

Statement of Common Ground

Constituent parties to this Statement of Common Ground

- Runnymede Borough Council
- Surrey County Council

Geographical area covered by this Statement of Common Ground

- 1.1 This is an annex Statement of Common Ground (SoCG) which should be read in conjunction with the primary Runnymede-Spelthorne SoCG. The Runnymede-Spelthorne SoCG provides detailed information on the Runnymede-Spelthorne Housing Market Area (HMA) and its linkages with other boroughs. Both Runnymede and Spelthorne are located in Surrey. There is a two tier system of local government in Surrey, the county council and the 11 district and borough councils. As such, both Runnymede and Spelthorne Borough Councils have significant engagement in relation to a range of matters with Surrey County Council during the preparation of their Local Plans. Generally, the county council is responsible for the provision of services such as education, highways and social care whereas the districts and boroughs provide more local services.

Key strategic cross boundary matters between the constituent parties to this agreement

- 2.1 Surrey County Council has responsibility for the following strategic functions which are particularly relevant to the development of the Runnymede Local Plan:

- In its role as the local highway authority, providing advice and ensuring the delivery of highway improvements to support development sites;
- Ensuring that there are sufficient school and early years places to support growth in Runnymede;
- The disposal of household waste and provision of suitable local infrastructure to support recycling such as community recycling facilities; and
- In its role as the minerals & waste planning authority, providing advice regarding the safeguarding of important minerals resources and the provision and safeguarding of strategic waste infrastructure - this particularly with regard to the location of new housing development.

- 2.2 Surrey County Council and Runnymede Borough Council through the production of the Runnymede Local Plan have worked, and continue to work in partnership in relation to the following matters:

- Flooding - in particular on matters relating to Sustainable Urban Drainage Systems and the delivery of the River Thames Scheme by the Environment Agency; and
- Heathrow Airport expansion - through the Heathrow Strategic Planning Group to assist essential Duty to Cooperate processes for plan making authorities, to engage in early discussions regarding the Development Consent Order prepared by Heathrow Airport Limited, and to provide a collective point of communication with Government on issues of common concern around the processes, resources, wider infrastructure and other implications of growth at Heathrow Airport upon the sub-region.

2.3 Surrey County Council has worked, and continues to work in an advisory capacity to Runnymede Borough Council during the development of the Runnymede Local Plan on matters related to:

- Public health and wellbeing
- Heritage

Evidence base and Local Plan development

3.1 Surrey County Council is satisfied that Runnymede Borough Council has engaged with them proactively and on an ongoing basis during the preparation of the Runnymede Local Plan with the objective of both parties being to achieve positive outcomes in relation to strategic cross boundary issues identified and to support sustainable growth.

3.2 Surrey County Council acknowledges the findings of the following evidence base studies and assessments:

- Transport Assessment (June 2016)
- Strategic Highway Assessment Report (October 2017) and Strategic Highway Assessment Update Report (May 2019)
- A320 Corridor Study (April 2018)
- M25 Junction 11 & 13 – Step 2 Traffic Concept Design (September 2019)
- M25 Junction 11 – Feasibility Study Report (September 2019)
- Scoping Water Cycle Study (January 2018)
- Outline Water Cycle Study (March 2018)
- Longcross Garden Village-Infrastructure and Viability Study (December 2017)
- A320 Viability Update (September 2019)
- Infrastructure Needs Assessment (August 2017)
- Infrastructure Delivery Plan (December 2017)
- Level 1 Strategic Flood Risk Assessment (January 2018)
- Level 2 Strategic Flood Risk Assessment (January 2018)

3.3 Surrey County Council did not raise any objections to the content of the draft Runnymede 2030 Local Plan which was published for consultation in January 2018.

Highway infrastructure to support growth in the Borough of Runnymede

4.1 In relation to highway infrastructure specifically, Runnymede Borough Council and Surrey County Council are committed to working together in partnership with the aim of ensuring the necessary highways improvements to support sustainable growth are delivered in a timely manner over the period of the Runnymede Local Plan, and as a priority will co-ordinate the delivery of the full scheme of highway improvement works required along the A320 corridor as outlined in the A320 North of Woking HIF bid.

