

Runnymede 2030 Local Plan

Authority Monitoring Report 2019 - 20



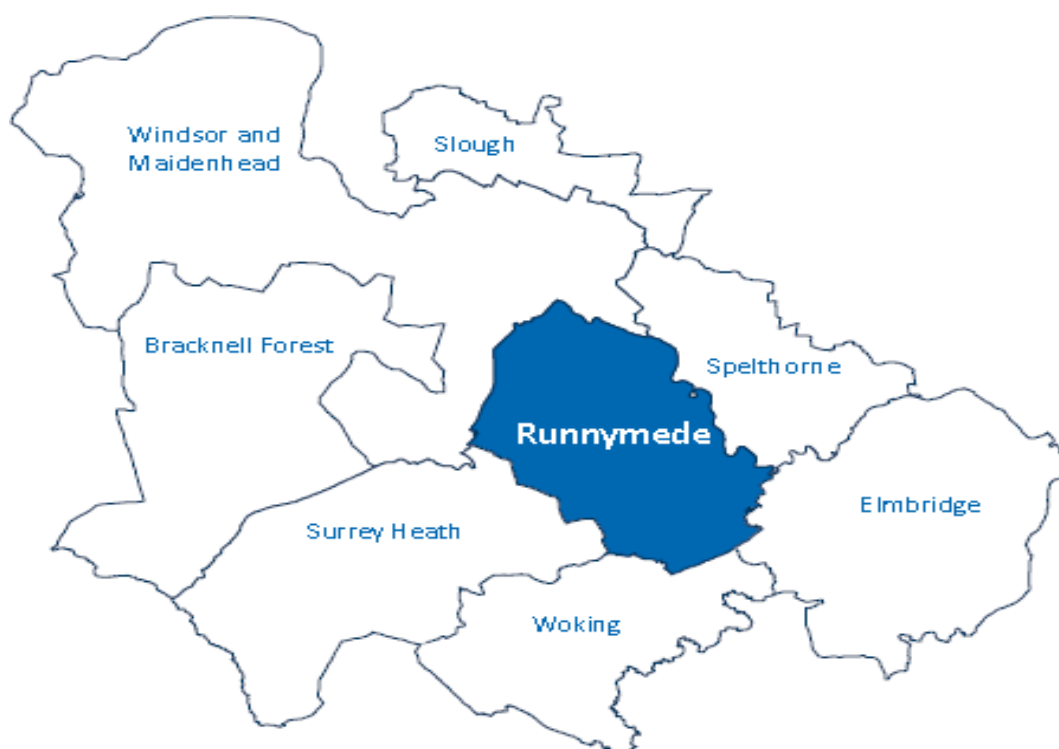
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Portrait of Runnymede Borough

1. Runnymede Borough lies in north west Surrey, situated twenty miles from Central London. It is 'crossed' by the junction of the M25 and M3 motorways and has excellent road and rail connections to the capital and by road to Heathrow Airport and the wider South East Region. Other rail connections to Reading and Woking are also present.
2. Runnymede is a small Borough when compared to most of the other Surrey local authorities, covering 34 square miles and measuring only 8 miles north to south. Approximately 79% of the Borough lies within the Metropolitan Green Belt which will reduce to 74% on adoption of the 2030 Local Plan.

Figure 1 Runnymede and neighbouring Boroughs



3. The Borough's Green Belt is part of the first significant area of open land west of the London Metropolitan area. Significant parts of Runnymede's Green Belt are used for mineral working, public utilities, motorways and their intersections, educational and other institutions, commerce, including research and development establishments, hotel and conference centres and large-scale recreational uses. Many of these uses were established before the Green Belt was designated. There are also in-filled gravel pits, other former pits that are now areas of open water, areas of gravel deposits reserved for future extraction, and significant areas of land that serves as floodplain for the River Thames. Other undeveloped areas include areas with significant nature conservation interest.
4. Accessibility to London by rail and to Heathrow and Gatwick airports by motorway makes Runnymede a highly desirable business location. The Borough has a strong local economic base with many commercial enterprises in the town centres, industrial estates and business parks. The local economy, in common with the rest of Surrey, is dominated by the service sector, which

employs a significant proportion of the workforce, while manufacturing accounts for just 3.1%¹. Notable businesses and institutions in the Borough include Ashford and St Peters Hospital Trust (ASHP), Royal Holloway (University of London), Gartner and Samsung. In terms of movement of people into and out of the Borough, the 2011 Census Workplace data showed that 21,460 people commuted out of Runnymede on a daily basis, with 30,672 workers commuting in. This represents a daily net inflow of 9,212 people³.

