

Response to Runnymede Borough's Issues and Options and Preferred Option Local Plan consultation

Summary

Runnymede Borough Council has published its Local Plan Issues and Options and Preferred Approaches document for consultation. Consultation runs until Wednesday 17th August 2016.

The document is the first stage of the production of the Runnymede Local Plan. It sets out the approach to allocating sites for housing in Runnymede borough to 2035. This includes the DERA north and south sites in Longcross.

Officers are seeking agreement to the response to the consultation as set out in letter at Annex 1 of this report.

Portfolio - Regulatory

Date Portfolio Holder signed off report July 13th 2016.

Wards Affected

Windlesham and Chobham

Recommendation

The Executive is advised to RESOLVE that the response set out in the letter at Annex 1 is submitted as Surrey Heath Borough Council's formal representations to the Runnymede Borough Council's Local Plan Issues and Options and Preferred Approaches document.

1. Resource Implications

1.1 There are no resource implications beyond that provided for within the agreed budget for 2016/17.

2. Key Issues

2.1 The Issues and Options consultation sets out a preferred approach that Runnymede Borough Council will take to allocating sites for housing to 2035.

2.2 This preferred approach includes the DERA north and south sites at Longcross and their removal from the Green Belt.

2.3 The preferred approach does not set out how many dwellings would be delivered at DERA, although DERA north has planning permission for development comprising up to 113,434 sqm of built floorspace (in total) including: business premises (Class B1 use); with supporting retail and cafe/restaurant facilities (Class A1 and A3 use), childcare

facilities (Class D1 use), leisure facilities (Class D2 use) and decked vehicle parking. The DERA south site has been promoted previously for up to 1300 dwellings.

- 2.4 This Council objected to a previous Runnymede Local Plan submission (Executive April 2013) as it did not fully address the traffic implications of development of the DERA site. Officers consider that this issue will still need to be addressed.
- 2.5 Whilst this Council does not object in principle to the DERA sites being released from the Green Belt, it considers that in taking these sites forward through the Local Plan process, there is a need to address both local and strategic transport impacts through further modelling work. To this end any Local Plan policy for the DERA North and South sites should include a requirement to address these transport issues. Improvements to the A320 should also be considered to deal with strategic growth within the area.
- 2.6 There should also be discussions with Highways England regarding the possible provision of a restricted access Junction (2a) of the M3 to allow separate entry and exit for local traffic to and from the West at the B386 Longcross Road over bridge. This reflects the SHBC Full Council Motion passed on the 5th December 2012.

3. Options

- 3.1 The Executive can AGREE the letter at Annex 1 as the Council's response to the Runnymede Borough Council's Local Plan Issues and Options and Preferred Approaches document.
- 3.2 The Executive can AGREE the letter at Annex 1 with modifications as the Council's response to the Runnymede Borough Council's Local Plan Issues and Options and Preferred Approaches document.
- 3.3 The Executive can NOT AGREE the letter at Annex 1 and make no response to the Runnymede Borough Council's Local Plan Issues and Options and Preferred Approaches document.

4. Proposals

- 4.1 To send a letter in response to the consultation on the Runnymede Borough Council's Local Plan Issues and Options and Preferred Approaches document

5. Supporting Information

- 5.1 Runnymede Borough Council's Local Plan Issues and Options and Preferred Approaches document July 2016.

6. Corporate Objectives And Key Priorities

6.1 Responding to Runnymede Borough on its Issues and Options Local Plan consultation will enable Surrey Heath to maintain an active engagement with an adjoining Borough where there are cross boundary sites and matters of strategic importance between the boroughs.

7. Policy Framework

7.1 Making a representation on the Issues and Options Local Plan: Strategy and sites will enable Surrey Heath to formally draw Runnymede's attention to concerns it has in relation to the emerging policy framework in Runnymede.

Annexes	Annex 1 letter setting out Council's response July 2016
Background Papers	None
Author/Contact Details	Jane Ireland – Planning Policy and Support Manager Jane.ireland@surreyheath.gov.uk
Head of Service	Jenny Rickard

Consultations, Implications and Issues Addressed

Resources	Required	Consulted
Revenue	✓	<u>14th July 2016</u>
Capital		
Human Resources		
Asset Management		
IT		
Other Issues	Required	Consulted
Corporate Objectives & Key Priorities	✓	<u>14th July 2016</u>
Policy Framework		
Legal	✓	<u>14th July 2016</u>
Governance		
Sustainability		
Risk Management		
Equalities Impact Assessment		
Community Safety		
Human Rights		
Consultation	✓	<u>14th July</u>
P R & Marketing	✓	<u>14th July 2016</u>

Review Date:

Version: 1