centres being a key component of this.

Enterprise M3 is one of the most successful LEPs in England and a national economic asset. It is the sixth largest LEP in terms of GVA. It contributes 2.9% of the UK's annual economic output, clearly punching above its weight. The Enterprise M3 region, has an advanced knowledge-based, digital economy that for public and private investors will deliver a high return.

The LEP is charged with a mandate to support and drive economic development and growth. The development areas targeted are laid out in our newly refreshed strategic economic plan which can be found here <https://enterprisem3.org.uk/strategic-economic-plan>. The case put forward for any intervention therefore needs to reflect outputs in these areas for us to be able to support.

Our Strategic Economic Plan (SEP) identifies the cost of housing as an important factor in attracting and retaining working population within the 26-35 age cohort (11.2% in Enterprise M3 against 13.5% in the UK) who are particularly affected by the lack housing affordability within the LEP area.

We know that the success of our economy is increasingly dependent on the quality and diversity of our housing stock. The median house price to median gross annual earnings ratio for Enterprise M3 was 10.3 in 2016, more severe than the South East, with a ratio of 9.4, and of England as a whole, which has a ratio of 7.7.

Businesses in the Enterprise M3 area reported the highest incidence of hard-to-fill vacancies of any LEP area. The situation is becoming more severe with a higher proportion of businesses citing skills shortages as an issue in 2015 than in 2013. Yet we also know that our area has the third highest median house prices in the country of any LEP, behind London and Hertfordshire. We have experienced changes in house prices where between 2011 and 2016, house prices increased by 33%, compared to 20% in England as a whole.

This is stated in the SEP, as follows:

*“...“Increasing and accelerating the supply of new housing, including affordable family homes, will be key to continuing growth without increasing the strain of affordability. An important role for the LEP and its partners is to help increase public support and confidence by identifying and bringing forward enabling infrastructure, including roads and health/ education facilities; and community engagement work with residents to communicate housing and growth benefits for them and the next generations.”*

We consider that the A320 North Housing Infrastructure Fund proposal will go a long way to support these objectives.

We believe that the Garden Village at Longcross Park that will particularly benefit from this proposal, will assist in meeting the growth ambitions of the LEP (to secure average growth rate of 4% per year to 2030) by delivering housing to support jobs in the important high job density northern area of the LEP.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Kevin Travers  
Head of Transport Enterprise M3 LEP



Ministry for Housing, Local Communities and Government

18 March 2019

### **Nomination of A320 North HIF Scheme**

I am delighted to confirm Surrey County Council's strong support for the A320 North HIF Scheme.

The scheme will unlock the long-term housing and economic growth ambitions within Runnymede 2030 Local Plan (2015-2030) that is currently going through its Examination in Public (EIP). It seeks to provide a significant uplift in housing provision in Runnymede Borough by making provision for a minimum of 7,629 net additional dwellings. This HIF scheme will support infrastructure development necessary to bring forward 3,415 of these dwellings (approximately 45%). The scheme also supports the delivery of 80,630sqm of net additional employment floorspace.

The scheme to date has been developed by engaging with Runnymede Borough Council and adjacent Surrey Districts, Highways England, businesses, stakeholders and local interest groups. The Council will continue to work with partners to provide the infrastructure to support accelerated housing delivery.

I hope very much the submission is successful; to enable Surrey County Council to support Runnymede Borough Council to deliver the housing trajectory set out in their local plan.

Yours sincerely,



Tim Oliver  
**Leader of the Council**

My Ref:

07 March 2019

To whom it may concern

**REF: A320 North of Woking - Housing Infrastructure Fund Bid submission (FF/HIF/000600)**

Please accept this letter of support for the A320 North of Woking Housing Infrastructure Fund Bid submission made by Surrey County Council to Homes England and the Ministry of Housing, Communities and Local Government.

The A320 scheme meets all of the HIF objectives which I have summarised below:

- Delivery of new physical infrastructure to support new and existing communities
- Making more land available for housing in high demand areas, resulting in new additional homes that otherwise would not have been built
- Supporting ambitious local authorities who want to step up their plans for growth and make a meaningful difference to overall housing supply
- Enabling local authorities to recycle the funding for other infrastructure projects achieving more and delivering new homes in the future

**Proposed highway works to the A320**

The proposed bid is to forward fund nine highway improvement schemes (four links and five junctions) to the A320 corridor between Chertsey and Ottershaw, including improvements to St Peter's Way and junction 11 of the M25, which will enable housing to be delivered on 11 sites.

