Dear Sir/Madam,

RUNNYMEDE 2030 LOCAL PLAN EXAMINATION – SUBMISSION OF RESIDENTIAL ALLOCATION OPPORTUNITY AT LAND SOUTH OF RUXBURY ROAD, CHERTSEY

We have been instructed by our client Taylor Wimpey to submit for your attention a site known as Land South of Ruxbury Road in Chertsey. The site is submitted for consideration as a residential allocation should additional housing sites be required in the context of the emerging Local Plan, or in the longer term, for example in relation to subsequent Local Plan Reviews.

The Council commenced consultation on the Main Modifications to the Local Plan on 10th January 2020.

Main modification MM3 increases the housing target for the plan period from 7,480 to 7,507 dwellings. Similarly, MM14 relates to draft Policy SD2 (Spatial Development Strategy) which proposes an increase in the Expected Minimum Growth Delivery for Chertsey of 240 dwellings to provide 2,212 net additional dwellings.

The site at Ruxbury Road is deliverable and would make an appropriate residential allocation, being sustainably located with excellent access to services within Chertsey, should it be required.

Site Context and Surrounding Area
The site is located to the north-west of Chertsey, to the south of Ruxbury Road and 1.6km from Chertsey Railway Station. The site, shown at Annex 1, has a number of outbuildings relating to the existing agricultural use on site. A public footpath bisects the site.

The site is accessed via a single track lane off Ruxbury Road to Lynefield Farm. The northern boundary of the site abuts linear housing along Ruxbury Road, with the eastern boundary defined in part by a tree belt which leads into an undevolved field with the southern boundary aligning with the railway line. The western boundary aligns with an existing field boundary.

The Pinnacle
20 Tudor Road
Reading
RG1 1NH

"Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 1 New York Street, Manchester M1 4HD."
The site is located within the Green Belt. A review of the Environment Agency’s Flood Map for Planning confirms that the site is within Flood Zone 1, which represents a low risk of flooding.

There are no listed buildings within the site nor is it within a Conservation Area. The Grade II* Teahouse and Grotto in Grounds of St Ann’s Hill House and the Grade II* St Ann’s Court Park and Garden are located on the northern side of Ruxbury Road.

**Site Assessment**

The site was assessed as part of wider parcel of land (Parcel 16) in the Green Belt Review (December 2014). Whilst it is was not considered further as part of the Green Belt Part 2 Assessment (March 2017), it is located within the buffer zone identified around the Borough’s settlements which considered the sustainability of potential Green Belt release sites.

It is highlighted that land east of the site at Pycroft Road is currently allocated as a reserve Green Belt site for residential development within the adopted Local Plan (2001) under policy HO6/7. An extension to the west of the reserve site, along Ruxbury Road, is proposed in the Publication Version of the new Local Plan (Policy SL6). Draft Policy SL6 envisages that the combined allocation would deliver 275no. dwellings and 5no. serviced pitches for Gypsies/Travellers.

The existing and proposed allocations on Pycroft Road and Ruxbury Road confirm that residential development in this location, which is located in close to Chertsey Railway Station and services and amenities within Chertsey itself, is acceptable. The south side of Ruxbury Road is already dominated by ribbon development resulting in a prevailing residential character. As a result, the release of the site south of Ruxbury Road for further residential development would not only be in-keeping with the existing residential development and housing allocations to the east, but it would optimise capacity within Chertsey’s extended urban area.

In light of the above, it is not considered that the allocation of the site for further residential development in this area would negatively affect the rural character of the wider area. Moreover, additional development to the south of the site is restricted by the railway line, to the west by the M25 motorway and to the north by the presence of heritage assets. These boundaries naturally prevent urban sprawl beyond the developed areas of north west Chertsey. Therefore, the limited release of land within this constrained area would not noticeably reduce the gap between Chertsey and Thorpe.

In light of these constraints, which provide a natural boundary to the development of Chertsey in this area, we consider that the release of this additional parcel of land for residential development provides a number of benefits which would outweigh the loss of the Green Belt. The site, which is sustainably located, is available for residential development. Any development proposals would be designed to be in-keeping with the surrounding existing uses and proposed developments. Moreover, residential development on this site would provide financial contributions and affordable housing in line with policy requirements.

Finally, it is noted that the delivery of a number of residential allocation sites within the Submission Version of the new Local Plan is dependent on the delivery of necessary mitigation to the A320 and the M25.

It is pertinent to identify at an early stage alternative sites which might assist in meeting housing requirements early in the plan period should the allocated sites not deliver as expected due to technical constraints. Our client is aware of these sensitivities and the importance of providing workable solutions in order to unlock housing sites in the area. The potential allocation of this site would add flexibility to the availability of housing land in the Borough.
In summary, should further housing sites be required following receipt of the Inspector’s Report, we would request that the Council consider the site south of Ruxbury Road for allocation within the new Local Plan 2030. This site is available for development and provides an opportunity for a high quality and sustainable residential development, located in close proximity to Chertsey. If required, it can provide much needed homes within Chertsey which is proposed to be allocated for growth of over 2,000 homes over the new Local Plan period to 2030.

**Conclusion**
The site is sustainably located on the edge of Chertsey, a main town within Runnymede. The site is available now and can deliver towards the Council’s identified housing requirement subject to the receipt of planning permission. Taylor Wimpey, a national housebuilder with a strong reputation for delivering high quality housing schemes, controls the land.

I trust you find the submission to be in order but should you have any questions or wish to discuss any aspect of the submission further please do not hesitate to contact me. In the meantime we would appreciate if you could confirm safe receipt of this submission.

Yours faithfully
Annex 1: Site Location Plan