5. The population of Runnymede also continues to grow. Over the period 2001-13 the population grew by approximately 6.8%. Sub-national population projections estimate that between 2016 and 2030 the population is forecast to grow further, by 13.5% up to 98,727 people².
6. In recent years there has been considerable redevelopment and intensification of Runnymede's mainly low-rise lower density housing, together with development and redevelopment of commercial premises in business areas. House prices are on average higher than in the rest of the South East and similar to those in parts of London. The availability of affordable housing to meet local needs remains a key issue in the Borough.
7. Runnymede also has a rich architectural and environmental heritage, including a number of Grade II, II* and I nationally listed buildings. The Borough also contains some important statutorily listed parks and gardens such as Great Fosters (Grade II*) and Savill Garden (Grade I) and several Scheduled Ancient Monuments, including the Bowl Barrows at Longcross, Chertsey Abbey and the hill fort and chapel at St Ann's Hill.
8. Similarly, the Borough contains a number of nationally and internationally important nature conservation sites, including Windsor Forest and Great Park to the north west which is a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI). The Runnymede Meadows to the north of the Borough include an SSSI (Langham Pond), and the remainder is a Site of Nature Conservation Importance (SNCI). A small part of the Borough on its western side is also within 400 metres of Chobham Common SSSI, an integral unit of the Thames Basin Heaths Special Protection Area (TBHSPA). The Borough contains a number of Suitable Alternative Natural Greenspaces (SANGs) to encourage walkers and dog walkers away from the Special Protection Area (TBHSPA). There are two Local Nature Reserves (LNRs) at Chertsey Meads and the Riverside Walk at Virginia Water. The Borough also contains a number of ancient woodland sites and open spaces covering a number of categories including parks and gardens, allotments and cemeteries and churchyards.
9. Watercourses and lakes are a key characteristic of the Borough, with the River Thames running along the Borough's eastern boundary and the Basingstoke Canal forming the south eastern boundary. The River Wey, Addlestone Bourne and Chertsey Bourne run through the Addlestone and Chertsey areas of the Borough, and consequently much of the eastern side of the Borough is subject to flood risk. The water courses are designated in part as Sites of Nature Conservation Interest (SNCI) or Sites of Special Scientific Interest (SSSI). Recreationally, there are a number of water-based activities available in Runnymede including sailing, water-skiing, windsurfing, canal and river boating and fishing. The Thorpe Park No. 1 Gravel Pit is a flooded former gravel pit, which is an SSSI and a Ramsar site. It is also an integral unit of the South West London Water Bodies Special Protection Area (SPA) and is especially renowned for its wetland bird interest as it supports many wintering birds, including significant numbers of wintering Gadwall and Shoveler.
10. Tourism is an important part of the Borough's economy. The main attractions include Thorpe