**Why are improvements to the A320 Corridor important?**

- Of the *circa* 7, 500 residential units expected to be delivered by 2030 in Runnymede Borough, approximately 3,700 lie within the A320 corridor. The locations for growth have been locally agreed as part of the Local Plan process following sustainability appraisal and public consultation.
- Improvements to the A320 are required to enable housing to be delivered over 11 sites allocated in the emerging Local Plan, including Longcross Garden Village one of the first tranche of new 'locally led garden villages' announced by the Government in January 2017. The garden village is allocated to bring forward a minimum of 1,700 homes and approximately one million sq.ft. of employment floorspace at the designated Longcross Park Enterprise Zone.
- 35% of net additional dwellings will be affordable. In 2017, the median house price to median gross annual earnings ratio for Runnymede Borough was 12.15 more severe than the South East (9.79), and England (7.91).
- The A320 HIF works will enable the disposal of land for 328 market housing units at St Peter's Hospital. This is an essential enabling development within their Sustainable Transformation Plan to fund much needed acute care facilities and other improvements to the hospital.

- Significant housing allocations in the emerging Woking Borough Site Allocations DPD also feed onto the A320, are contiguous with Runnymede's scheme and ensure a wider cross border benefit beyond Runnymede.
- The A320 corridor is also home to a number of significant businesses including the headquarters of McLaren and Samsung.
- Intrinsic to the forward funding HIF process is the local retention and recycling of contributions from development. This recycled funding estimated to be around £10million will secure future infrastructure investment for Runnymede and Surrey supporting growth.

The A320 is already experiencing congestion causing delays for both residents and businesses. The A320 Guildford Rd/St. Peters Way has been identified in the Surrey Congestion Programme as a future congestion corridor to be tackled, and the proposed upgrades are essential to ensure the smooth flow of traffic in the future as well as delivery of much needed housing.

I trust the above is of assistance and highlights the importance of Housing Infrastructure Forward Funding to enable growth in Runnymede Borough and the surrounding areas.

Yours faithfully,



Cllr Nick Prescott  
Runnymede Borough Council Leader  
e-mail: [Cllr.nick.prescot@runnymede.gov.uk](mailto:Cllr.nick.prescot@runnymede.gov.uk)



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For the attention of Paul Millin - Senior Manager

21<sup>st</sup> March 2019

Dear Mr Millin

**REF: A320 North of Woking - Housing Infrastructure Fund Bid submission (FF/HIF/000600)**

Please accept this letter as confirmation of Surrey Heath Borough Council's support for the A320 'North of Woking' Housing Infrastructure Fund Bid submission made by Surrey County Council to Homes England and the Ministry of Housing, Communities and Local Government.

The A320 north of Woking provides a critical transport corridor from Surrey Heath Borough to St Peter's Hospital in Chertsey, the Strategic Road Network at Junction 11 of the M25, and the towns of Chertsey and Staines-upon-Thames. This section of the A320 is already experiencing congestion causing delays for both residents and businesses, and the A320 Guildford Rd/St. Peters Way has been identified in the Surrey Congestion Programme as a future congestion corridor to be tackled. Given the importance of this critical stretch of road network the three neighbouring Boroughs of Runnymede, Surrey Heath and Woking jointly appointed Arcadis to assess the impact of future development on the A320 corridor, in order to develop a preferred package of mitigation measures to address and or/minimise the impact of proposed growth. Their report – The A320 Corridor Feasibility Study was published in April 2018.

The proposed HIF bid will forward fund nine highway improvement schemes (four links and five junctions) to the A320 corridor between Chertsey and Ottershaw, including improvements to St Peter's Way and junction 11 of the M25. The proposed upgrades all of which were identified in the A320 Corridor Study are essential to ensure the



Great Place • Great Community • Great Future

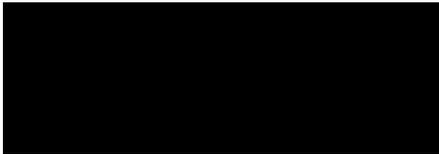


smooth flow of traffic in the future as well as delivery of much needed housing including affordable housing in the local area. In addition, the works will enable the disposal of land for market housing at St Peter's Hospital as essential enabling development to fund much needed acute care facilities and other improvements to the hospital which are of vital importance to Surrey Heath Borough's residents.

