Runnymede 2030 Local Plan: Stage 3

Hearing Statement

Representations on RBCLP_63 by DPDS Consulting
incorporating work by PFA Consulting

On behalf of SMECH Management Company Ltd

December 2019

C11786
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1.0 Introduction

1.1 This statement has been prepared by DPDS Consulting Group (DPDS) incorporating work from PFA Consulting (PFA) on behalf of SMECH Management Company Ltd. It sets out the response to the recently uploaded document RBCLP_63 Comments from SCC Highways regarding allocations dated April 2019 with cover note. The comments DPDS will make about RBCLP_63 will be in relation to Longcross Garden Village (LGV) (Policy SD10 in the emerging Runnymede Local Plan).

1.2 DPDS has already acted on behalf of SMECH Management to respond to the Inspector’s questions regarding other issues relating to LGV. This report therefore will not cover any previously mentioned issues or points that have already be raised by DPDS in respect of LGV.

1.3 This statement should be read in conjunction with the previous representations made by DPDS, which were delivered to the inspector in the allocated timeframe and can be found on the Runnymede Local Plan website (Rep No. REP-675-007).

2.0 Response to RBCLP_63

2.1 RBCLP_63 is a document prepared by Surrey County Council (SCC) and appears to focus on 13 sites where access or constraints in the immediate vicinity of those sites could be problematic. LGV is not mentioned in this document. However an issue is raised that has been mentioned in previous comments made by DPDS.

2.2 With respect to the Chertsey sites, the note confirms that the delivery of the sites is dependent upon A320 corridor improvements but there is clearly some uncertainty because the note simply states that the A320 corridor study should identify suitable improvements, leaving uncertainty as to whether the study will identify deliverable improvements. The issue previously raised by DPDS about the A320 Corridor study is that it does not have any definitive evidence or outcome. The document is more aspirational than definitive or evidential as far as outcomes are concerned. However, RBC appear to place considerable weight and reliance on the document.

2.3 As the information provided in RBCLP_63 provides no further confirmation that the A320 Corridor Study will deliver satisfactory mitigation in the required timescale needed for A320 improvement works it leaves serious doubts as to the deliverability of the sites at Chertsey and LGV.