

Runnymede Infrastructure Needs Assessment

Stage 1A and 1B Report Addendum – Assessment
of additional sites

Runnymede Borough Council

Quality information

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Abbreviations

A&E	Accident and Emergency
ALC	Active Leakage Control
AMR	Automated Water Reading
AQMA	Air Quality Management Area
BDUK	Broadband Delivery UK
CCG	Clinical Commissioning Groups
CCL	Climate Change Levy
CCTV	Closed Circuit Television
CFMP	Catchment Flood Management Plan
CIL	Community Infrastructure Levy
CMHRS	Community Mental Health Recovery Service
CRC	Community Recycling Centre
DfE	Department for Education
DI	Distribution Input
DO	Deployable Output
DtC	Duty to Cooperate
EA	Environment Agency
EM3	Enterprise M3
FCERM	Flood and Coastal Erosion Risk Management
FIT	Fields in Trust
FoE	Forms of Entry
FTE	Full Time Equivalent
GBR	Green Belt Review
GiA	Grant in Aid
GP	General Practitioner
GSP	Grid Supply Points
HUDU	Healthy Urban Development Unit
IDP	Infrastructure Delivery Plan
INA	Infrastructure Needs Assessment
IOPA	Issues, Options and Preferred Approaches
JSNA	Joint Strategic Needs Assessment
JSPB	Joint Strategic Partnership Board
LA	Local Authority
LDZ	Local Distribution Zones
LEP	Local Enterprise Partnership
LGF	Local Growth Fund
LLFA	Lead Local Flood Authority
LNRs	Local Nature Reserves
LPA	Local Planning Authority
LTDS	Long Term Development Statement
LTP	Local Transport Plan
M	million
m ²	Square metres
Mb	Megabytes
Mbps	Megabytes per second
MI/d	Millilitres per day
MSOA	Middle Super Output Areas
MUGA	Multi Use Games Areas
NGA	Next Generation Access
NGET	National Grid Electricity Plc
NHS	National Health Service
NPPF	National Planning Policy Framework
NSALG	National Society of Allotment and Leisure Gardeners
NTS	National Transmission System

OAN	Objectively Assessed Needs
OMR	Open Market Review
OSS	Open Space Study
PAN	Published Admission Number
PCC	Police and Crime Commissioner
PPG	Planning Policy Guidance
PRVs	Pressure Reducing Valves
PVRL	Public Value Review of Libraries
RBC	Runnymede Borough Council
RLPs	Residual Land Parcels
SAC	Special Area of Conservation
SAC	Special Area of Conservation
SAMs	Scheduled Ancient Monuments
SANG	Suitable Alternative Natural Greenspaces
SCC	Surrey County Council
SECAmb	South East Coast Ambulance Service
SEN	Special Educational Needs
SEPD	Southern Electric Power Distribution Plc
SFRA	Strategic Flood Risk Assessment
SFRS	Surrey Fire and Rescue Service
SGN	Southern Gas Networks
SHMA	Strategic Housing Market Assessment
SLAA	Strategic Land Availability Assessment
SNCI	Site of Nature Conservation Interest
SO	System Operator
SPA	Special Protection Area
SPN	South Eastern Power Networks
SR	Sustainability Reductions
SRN	Strategic Road Network
SS	Spatial Strategy
SSE	Scottish and Southern Electricity
SSSI	Special Site of Scientific Interest
SuDS	Sustainable Urban Drainage System
SWML	South West Main Line
SWTL	South West Train Line
TBHSPA	Thames Basin Heaths Special Protection Area
THR	Target Headroom
UKPN	UK Power Networks
USO	Universal Service Obligation
WAFU	Water Available For Use
WPA	Waste Planning Authority
WRMP	Water Resource Management Plan
WRZ	Water Resource Zone
WwTW	Waste water Treatment Works

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1. Introduction

1.1 This section considers the infrastructure requirements associated with four sites identified by Runnymede Borough Council for potential allocation.