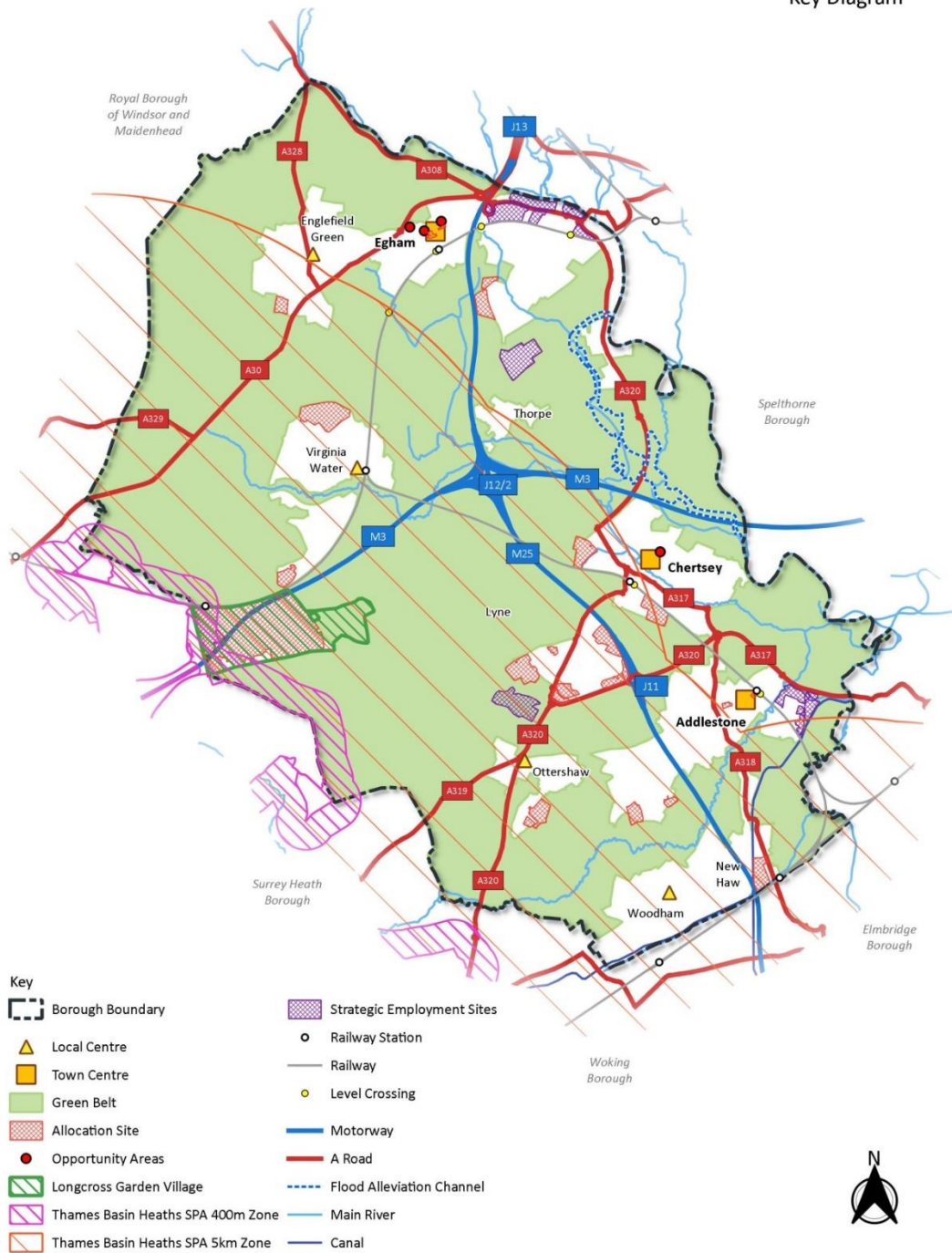
¹ Nomis Employee Jobs 2019

² Table 7 Runnymede-Spelthorne Strategic Housing Market Assessment (2018)

Park, the River Thames, the Runnymede Meadows and Coopers Hill Slopes (site of the Magna Carta Memorial, the John F Kennedy Memorial and the Air Forces Memorial), Wentworth Golf Club, Virginia Water Lake, Savill Garden and Windsor Great Park, Chertsey Meads and the site of Chertsey Abbey.