4.2 Runnymede Borough Council and Surrey County Council will continue to work together to secure all the funding required to deliver critical infrastructure, with funding for the A320 Improvement Scheme the key priority. To underline this commitment, improvements to the A320 from Longcross to the M25 have been identified as necessary to supporting Strategic Opportunity Area 1 -

Longcross-Staines-Heathrow Corridor - in 'Surrey's 2050 Place Ambition'¹ developed by the Surrey Local Authorities working in partnership. Specifically this recognises that the 'proposed new development [at Longcross] is reliant on the necessary improvements to road access, particularly access from the A320 to the M25.'

- 4.3 Surrey County Council will work in partnership with Runnymede Borough Council to jointly progress and deliver the infrastructure schemes in a timely manner and within the Local Plan period, subject to available funding. The schemes are set out in Appendix A to this statement.
- 4.4 Both Surrey County Council and Runnymede Borough Council agree that schemes will either be provided in their entirety by developers or funded by contributions from developers which are secured through the planning application process, the Community Infrastructure Levy (once adopted) and accessible grant funding that Runnymede Borough Council and/or Surrey County Council are eligible to bid for. This includes, but is not limited to:
 - Funding through the Housing infrastructure Fund (HIF);
 - Funding through the Major Route Network Fund (MRN);
 - Funding through the Enterprise M3 LEP Local Growth Fund.
- 4.5 Surrey County Council and Runnymede Borough Council will also continue to work in partnership to secure any resource needed to submit business cases for capital funding bids.
- 4.6 Runnymede Borough Council and Surrey County Council are committed to continued partnership working on the submission of joint bids to unlock funding to support sustainable growth in the Borough over the period of the Runnymede Local Plan.
- 4.7 Surrey County Council and Runnymede Borough Council agree that the proposed improvements to the A320 corridor, including the improvements required to M25 Junction 11, will be timed for completion according to the programme as agreed in the legal agreement signed with the relevant funding body, in order that the developments indicated by the Local Plan to be strongly dependent upon the A320 Improvement Works coming forward, can be progressed in a timely manner. Following discussions and agreement with Highways England, Surrey County Council and Runnymede Borough Council also agree with the intention to deliver the proposed improvements to M25 J11 and its A317 / A320 St Peter's Way approaches as an integral part of the A320 improvement works, within the first phase of the improvement works for the A320.
- 4.8 Surrey County Council, as strategic highway authority, will be the lead authority in delivering the A320 improvement scheme and agrees to maintain appropriate governance arrangements to oversee the continued progress, procurement and delivery of the A320 Improvement works, with Runnymede Borough Council continuing to be an active partner in those arrangements. Aligned to any specific governance requirements of the relevant funding body, these arrangements will remain in place for the duration of the project and will follow the timetable set out in the signed legal agreement with the funding body. The timetable at Appendix B indicates the current programme established with Homes England as part of the HIF Bid to complete delivery of the scheme by March

¹ https://www.surreycc.gov.uk/_data/assets/pdf_file/0004/201874/Surrey-Place-Ambition-Version-1-July-2019.pdf

2024, and Surrey County Council maintains its commitment to bringing the A320 improvement scheme forward in accordance with that timetable recognising that this is subject to change until agreed with the funding body. The two authorities continue to work positively together to ensure that resources are made available in the current year and future years for the continued forwarding funding of the design, preparation and initial implementation works for the A320 Improvement Scheme as required, until HIF/MRN/ and/or developer funding is received to pay for the improvement works.