Table 1.1 Site allocations for assessment

INA Site Ref	SLAA Site Ref	Site Name	Site Address	Housing Capacity	Gypsy / Traveller Pitches	Commercial Floorspace (m ²)	Phasing Period
20	60	Chilsey Green Farm	Land at Chilsey Green Farm, Pycroft Road, Chertsey	275	5	0	2023/24 - 2025/26
21	156	Blay's House	Blay's Lane, Englefield Green	90	0	0	2022/23
22	231	St Peter's Hospital	Chertsey	400 C3 + 70 C2 + 20 sheltered apartments	0	0	2020/21- 2023/24
23	51	Byfleet Road	New Haw	0	0	34,500 B8	2023/2025/26

1.2 The assessment is based on the information made available to AECOM by RBC, including maps of site location and addresses, housing capacity and floorspace estimates and phasing information.

1.3 For each site, the infrastructure required to mitigate the impacts of development was assessed at a relatively high level, reflecting the level of detail appropriate for a plan-level assessment of site-specific infrastructure requirements.

1.4 For sites with some housing uses, the assessment covers social infrastructure, green infrastructure, flood risk and sustainable drainage and utilities.

1.5 For Site 51 (Byfleet Road), the assessment only covers flood risk and utilities in terms of infrastructure but also offers an estimate of the site's job potential.

1.6 More information on the approach taken for each of these topics is provided in the full INA report.

2. Requirements for Individual Allocation Sites

2.1 In this section, a summary table is provided for each of the allocation sites setting out available information on infrastructure requirements, costs, mode of provision and funding.

Table 1. Site 20: Chilsey Green Farm, Pycroft Road, Chertsey

	Infrastructure requirements	Costs	On-site provision?	Contribution to off-site provision?	Funding
Education	13.8 early years places, 38.0 primary, 32.4 secondary.	£220,798 early years, £531,630 primary, £681,887 secondary.	Delivered off-site		SCC, developer contributions
Health	0.3 GPs, 0.3 dentists.	£137,729 GPs, £22,808 dentists.	Delivered off-site		NHS / CCG, developer contributions
Other Social Infrastructure	0.7ha pitches, 0.2ha parks, 0.3ha informal play space, 0.15ha formal play space.	£307,028 outdoor sports, £600,100 play space.	Delivered off-site		RBC, developer
Green Infrastructure	SANG 4.8ha, allotments 0.14ha.	£558,233 SANG, £31,929 allotments.	SANG delivered offsite		RBC, developer
Flood risk & Sustainable Drainage	<p>Site is partially located in flood zones 2 and 3. The highway adjacent to site is at high risk of pluvial flooding, and is within flood zone 3. Site is located adjacent to ordinary watercourse.</p> <p>Site is located near to an area with extensive historic property flooding.</p> <p>Site is undeveloped, but will be a major development and surface</p>	TBC. Costs will depend on the drainage strategy adopted to manage surface water runoff from site.	Yes, drainage provisions will have to be made on site.	TBC. Works are scheduled to mitigate flooding along the wet spot on A317, adjacent to site. Site could benefit from future flood risk mitigation schemes, as internal and external property flooding events have been recorded on the A317 adjacent to the site.	Infrastructure will be funded by developer for on-site provisions. Site located near historically flooded properties so may benefit from County led flood mitigation scheme.

	Infrastructure requirements	Costs	On-site provision?	Contribution to off-site provision?	Funding
	water management on-site will be required through SuDS.				
Potable Water	0.15MI/d			Major reinforcements in the network in the area will be required when all future developments are taken into account due to pressure drop at critical points.	Network upgrades funded by service providers with contribution from developer according to impact of the scheme.
Gas	No capacity available; reinforcement required.				Connection charges will also be payable by the developer.

Table 2. Site 21: Blay's House

	Infrastructure requirements	Costs	On-site provision?	Contribution to off-site provision?	Funding
Education	4.6 early years places, 12.6 primary, 10.8 secondary.	£73,337 early years, £176,579 primary, £226,486 secondary.	Delivered off-site		SCC, developer contributions
Health	0.1 GPs, 0.1 dentists.	£45,746 GPs, £7,576 dentists.	Delivered off-site		NHS / CCG, developer contributions
Other Social Infrastructure	0.2ha pitches, 0.08ha parks, 0.1ha informal play space, 0.05ha formal play space.	£101,978 outdoor sports, £199,321 play space.	Delivered off-site		RBC, developer
Green Infrastructure	SANG 1.6ha, allotments 0.05ha.	£185,415 SANG, £10,449 allotments.	SANG delivered offsite		RBC, developer
Flood risk & Sustainable Drainage	Site is located wholly in flood zone 1. There are no recorded flood incidents within a 500 metre radius of the site. Works have been carried out to reduce flood risk to highway wet-spots by Surrey CC.	TBC - Costs will depend on the drainage strategy adopted to manage surface water runoff from site.	Yes, drainage provisions will have to be made on site.	TBC. Site is not adjacent to any areas of existing flood risk.	TBC.
Potable Water	0.05MI/d			Major reinforcements in the network in the Sunningdale Village area will be required when all future developments are taken into account due to pressure drop at critical points.	Network upgrades funded by service providers with contribution from developer according to impact of the scheme.
Gas	No capacity available; reinforcement required.				Connection charges will also be payable by the developer.