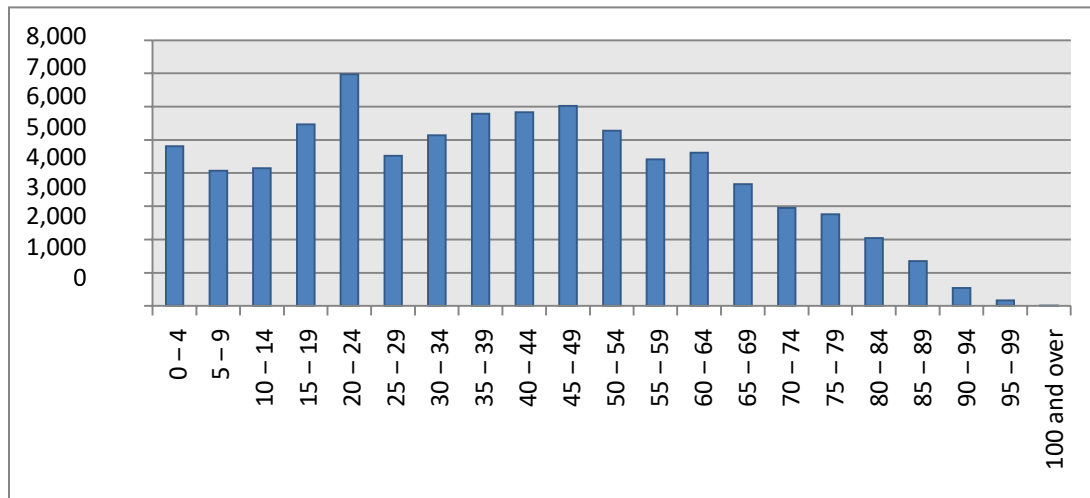
Figure 2 Runnymede Key Diagram (Taken from Submission Local Plan)

Runnymede Borough
Key Diagram



11. The population of Runnymede continues to grow; at the time of the 2011 Census there were 32,714 households in the Borough³ (at an average household size of 2.36 people), accommodating a total population of 80,510⁴. The age profile of Runnymede’s population which was recorded in the 2011 Census is shown in Figure 3 below.
12. The 2018 partial Strategic Housing Market Area (SHMA) Update states that in 2016 there were 34,951 households in Runnymede accommodating a population of 86,967.

Figure 3 - Runnymede Population by age (ONS- Census 2011)



³Source: ONS Census 2011 – Table HH01 Number of households with at least one usual resident, unrounded

⁴ Source: ONS Census 2011 – Table PP04 Usual Resident population

Monitoring Overview

13. Monitoring is an essential part of the ongoing planning process, providing important feedback as to the effectiveness of Local Plan objectives and policies.
14. Following enactment of the Localism Act, Councils are required to prepare and publish a monitoring report known as an Authority Monitoring Report (AMR) on a regular basis.
15. The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires Local Planning Authorities (LPAs) to produce Authority Monitoring Reports containing specific information such as status and progress of the Authority's Local Plan, the performance of policies and details as to the Authority's endeavours with regard to Duty to Co-operate. The relevant regulations with regard to the production of the AMR can be viewed on the Government website at: <http://www.legislation.gov.uk/ukxi/2012/767/regulation/34/made>
16. From 1 April 2011, all previous Government set National (Core Output) Indicators were abolished, leaving LPAs to monitor what they consider relevant. New local indicators have been developed as part of the work undertaken to prepare the Runnymede 2030 Local Plan which is scheduled to be adopted in 2020.
17. This AMR reports on indicators for the period 1st April 2019 to 31st March 2020.

Local Development Scheme Progress & Duty to Cooperate

18. The latest Local Development Scheme (LDS) (September 2020) can be found on the Council's website at <https://www.runnymede.gov.uk/article/15515/Local-Development-Scheme-LDS-> During the 2019/20 Monitoring Year, the following progress was made on the documents listed in the Runnymede LDS:

Statement of Community Involvement (SCI)

19. The Council adopted its SCI in December 2014 in line with the timetable set out in previous iterations of the LDS and no further work was required in the monitoring year 2019/20. The Council will be preparing a new SCI in 2020/21.

Runnymede 2030 Local Plan & Policies Map

20. Preparation of the Runnymede 2030 Local Plan continued in the monitoring year 2019/20. Specifically the Examination in Public was underway with the stage 3 hearings taking place in November 2019 and the Main Modifications consultation taking place in January 2020. The adoption of the Local Plan is anticipated to occur in the 2020/21 monitoring year and as such, this milestone is expected to be reported in the 2020/21 AMR.