The A320 'North of Woking' scheme meets all of the HIF objectives by: delivering new physical infrastructure to support new and existing communities; making more land available for housing in a high demand area, resulting in new additional homes that otherwise would not have been built; supporting ambitious local authorities who want to step up their plans for growth and make a meaningful difference to overall housing supply; and enabling local authorities to recycle the funding for other infrastructure projects achieving more and delivering new homes in the future.

I trust the above is of assistance and highlights the importance of Housing Infrastructure Forward Funding to enable growth in Runnymede Borough and the surrounding areas.

Yours faithfully



Mrs J Rickard  
Executive Head - Regulatory



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Gloucester Square  
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Ian Maguire  
Runnymede Borough Council  
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14 March 2019

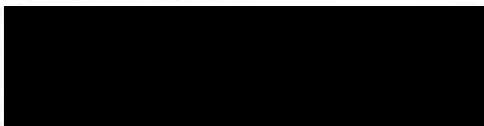
Dear Ian,

**A320 North of Woking – Housing Infrastructure Fund Bid Submission (FF/HIF/000600)**

I would like to confirm Woking Borough Council's support for the HIF Forward Funding Bid for the A320 North of Woking (FF/HIF/000600) submitted by Surrey County Council in partnership with Runnymede Borough Council.

The bid will enable significant transport improvements to this section of the A320 corridor. This section of the A320 corridor is a radial route linking Woking to the M25 and other destinations, and as such the proposed improvements will benefit local residents and businesses in Woking. The route is already congested, in particular during peak times. The proposed improvements will help alleviate the existing situation and also create capacity for future development. The Council worked with Runnymede and Surrey Heath Borough Councils to undertake an A320 Corridor Study to identify potential improvements to this section of the A320. The outcome of this study has informed the proposals in the bid.

Yours sincerely,



Douglas J Spinks  
Deputy Chief Executive

For further information please contact Samantha Prevett on 01483 743783 (Direct Line) or Email [Samantha.Prevett@woking.gov.uk](mailto:Samantha.Prevett@woking.gov.uk)



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Surrey  
Chambers of  
Commerce  
F.A.O. Paul Turrell  
Chief Executive Officer  
Runnymede Borough Council  
The Civic Centre  
Station Road  
Addlestone  
Surrey  
KT15 2AH  
25<sup>th</sup> Feb 2019

Dear Mr Turrell,

**Letter of support for: A320 North of Woking Housing Infrastructure Fund bid.**

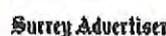
Please accept this letter as a demonstration of support from Surrey Chambers of Commerce for the A320 North of Woking Housing Infrastructure Fund Bid submission (FF/HIF/000600), to be made by Surrey County Council.

Surrey Chambers of Commerce is the county's largest independent not-for-profit business support and networking organisation; part of a worldwide network and one of the British Chambers of Commerce (BCC). We utilise the expertise and experience of thousands of businesses (55,000 business people) and connect over 5,000 business people every year. Our Chamber represents every sector of the workforce and by liaising with our partners we work hard to ensure that the continued growth of the area takes into account the needs of businesses.

Surrey is one of the most successful and productive areas for business in the UK. With an economy worth over £40bn and a net return of taxes of more than £6bn to the government, it's a county that embraces innovation and is a fantastic location to run a business. **However, both traffic congestion and housing provision are key issues of concern to our members.** We know that the success of our economy is dependent on sufficient housing, in particular much needed affordable housing, being available in order to attract and retain staff, as well as the ability of our road network to accommodate traffic growth.

The A320 is a key road corridor connecting Staines-upon-Thames and Guildford and provides access to the strategic road network at Junction 11 of the M25. It runs through Chertsey, Ottershaw and Woking and provides access to St. Peter's Hospital in Chertsey which contains a major accident and emergency department. The A320 Guildford Rd/St. Peters Way has been identified in the Surrey Congestion Programme as a future congestion corridor to be tackled.

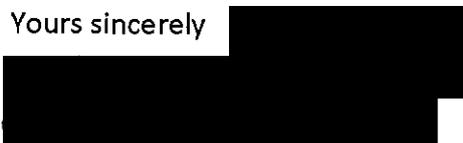
Our Patrons:



The HIF bid will enable much needed improvements to the A320 between Ottershaw and Chertsey to be delivered. This will improve congestion and critically directly enable over 3,000 additional homes allocated in the emerging Runnymede 2030 Local Plan to be developed, including affordable housing. In 2017, the median house price to median gross annual earnings ratio for Runnymede Borough in which the A320 improvements are proposed, was 12.15 more severe than the South East (ratio of 9.79), and England (ratio of 7.91). The development of market housing at St Peter's Hospital (one of the allocated sites) will also fund much needed acute care facilities and other improvements to the hospital. In addition, a number of strategic housing allocations in Woking Town Centre also feed onto the corridor, along with key business headquarters such as McLaren and Samsung and the Enterprise Zone at Longcross Park which has planning permission for approximately 80,000sq.m of strategic business park and 36,000sq.m of data centre.