Table 3. Site 22: St Peter's Hospital

	Infrastructure requirements	Costs	On-site provision?	Contribution to off-site provision?	Funding
Education	20.4 early years places, 56 primary places, 34 secondary places.	£325,944 early years, £784,795 primary, £714,235 secondary.	Delivered off-site		SCC, developer contributions
Health	0.5 GPs, 0.4 dentists.	£203,317 GP, £33,669 dentists.	Delivered off-site		NHS / CCG, developer contributions
Other Social Infrastructure	1.06ha pitches, 0.35ha parks, 0.5ha informal play space and 0.2ha formal play space.	£453,237 total gross costs for outdoor sports facilities. £885,872 gross costs for play space.	Delivered off-site		RBC, developer
Green Infrastructure	7.1ha SANG, 0.2ha allotments.	£824,067 SANG costs, £46,442 allotment costs.	Whilst the site is large enough to provide its own SANG, there is already a SANG to the west of the site at Homewood Park which would cater for the development. Therefore any SANG provision will be met off-site.		RBC, developer
Flood risk & Sustainable Drainage	Site is partially located in flood zone 2 and flood zone 3. Site is also located adjacent to a wet-spot that is an active flooding location. Site is located near to an area with extensive historic property flooding. Site is currently a hospital. It will be a major development, with hospital use retained, and surface water	TBC. Costs will depend on the drainage strategy adopted to manage surface water runoff from site.	Yes, drainage provisions will have to be made on site.	TBC. Site is adjacent to areas with property flooding, and an active wet-spot. The site could potentially benefit from flood mitigation schemes to address the wet-spot on Guildford Road.	Infrastructure will be funded by developer for on-site provisions. Site located near historically flooded properties so may benefit from County led flood mitigation scheme.

	Infrastructure requirements	Costs	On-site provision?	Contribution to off-site provision?	Funding
	management on-site will be required through SuDS.				
Potable Water	0.29MI/d Major reinforcements in the network in the area will be required when all future developments are taken into account due to pressure drop at critical points.				Network upgrades funded by service providers with contribution from developer according to impact of the scheme.
Gas	No capacity available; reinforcement required.				Connection charges will also be payable by the developer.

Table 4. Site 23: Byfleet Road, New Haw

2.2 Current allocation assumptions estimate that this site could accommodate 34,500sqm of storage and distribution floorspace (B8). Based on an average job density of 65sqm per job in this type of use, this is equivalent to **531 jobs** on the site.

	Infrastructure requirements	Costs	On-site provision?	Contribution to off-site provision?	Funding
Green infrastructure	An element of green infrastructure has already been factored into the land take assumptions for this site.				
Flood risk & Sustainable Drainage	Site is located partially within flood zone 3, and shares a boundary with the River Wey, a main river. There are no recorded incidents of property flooding close to the site. A current wet-spot in an active flooding location is present to the north west of the site, along the River Wey.	TBC. Costs will depend on the drainage strategy adopted to manage surface water runoff from site.	Yes, drainage provisions will have to be made on site.	Potential for future flood mitigation works along the River Wey to address the risk of flooding to the property.	Infrastructure will be funded by developer for on-site provisions. Site located within flood zone 3 along a main river, and may benefit from potential government-led flood mitigation works.
Potable Water	0.067Ml/d Major reinforcements in the network in the Station Road, Addlestone area will be required when all future developments are taken into account due to pressure drop at critical points.				Network upgrades funded by service providers with contribution from developer according to impact of the scheme.
Gas	No capacity available; reinforcement required.				Connection charges will also be payable by the developer.