- 4.9 Surrey County Council also acknowledges that the delivery trajectory for homes and jobs set out in the Runnymede Local Plan 2030 proposes to deliver an element of development that will impact on the A320 before completion of the A320 improvement works. Whilst the county council accepts in principle that this element of development is to come forward in order to ensure the timely delivery of new homes and jobs as part of the overall Runnymede Local Plan strategy, there will be a need to consider the extent to which any additional trips resulting from the further delivery of housing prior to the completion of the A320 highway works may add pressure to an already impacted network, given safety concerns and in particular, the ability of emergency vehicles to negotiate the local network, and the location of St Peter's Hospital with its major A&E unit.
- 4.10 The county council considers that any delivery of additional units at Longcross, including those which are planned to arise before the full completion of the A320 highway works, should be subject to the outcome of prior assessment work establishing that the impacts on the A320 and local network can be satisfactorily mitigated until the full works are completed. This assessment should be undertaken by the developer based on current trip rates obtained from the Upper Longcross site. Early release of units, based on such an outcome of the assessment work, needs to consider and may be contingent on the developer:
- 1) delaying building some or all of the commercial element on the northern site and bring forward housing instead;
 - 2) meeting its existing planning obligations to ensure the railway station is fully accessible to the wider community and maximising the potential for other non-car based travel;
 - 3) delivering any other necessary mitigation, as identified through the Transport Assessment process.
- 4.11 Surrey County Council will also continue to work in partnership with Runnymede Borough Council to produce a Local Transport Strategy for the Borough to support the growth set out in the Runnymede Local Plan. Surrey County Council agrees to consult on a draft Local Transport Strategy, in 2020 in parallel to the adoption of the Runnymede Local Plan.
- 4.12 Runnymede Borough Council agrees that it will continue to keep Surrey County Council informed of any changes to the phasing and/or amount of growth to be delivered in Runnymede over the period of its Local Plan to enable Surrey County Council to properly plan for and prioritise supporting highways infrastructure.

Other infrastructure to support growth in the Runnymede Local Plan

- 5.1 Surrey County Council understands the amount of growth and phasing of growth (particularly housing growth) which is anticipated to come forward in Runnymede Borough up to 2030 as set out in the Runnymede 2030 Submission Draft Local Plan (July 2018). In line with its statutory duty, Surrey County Council will continue to ensure that sufficient school spaces are provided to support growth. Surrey County Council will also factor the level of growth in Runnymede Borough into any future plans relating to the provision of library services across the County.
- 5.2 Runnymede Borough Council agrees that it will continue to keep Surrey County Council informed of any changes to the phasing and/or amount of growth to be delivered in Runnymede over the period of its Local Plan to enable Surrey County Council to properly plan for and prioritise the provision of supporting infrastructure.

Governance arrangements

- 6.1 It is agreed that informal discussions will continue to occur between the two authorities on an ongoing basis in relation to the cross boundary issues referred to in this SoCG. A formal officer level meeting will also continue to be held at least once every 6 months with escalation of matters to member level where necessary. At these meetings, the primary focus will be related to the funding and delivery of infrastructure to support sustainable growth in Runnymede Borough.
- 6.2 It is agreed that this Statement of Common Ground will be reviewed by the two authorities at a joint Duty to Co-operate meeting which will be held on an annual basis. Until otherwise agreed Runnymede Borough Council will continue to act as the Chair and Secretariat for this meeting.

Signatories



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Paul Turrell
Chief Executive of Runnymede Borough Council

Caroline J Smith

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Caroline Smith
Planning Group Manager, Surrey County Council

Dated: 13/09/2019

Appendix A

Schedule of Priority Transport Infrastructure Projects

Priority Transport infrastructure Project	Estimated scheme cost (£)	Development schemes supported	Funding Mechanisms
A320 Improvement Works			
M25 Junction 11 improvement works	£10.8m	<ol style="list-style-type: none"> 1. Brox Road Nursery, Ottershaw 2. Hanworth Lane, Chertsey 3. Longcross Garden Village 4. St Peters Hospital, Chertsey 5. Ottershaw East, Ottershaw 6. Chertsey Bittams, Parcels A to E 7. Parcel B, Vet Labs Site, Addlestone 8. Pyecroft Road, Chertsey 	<p>Housing Infrastructure Fund (HIF)</p> <p>Major Route Network Fund (MRN)</p> <p>Local Growth Fund</p> <p>Developer Contributions</p>
A320 improvement works to four junctions and three links along the A320	£33.4m	<ol style="list-style-type: none"> 1. Brox Road Nursery, Ottershaw 2. Hanworth Lane, Chertsey 3. Longcross Garden Village 4. St Peters Hospital, Chertsey 5. Ottershaw East, Ottershaw 6. Chertsey Bittams, Parcels A to E 7. Parcel B, Vet Labs Site, Addlestone 8. Pyecroft Road, Chertsey 	<p>Housing Infrastructure Fund (HIF)</p> <p>Major Route Network Fund (MRN)</p> <p>Local Growth Fund</p> <p>Developer Contributions</p>
Other Transport and Highway Improvement Schemes			
Widening of High Street and Station Road and adjustment to Church Road and Crouch Oak Lane, Addlestone (Source: Infrastructure Delivery Plan).	£1.5m	Addlestone East, Station Road, Addlestone	<p>Local Growth Fund</p> <p>Developer Contributions</p>
Junction improvements at Station Road/High St/Church Rd, Addlestone (Source: Infrastructure Delivery	£3.5m		<p>Local Growth Fund</p> <p>Developer Contributions</p>