Our members share with us the barriers affecting their productivity, which include congestion as well as their staff members not being able to live close to work, due to affordability. The Chamber recognises the vital importance of the A320 North of Woking, and the need for funding from the HIF to implement the necessary improvements to the road to enable delivery of much needed housing and to ensure the road network can accommodate traffic growth. We are really keen that any housing development has the appropriate infrastructure alongside it and this would be an excellent use of HIF funding.

Yours sincerely



Louise Punter

CEO Surrey Chambers of Commerce



My Ref:

1 March 2019

F.A.O. Paul Turrell  
Chief executive Officer  
Runnymede Borough Council  
The Civic Centre  
Station Road  
Addlestone  
Surrey  
KT15 2AH

Dear Paul Turrell

### **Letter of Support for A320 North of Woking Housing Infrastructure Bid**

Please accept this letter of support from Business Runnymede for the A320 North of Woking Housing Infrastructure Fund Bid submission (FF/HIF/000600), to be made by Surrey County Council.

Business Runnymede (formerly the Runnymede Business Partnership) was established in 1998, to bring together the local business community, three local Chambers of Commerce, Surrey Police, schools, colleges and Runnymede Borough Council, in order to tackle issues affecting business across Runnymede. As peak hour congestion was identified by the business community as a major constraint, Business Runnymede pioneered a distinctive Yellow Bus Scheme with seven buses serving local secondary schools to help reduce traffic. We also introduced the Loyalty Card Scheme to encourage local shopping and to keep our high streets busy and vibrant in the changing retail environment. We have recently launched the new Business Runnymede website which enables local businesses to investigate funding and business support opportunities, browse available commercial property in the area, or search and book onto an upcoming business event.

Runnymede has a thriving high-tech economy which has witnessed significant growth over the last 15 years as a result of its location and connectivity. These, combined with its skills base and the quality of the environment make it highly attractive to multi-national companies seeking UK or global headquarters. The Borough outperforms many of its peers in terms of competitiveness and plays a vital role in supporting the growth of the South East and the UK economy. However, traffic congestion and housing provision remain key issues of concern to local businesses. We know that the success of our economy is dependent on sufficient housing, in particular much needed affordable housing, being available in order to attract and retain staff, as well as the ability of our road network to accommodate traffic growth.

The A320 is a key road corridor connecting Staines-upon-Thames and Guildford and provides access to the strategic road network at Junction 11 of the M25. It runs through Chertsey, Ottershaw and Woking and provides access to St. Peter's Hospital in Chertsey which contains a major accident and emergency department. The A320 Guildford Rd/St. Peters Way has been identified in the Surrey Congestion Programme as a future congestion corridor to be tackled.

The HIF bid will enable much needed improvements to the A320 between Ottershaw and Chertsey to be delivered. This will directly enable over 3,000 additional homes allocated in the emerging Runnymede 2030 Local Plan to be developed, including affordable housing. In 2017, the median house price to median gross annual earnings ratio for Runnymede Borough in which the A320 improvements are proposed, was 12.15 more severe than the South East (ratio of 9.79), and England (ratio of 7.91). The development of market housing at St Peter's Hospital (one of the allocated sites) will also fund much needed acute care facilities and other improvements to the hospital. In addition, a number of strategic housing allocations in Woking Town Centre also feed onto the corridor, along with key business

headquarters such as McLaren and Samsung and the Enterprise Zone at Longcross Park which has planning permission for approximately 80,000sq.m of strategic business park and 36,000sq.m of data centre.

Business Runnymede recognises the vital importance of the A320 North of Woking, and the need for funding from the HIF to implement the necessary improvements to the road to enable delivery of much needed housing and to ensure the road network can accommodate traffic growth.

Yours sincerely



Mark Adams  
Chairman of Business Runnymede

**From:** [Burgess, Janice](#)  
**To:** [William Bryans EI](#)  
**Cc:** [WALKDEN, NIGEL](#); [Gough, Paula](#); [Kevin Ratnasingam EI](#)  
**Subject:** RE: A320 north of Woking HIF  
**Date:** 15 March 2019 23:24:11  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Will,

Thank you for the email below and I am sorry that I am only now replying to it. This means that I did not make it to the meeting/call you have referenced.

