7th March 2019

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

By E-MAIL only

Dear Ms Travers


Thank you for giving the Council the opportunity to comment on the contents of the letter submitted to you by Shrimplin Brown on behalf of Wentworth Residents Association on 4th March. The Council has reviewed this letter and has the following comments to make:

In relation to comments made by Shrimplin Brown about land availability within the Virginia Water North allocation, the Council can confirm that during the public consultations held on the Local Plan and in response to letters sent by the Council to landowners within each proposed allocation about the availability of their land, several land owners at ‘Kenwolde’ suggested their land was available for development. At Regulation 19 stage, one of the landowners submitted a letter in favour of the allocation being put forward as a site for residential development. Another of the land owners submitted their site to the Brownfield Register in December 2018 confirming the site’s availability and noting that Kebble Homes had contacted Aston Mead Land outlining a feasibility study for developing part of the garden serving Kenwolde Place. The Council can confirm that the majority of the land in the ‘Kenwolde’ parcel has been confirmed by the landowners as being available. All of which supports the availability of the land.

Initial/informal pre-application discussions between some the land owners of Kenwolde and Merlewood and officers have also taken place in 2019, showing a commitment from the parties to developing their land. This is supported by the letter sent by Colliers (ref 744-001).

In response to the comment that Wentworth Estate back gardens are included within the allocation, the Council can confirm that areas which were confirmed not to be available have been excluded and account has been taken of covenants in determining the capacity of remaining areas, resulting in the assessment at the end of Policy SL9 in the submission Local Plan that the rest of the site has the potential to accommodate a modest 2 net dwellings only. While some of the rear garden areas and curtilages produce a modest contribution to the overall housing provision their removal from the Green Belt nevertheless creates a more legible and durable Green Belt boundary, facilitating the release of this strategic allocation parcel for at least 120 additional dwellings.

With respect of comments made by Shrimplin Brown which have been made about the deliverability of the Virginia Water North site, the Council wishes only to reiterate that in relation to the comments made about access, the Council did consult Surrey County Council during the preparation of the Local Plan about the achievability of acceptable access points into each of the allocations. The comments made by Surrey County Council on each of the proposed allocations are attached with this letter. No ‘showstoppers’ were identified for any of the proposed allocations.

With regards to the statement made by Shrimplin Brown that the land interests within the Virginia Water North allocation are required to be brought together in order to deliver SL9, the Council disagrees with this position. Policy SL9 itself sets out the minimum number of homes which are
expected to be delivered on each part of the site should a comprehensive development not be possible. Notwithstanding this the Council is aware of the submissions from Colliers that, notwithstanding the concerns raised by Shrimplin Brown significant progress has been made in respect of finalising a collaboration and equalisation agreement amongst landowners within this site.

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

E-Mail: georgina.pacey@runnymede.gov.uk
Tel: 01932 425248