Infrastructure Delivery Plan (IDP) & CIL DPD

21. The final IDP was published in the monitoring year 2017/18, with its schedules updated in May 2018 and submitted as evidence to the 2030 Local Plan examination. The Community Infrastructure Levy is not a DPD, however its preparation started in the 2019/2020 monitoring year and consultation on a draft charging schedule began in February 2020. Submission of CIL for examination will be later in 2020 and the next steps will be reported in the 2020/21 AMR.

Duty to Cooperate

22. The Duty to Cooperate (DtC) is a requirement of the Localism Act 2011. Its aim is to ensure that local planning authorities engage constructively, actively and on an ongoing basis, so that strategic, cross-boundary matters are dealt with effectively in individual Local Plans.
23. During the 2019/20 monitoring year, the Council entered into a revised Statement of Common Ground (SoCG) with Highways England, as well as a SoCG with Surrey County Council and all other Surrey Local Authorities on strategic matters relating to the planning of waste management in the county. The details of both SoCGs can be found on the Council's website at <https://www.runnymede.gov.uk/article/15516/The-Duty-to-Cooperate> .
24. The Council also continued to attend meetings of the Joint Strategic Partnership Board for the Thames Basins Heaths Special Protection Area, and continued to discuss with partners/comment on cross boundary proposals coming forward in other Boroughs and Districts as appropriate. Of note, during this monitoring year, joint working to progress the A320 Housing Infrastructure Fund Bid continued with Surrey County Council and Highways England.

Neighbourhood Plans

25. Neighbourhood Planning is a right for communities introduced through the Localism Act 2011. It gives the opportunity for communities to help shape development in their areas through the production of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders. Any plans prepared must conform to the strategic policies and

proposals set out in an adopted Local Plan.

26. The Thorpe Neighbourhood Forum and Thorpe Neighbourhood Area were designated by the Council on 24 August 2016. Following these designations, the Neighbourhood Forum has carried out consultation with its community and produced additional evidence to support continued development of its Neighbourhood Plan. During the 2019/20 monitoring year the Thorpe Neighbourhood Plan was published for Regulation 14 pre – submission consultation from 8th November to 20th December 2019. During this monitoring year, the Council also designated the Englefield Green Village neighbourhood forum and area. This was designated on 13th November 2019.

CIL & Infrastructure Funding Statements

27. An important element of the monitoring process going forward will be the account of CIL (once implemented) and other developer contributions collected in association with new development and the infrastructure projects on which those contributions have been spent. The Community Infrastructure Levy Regulations 2010 (as amended) requires this to be set out within Infrastructure Funding Statements which may form part of future AMRs or may be separate documents. The first Infrastructure Funding Statement must be published by 31st December 2020 (outside the monitoring year being considered in this AMR).

Runnymede 2030 Local Plan Monitoring Indicators

28. The following indicators are taken from Appendix A of the emerging Runnymede 2030 Local Plan. Some of these indicators will not be monitored until the adoption of the Local Plan which is scheduled to take place in the Summer of 2020. Where possible however, information on these indicators for the monitoring year has been provided.

A) Local Plan Objectives for ‘Supporting Local People’

Objective 1:

To protect and improve the health and well-being of the population, reduce health inequalities, and improve the quality of people’s lives through developing healthier and safer communities and improving life chances.

Monitoring Indicators and progress during 2019/20:

Net number of dwellings completed in monitoring year to Building Regulations Part M4(2) or M4(3) (excluding Longcross Garden Village)

Target: Achieve standards set out in Local Plan Policy SD7: Sustainable Design.

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Net loss/gain of playing pitches (ha) over Local Plan period (running total)

Target: Achieve no net loss (ha) of playing pitches over the plan period.

Progress in 2019/20 Monitoring Year: No net loss of playing pitches in Local Plan period to date.

Number of permissions with Construction Management Plan or Construction Environmental Management Plan

No Target – Contextual.