I can confirm that Highways England have been engaged with Surrey County Council, Runnymede Borough Council and their consultants (Arcadis) to assess the effects of the Runnymede local plan aspirations on the strategic road network (SRN) at M25 j11. The assessment include, but are not limited to, development along the A320 corridor to the north of Woking. Mitigation proposals have been put forward and we are working with Arcadis to agree which option works best for the SRN.

I am content for you to use this email as supporting information to accompany your A320 HIF bid.

Regards,

Janice

**Janice Burgess, Spatial Planning Manager Area 5**

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**From:** William Bryans EI [mailto:william.bryans@surreycc.gov.uk]  
**Sent:** 05 March 2019 07:05  
**To:** Burgess, Janice <Janice.Burgess@highwaysengland.co.uk>  
**Cc:** WALKDEN, NIGEL <Nigel.Walkden@highwaysengland.co.uk>; Gough, Paula <Paula.Gough@arcadis.com>; Kevin Ratnasingam EI <kevin.ratnasingam@surreycc.gov.uk>  
**Subject:** A320 north of Woking HIF

Dear Janice,

Thank you to both you and Nigel for your time yesterday afternoon.

As mentioned, we would be grateful if you would be able to supply a letter that we can use to accompany our Housing Infrastructure Fund (HIF) bid for the A320 north of Woking later this

month. I appreciate that this would be a letter setting out the facts as Highways England perceive them on the work on-going to identify a mitigation scheme at the M25 J11 to address the potential increase in trips on this part of the network arising from the proposed developments along the A320 corridor as part of Runnymede borough council's submission draft Local Plan.

In the meantime, we have a progress meeting scheduled regarding the bid this coming Thursday at 2pm at Arcadis' offices on the Surrey Research Park in Guildford and a conference call scheduled for Thursday 14<sup>th</sup> at the same time. We can arrange for you to join the meeting this Thursday via telephone / skype for the relevant part of the meeting should you wish to and be available to do so (although I appreciate you said your calendar was very full for this week).

I will drop you a line about Spelthorne separately.

With my regards,  
Will.

William Bryans BA MSc CILT  
Transport Studies  
Strategic Transport, Surrey County Council  
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\* \* \* \* \*

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**Web** [www.ashfordstpeters.nhs.uk](http://www.ashfordstpeters.nhs.uk)

Ref: FF/HIF/000600

Date: 13<sup>th</sup> March 2019

**Rachel Raynaud**

Runnymede Borough Council  
Civic Centre,  
Station Rd  
Addlestone  
KT15 2AH

Subject: Housing Infrastructure Fund Bid for A320 North of Woking improvements.

Dear Rachel,

I am pleased to confirm that Ashford and St. Peters Hospitals NHS Foundation Trust offers its full support for the Housing Infrastructure Fund bid for the A320 North of Woking improvement schemes.

St. Peter's Hospital is located on the A320 on the western edge of Chertsey. The operation of the nearby A320 junctions, including the Hospital entrance/ Bittams Lane, Green Lane/Holloway Hill and St. Peters Way, have direct impact on patients and staff trying to reach the hospital.

St. Peters Hospital provides complex medical and surgical services and emergency services to a population of 410,000 spread across Ashford, Staines, Chertsey, Addlestone, Weybridge, West Byfleet and Woking. The hospital is located close to Junction 11 of the M25 and provides emergency services for the south west sector of the M25. The Trust employs approximately 2,500 staff at St. Peters Hospital.

The vast majority of emergency ambulance admissions, patients and staff use the A320 to access St. Peters Hospital. Bus services to the hospital including the shuttle between St. Peters Hospital and Ashford Hospital use the A320 and delays to these services have impacts on patients reaching appointments and staff to deliver our services.

The Trust, together with the North West Surrey Clinical Commissioning Group, has responded to the various stages of the emerging Local Plan stating its concerns with the A320 and specifically the ability of blue light ambulances to access the hospital.

The Trust and CCG recognise that development within Runnymede, Surrey Heath and Woking will increase traffic on the A320 exacerbating delays making access to the hospital more difficult.

We welcome the proposed improvements identified in the A320 study and support the bid to fund these improvements.

Yours faithfully



Andrew Grimes MSc, MRICS  
Head of Capital Development

## Appendix 39

Redacted-includes commercially sensitive information

## Appendix 40

Redacted-includes commercially sensitive information