5 November 2018

Ms Mary Travers  
Planning Inspectorate  
c/o Charlotte Glancy Programme Officer  
Runnymede 2030 Local Plan  

VIA EMAIL

Dear Ms Travers,

**Runnymede 2030 Local Plan Examination – Minor amendment to wording of Policy IE1 Byfleet Road, New Haw**

I write on behalf of our Client, Graftongate Investments Ltd in advance of the Examination in Public of the Runnymede Local Plan, to request a minor amendment to the wording of Policy IE1: Employment allocations within the Runnymede 2030 Submission Local Plan (ref: CD_001). This allocates land at Byfleet Road, New Haw for employment use.

We are supportive of the policy and the allocation, our amendment concerns the minimum quantum of development identified within the policy.

Parts a) and c) of the policy currently state that development will:

- **a)** Provide a minimum of 20,000 net additional sqm of B1c/B8 floorspace;
- **c)** Within the 20,000 net additional sqm, a limited (up to a maximum 10%) amount of B2 floorspace may be considered acceptable where it would not have a negative impact on neighbouring residential amenity.

Following further work in relation to the site constraints, these are more extensive than initially allowed for which will have an impact on the extent of development achievable on site. This is principally due to utilities infrastructure located both under and over the site, the constraints are set out on the enclosed Site Layout Plan with Constraints (3118-FE-15A).

Underground 132kv and 33kv cables run parallel to the River Wey towards the west of the site. The required easement to access and maintain these cables prevents development beyond simple roads or hardstanding being built above them. This reduces the developable area of the site.

In addition, there are three pylons on site which together support two sets of overhead cables that route through the centre and north/north west of the site, the presence of these restricts the height of development within the swing/sag zone, as identified on the accompanying constraints plan. This further restricts the amount of floorspace achieved and the size of the units that can be accommodated on the site.

In addition, there is a Tree Preservation Order of the site and the site is also partly located within Flood Zone 3B which both impact on the extent of development achievable on the site.

In light of the foregoing it is necessary to amend the policy to reflect the extent of the site constraints. We therefore request that the development requirements are amended to state:

- **a)** Provide in the region of 20,000 net additional sqm of B1c/B8 floorspace;
c) Within the approximate 20,000 net additional sqm, a limited (up to a maximum 10%) amount of B2 floorspace may be considered acceptable where it would not have a negative impact on neighbouring residential amenity.

The requested amendments will provide appropriate flexibility and reflect the detailed work that has been undertaken on the site constraints and ensure that the policy reflects what can be delivered on the site.

In addition, the representations submitted in response to the Regulation 19 Part 2 consultation requested that the restriction in relation to the amount of Class B2 floorspace is removed. However, I confirm that Graftongate no longer wish to request this change and the 10% restriction is accepted.

By way of an update Graftonagte has entered into pre-application discussions with officers and have held one meeting to date. in addition, the specialist flooding consultant has engaged with the Lead Local Flood Authority and Environment Agency regarding the proposals. This early engagement demonstrates that the landowner is keen to develop the site and that this employment allocation is deliverable.

I look forward to receiving confirmation of receipt of this letter and that it will be considered as part of the Examination in Public of the Local Plan.

Yours sincerely

Catherine Williams
Associate Director