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Number of dwellings completed contrary to minimum internal space standards

Target: Achieve no development contrary to minimum internal space standards.

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Objective 2:

To support the delivery of at least 7,507 additional homes in Runnymede in the period 2015-2030 (an average of 500 homes a year) and maximising opportunities to deliver high quality housing including affordable housing, starter homes, housing for those with specialist needs and plots for those who wish to build their own home.

Monitoring Indicators and progress during 2019/20:

Commencement of development at allocated sites

Target: Development to commence as specified in Policy SD2.

Progress in 2019/20 Monitoring Year: In the monitoring year 2019/20 no allocated sites commenced.

The sites below commenced in previous monitoring years with completions expected in the 2019/20 monitoring year and future years:

Policy SL3: Hanworth Lane

Policy SL4: Coombelands Lane

Policy SL13: St Peter's Hospital.

Development has also been permitted in 2019/20 at:

Policy IE10: Egham Gateway West

The following developments have also been permitted since the start of the Plan period and are awaiting commencement:

Policy SL2: Brox End Nursery, Ottershaw

Policy IE7: Addlestone East

No development has commenced or been permitted at the following Local Plan allocation sites to date: – SL5 to SL12, SL14 to SL18, IE1, IE8 to IE9.

Plan period net housing target (running total)

Target: Achieve 7,507 dwellings over plan period.

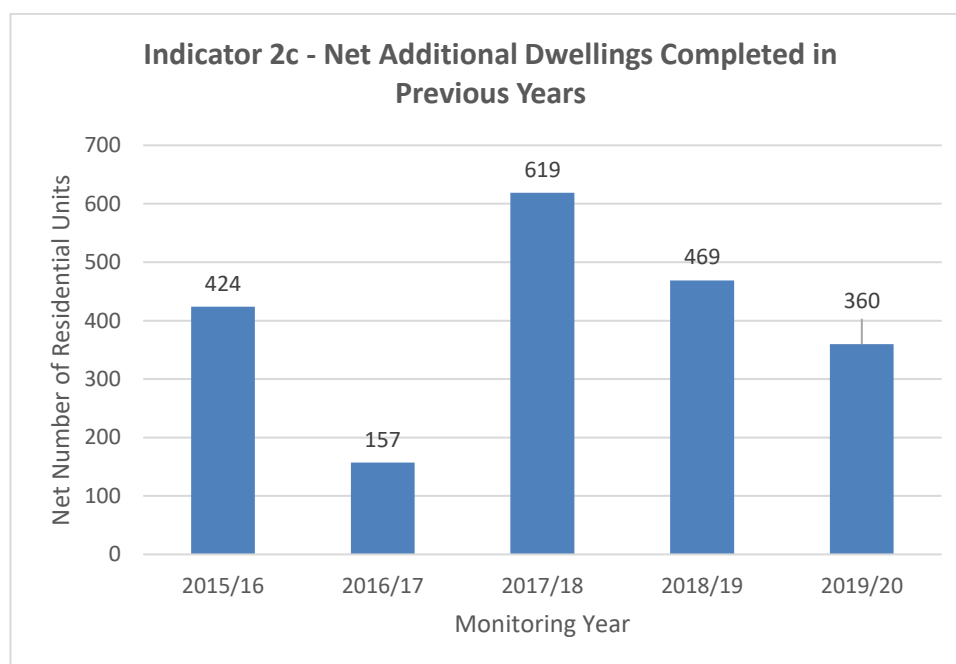
Progress in 2019/20 Monitoring Year: A total of 2029 dwellings have been completed since the commencement of the plan period on 1 April 2015.

Net additional dwellings completed in previous years

Target: N/A

Progress in 2019/20 Monitoring Year: Graph 1-1 provides a breakdown of net residential completions since 1 April 2015. It should be noted that previous years completions in 2016/17, 2017/18 and 2018/19 are amended from previous AMRs. This is due to a review of C2 and student accommodation data held on the Council's monitoring database.

Graph 1-1: Progress against Indicator



Net additional dwellings in monitoring year

Target: Achieve annualised housing target or in line with housing trajectory.