Plan).			
Junction of Chobham Lane with Longcross Station (Source: Infrastructure Delivery Plan).	£5.5m	Longcross Garden Village	Developer Contributions
B386 Longcross Road. Link hotspot which requires mitigation (Source: Infrastructure Delivery Plan)	£1.5m	Longcross Garden Village	
Junction improvements at the Staple Hill/Longcross Road junction to improve current and mitigate future congestion (Source: Infrastructure Delivery Plan).	TBC	Longcross Garden Village	
Longcross Garden Village Bus Service (Source: Infrastructure Delivery Plan).	£880k+	Longcross Garden Village	Already secured through S106 for the northern part of the site only. Developer Contributions towards securing a service and set up with period for maintenance
Trumps Green Road, Wellington Avenue, Virginia Water: signalisation of existing priority w junction (Source: infrastructure Delivery Plan).	N/A	Longcross Garden Village	Already secured through S106, but it is dependent upon the office development being built out.
Chobham Lane/Burma Road, Longcross-carriageway widening at round about to increase capacity (Source: Infrastructure Delivery Plan).	N/A	Longcross Garden Village	Already secured through S106, but it is dependent upon the office development being built out.
Silverlands Close, Chertsey. Link hotspot which requires mitigation (Source: Infrastructure Delivery Plan).	£1.5m	St Peters Hospital, Chertsey	Developer Contributions
Bridge Road/Weir Road capacity and pedestrian	£130k	Benefits active travel in Chertsey	Funding Secured

improvements (Source: Infrastructure Delivery Plan).			
Borough wide cycle network improvements including Chertsey-cyclist right hand turn lane. Missing links to be filled in, improvements made to the existing network and provision of links to neighbouring authorities (Source: Infrastructure Delivery Plan).	£6m+	Benefits borough wide	Local Growth Fund M25 Access & Integration Study Developer Contributions
Creation of a multi user route from A320 through Homewood Park to Stonehill Road, Chertsey (Source: Infrastructure Delivery Plan).	£55k	1. Longcross Garden Village 2. St Peters Hospital, Chertsey	Developer Contributions
Removal of two existing pedestrian bridges and installation of 3 new pedestrian and cyclist crossing on the A30 London Road, Englefield Green (Source: Infrastructure Delivery Plan).	N/A	To support the delivery of the Royal Holloway Master plan	Already secured through S106
Station Travel Plans (Borough wide) (Source: Infrastructure Delivery Plan).	TBC	Benefits borough wide	Developer Contributions

Please note that this is not a comprehensive list of schemes/projects.

Appendix B - Timetable to Deliver the A320 Improvement Programme set out in the HIF Bid

July 2019	Appointment of multi-disciplinary design consultant
July 2019- Aug 2020	Scheme design
May/Jun 2020	Public consultation on proposed schemes
August 2020	Approved scheme for construction
Sept 2020 – Dec 2020	Tender document preparation
January 2021	Start tender
October 2021	Tender award for construction of works
Nov 2021	Phase 1 enabling works start
Jan 2022	Phase 1 main construction works start
Nov 2022	Phase 2 enabling works start
Jan 2023	Phase 2 main construction works start
Mar 2023	Phase 1 completion of works
Mar 2024	Phase 2 completion of works