

## **Response to Runnymede Borough Council's Draft Local Plan (Regulation 19) consultation**

### **Summary**

Runnymede Borough Council has published its Draft Local Plan document for consultation. The Consultation began on the 11<sup>th</sup> January and runs until the 22<sup>nd</sup> February.

The document is the last stage in the production of the Runnymede Local Plan and as such the consultation is the final opportunity to comment on the Plan before it is submitted to the Planning Inspectorate. It sets out the approach to be taken to development in Runnymede Borough up to 2030, including the DERA north and south sites in Longcross, now known as 'Longcross Garden Village'.

Members are requested to consider the proposed consultation response set out in the letter at Annex 1 of this report as the Borough's formal representations on the Draft Local Plan Document.

### **Portfolio - Regulatory**

**Date Portfolio Holder signed off report: 17 January 2018**

#### **Wards Affected**

Windlesham and Chobham

### **Recommendation**

The Executive is asked to RESOLVE that the letter contained in Annex 1 be authorised as Surrey Heath Borough Council's formal representation to the Runnymede Draft Local Plan (Regulation 19) document.

#### **1. Resource Implications**

1.1 There are no resource implications beyond that provided for within the agreed budget for 2017/18.

#### **2. Key Issues**

2.1 In July 2016, Runnymede Borough Council published an "Issues, Options and Preferred Approaches" Local Plan (Regulation 18) consultation, which was subject to a six-week consultation period. Surrey Heath responded to the Consultation and a copy of the response is provided at Annex 2.

2.2 Responses to the Issues, Options and Preferred Approaches consultation have been used to develop the Runnymede Draft Local Plan. The Runnymede Draft Local Plan sets out the approach that Runnymede Borough Council will take in delivering housing (and other

development) in Runnymede to 2030, including the DERA north and south sites in Longcross, now known as 'Longcross Garden Village'.

- 2.3 The current consultation is the final opportunity to comment on the plan before it is submitted to the Planning Inspectorate. Consultation on the Draft Local Plan began on the 11th January and runs until the 22nd February.
- 2.4 The June 2016 Preferred Options Consultation did not set out how many dwellings would be delivered at DERA (Longcross Garden Village), although it was recognised that DERA north has planning permission for development comprising up to 79,025sqm of employment floorspace with associated retail and community facilities. The DERA south site had been promoted previously for up to 1300 dwellings. The current Draft Local Plan consultation sets out that DERA (Longcross Garden Village) would be expected to deliver development comprising up to 79,025sqm of employment floorspace with associated retail and community facilities, in addition to around 1,700 dwellings.
- 2.5 In the Council's previous response, Surrey Heath indicated that in taking these sites forward through the Local Plan process there was a need to address both local and strategic transport impacts through further modelling work. To this end it requested that the 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. Surrey Heath is satisfied that the Draft Local Plan takes these comments into account and recognises that in addition to additional modelling having been undertaken, Runnymede continues to work collaboratively with Surrey Heath Borough Council, Woking Borough Council and Surrey County Council to progress an A320 feasibility study to assess the impact of strategic growth on the A320.
- 2.6 The Council's previous response also indicated that discussions should be held 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. Surrey Heath recognises that this has been considered as part of the Longcross Infrastructure and Viability Assessment and that such a scheme is unlikely to be feasible, taking account of preliminary cost estimates and Highway's England's current policy position, which indicates that there is insufficient separation between junctions 2 and 3 to accommodate a new junction with appropriate on-and off-slip roads lengths. Notwithstanding this, the Council would welcome the opportunity to engage further with Runnymede regarding the provision of a restricted access Junction, should circumstances change in the future.
- 2.7 In view of the above, Officers consider that the Runnymede Borough's Draft Local Plan is sound, subject to the continuation of collaborative

working between Runnymede Borough Council, Surrey Heath Borough Council, Woking Borough Council and Surrey County Council in respect of highways matters.

### **3. Options**

3.1 The options are to:

- (i) Agree the response set out in the letter (Annex 1) and to submit them as the Council's formal response to the Runnymede Draft Local Plan consultation.
- (ii) To agree the response set out in the letter (Annex 1) with any additional comments from Executive and to submit them as the Council's formal response to the Runnymede Draft Local Plan consultation.
- (ii.) To not agree the response.

### **4. Proposals**

4.1 To send a letter in response to the consultation on the Runnymede Borough Council Draft Local Plan.

### **5. Supporting Information**

5.1 The Runnymede Draft Local Plan January 2018.

### **6. Corporate Objectives And Key Priorities**

6.1 Responding to the Runnymede Draft Local Plan consultation will enable Surrey Heath to maintain an active engagement with an adjoining Borough where there are matters of strategic importance between the Boroughs.

### **7. Policy Framework**

7.1 Making a representation on the Runnymede Draft Local Plan will enable Surrey Heath to formally draw Runnymede's attention to comments it has in relation to the Runnymede Draft Local Plan.

<b>Annexes</b>	Annex 1: Response to the Runnymede Draft Local Plan (Regulation 19) consultation – January 2018 Annex 2: Response to the Runnymede Issues, Options and Preferred Approach Local Plan – August 2016.
<b>Background Papers</b>	Runnymede Draft Local Plan 2018
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### Consultations, Implications and Issues Addressed

<b>Resources</b>	<b>Required</b>	<b>Consulted</b>
Revenue	✓	<u>12/01/18</u>
Capital		
Human Resources		
Asset Management		
IT		
<b>Other Issues</b>	<b>Required</b>	<b>Consulted</b>
Corporate Objectives & Key Priorities	✓	<u>12/01/18</u>
Policy Framework		
Legal	✓	<u>12/01/18</u>
Governance		
Sustainability		
Risk Management		
Equalities Impact Assessment		
Community Safety		
Human Rights		
Consultation	✓	<u>12/01/18</u>
P R & Marketing	✓	<u>12/01/18</u>

**Review Date:**

**Version: 1**