Progress in 2019/20 Monitoring Year: A total of 360 dwellings were completed in the 2019/20 monitoring year, 140 dwellings below the annualised target of 500 units per annum.

Net additional dwellings in future years

Target: In line with housing trajectory.

Progress in 2019/20 Monitoring Year: A total of 2,029 dwellings have been completed since 1 April 2015. Based on the current need of 7,507 dwellings over the plan period, this leaves a residual need of 5,478 dwellings over the remaining 10 years of the Local Plan Period. The forecast trajectory of development rises to 671 dwellings in 2020/21, 797 dwellings in 2021/22 and 910 dwellings in 2022/23.

Managed delivery target

Target: In line with housing trajectory.

Progress in 2019/20 Monitoring Year: Completions since 1 April 2015 (2,029) have fallen short of the target of 2,500 net additional dwellings by 471 units. To make up this shortfall from previous years and applying a 5% housing buffer gives a requirement over the next 5 years of 3,119 dwellings, or annualised to 624 per annum. The housing trajectory indicates a supply of 3,857 dwellings 2020/21 – 2024/25 giving a 6.18-year housing land supply.

Net number of dwellings completed by location over plan period (running total)

Target: In line with Spatial Strategy Policy SD1.

Progress in 2019/20 Monitoring Year: The table below provides details of the number of units completed in each settlement since 1 April 2015 and in 2019/20.

Settlement	Net Number of Dwellings Completed 1 April 2015-31 March 2019	Net Number of Dwellings completed in 2019/20	Total Dwellings Completed since 1 April 2015
Addlestone	694	99	793
Chertsey	370	158	528
Egham	158	46	204
Englefield Green	223	37	260
Longcross	97	10	107
Ottershaw	9	0	9
Thorpe	11	1	12
Virginia Water	60	0	60
Woodham & New Haw	46	9	55
Other	1	0	1
TOTAL	1,669	360	2,029

Size of market and affordable units completed by number of bedrooms by type (net running total)

Target: Achieve SHMA Housing Mix for market & affordable dwellings.

Progress in 2019/20 Monitoring Year: The following tables provide details of the SHMA Housing Mix both for Affordable and Market Housing, which has been adopted by Policy SL19 of the Local Plan.

Progress against the Market Housing Mix in the SHMA is as follows:

	1-bed	2-bed	3-bed	4+ bed
Market (SHMA Target)	5-10%	25-30%	40-45%	20-25%
2015-20 Running total (No of Units)	416	948	121	163
2015-20 Running total (Percentage)	25.24%	57.52%	7.34%	9.9%

Please note that the figures in the indicator above do not add up to the total housing figure as the data is not available on some of the applications and does not include C2 or student accommodation.

Progress against the Affordable Housing Mix in the SHMA is as follows:

	1-bed	2-bed	3-bed	4+ bed
Low-cost home ownership (SHMA Target)	15-20%	40-45%	25-30%	10-15%
2018-20 Running total (No of Units)	2	11	0	0
2018-20 Running total (Percentage)	15.4%	84.6%	0%	0%

Affordable Housing (rented) (SHMA Target)	10-15%	40-45%	35-40%	5-10%
2018-20 Running total (No of Units)	16	50	1	0
2018-20 Running total (Percentage)	23.9%	74.6%	1.5%	0%

Please note that the figures above for affordable housing only date back to 1st April 2018 due to there being a lack of data held before this time regarding individual housing size.

Number of Affordable Units completed by type/tenure (net running total)

Target: Over the lifetime of the Local Plan achieve 30% of dwellings as affordable split: 70% Social/Affordable Rent; and 30% Discounted Market.

Progress in 2019/20 Monitoring Year: Of the 360 new dwellings that have been built in the 2019/20 Monitoring Year, 50 of those dwellings were 'affordable'. This represents 13.9% of the dwellings built in 2019/20. Since 1 April 2015, 490 affordable units have been completed representing 24.1% of total completions.

The following table provides a breakdown of the affordable split in Runnymede since 1 April 2015 including the 2019/20 Monitoring Year and the percentage split in brackets.

Year	Social/Affordable Rent	Discounted Market
2015/16	18	246
2016/17	3	7
2017/18	70	66
2018/19	30	0
2019/20	37	13
Total	158 (32%)	332 (68%)

Number of net additional Gypsy/Traveller pitches and Travelling Show people plots completed over plan period (running total)

Target: Provide 64 pitches/plots up to 2021/22; Provide 67 pitches/plots in rest of plan period.

Progress in 2019/20 Monitoring Year: Zero permanent pitches were completed in 2019/20*. The following table provides the running total of pitches completed since 1 April 2015.

Year	Location	App Number	Net Pitch/Plot Number
2015/16	N/A	N/A	0
2016/17	N/A	N/A	0
2017/18	High Trees, Holloway Hill, Chertsey-certificate of existing lawfulness	RU.16/0505	2
	Lynns Park, Stonehill Road, Ottershaw	RU.18/0649	1
2018/19	High Trees, Holloway Hill, Chertsey-certificate of existing lawfulness	RU.18/0494	2
Total			5

*Within the monitoring year, the stationing of 4 further caravans on the site known as High Trees, Holloway Hill, Chertsey was agreed as lawful development under Certificate of Proposed Lawfulness application RU.19/0388, and these caravans were brought on to the site. Whilst the

occupants of the original 4 caravans on the site (found to be lawful under Certificates of Existing Lawfulness RU.16/0505 and RU.18/0494) were interviewed as part of the Council's 2018 Gypsy and Traveller Accommodation Assessment, at the time of publishing this 2019/20 AMR, the Council has been unable to determine whether the additional 4 caravans brought on to the site in the 2019/20 monitoring year are occupied by Gypsies and Travellers. As such, these 4 additional caravans have not been included in the table above. This position may be revised in future AMRs dependent on the evidence available to the Council at the time.

Net number of student and C2 units or bed spaces completed over plan period (running total)

No Target for Student Accommodation: Contextual

Progress in 2019/20 Monitoring Year: A total of 0 student units have been completed in 2019/20 and 1,224 from 1 April 2015 to 31 March 2020

Target for C2: Achieve C2 accommodation over plan period as: 60 units of extra care; 126 nursing bed spaces; 96 residential bed spaces.

Progress in 2019/20 Monitoring Year: No additional extra care bed units have been completed in the 2019/20 monitoring year. Two schemes providing a total of 127 nursing and residential bedspaces have been completed (the providers have advised that the mix of nursing and residential bedspaces can change depending on demand at any given time). This is opposed to the loss of 3 residential bedspaces in the same year.

Year	Extra Care Units	Schemes containing nursing bed spaces only	Schemes containing residential bed spaces only	Schemes with a mix of nursing and residential bed spaces
2015/16	0	0	-6	0
2016/17	0	-14	0	0
2017/18	0	0	0	93
2018/19	58	0	0	0
2019/20	0	0	-30	127
Total	58	-14	-36	220

Target: Net number of self & custom build units completed over plan period (running total)

Progress in 2019/20 Monitoring Year: No units known to be specifically for self/ custom build have been completed in the 2019/20 monitoring year or over the plan period. Further, more detailed reporting on this indicator will be contained in the 2020/21 AMR. At year end (2019/20) there was only 1 qualifying individual on the Self-Build Register

Objective 3:

To continue to support the improvement of local leisure activities that are accessible to all.

Monitoring Indicators and progress during 2019/20:

Net floorspace (sqm) lost/gained for tourism and leisure uses over plan period for use classes C1 and D2 (running total).

No Target: Contextual

Progress in 2019/20 Monitoring Year: The Council only started recording gains/losses of Class C1 floorspace in the 2018/19 AMR. This is reflected in the table below. There were no C1 floorspace completions during 2019/20. With regards to D2 floorspace, the Council has seen no change during 2019/20. The table below provides a running total of D2 Floorspace completed in Runnymede since 1 April 2015, which currently stands at 5,729sqm. The large increase in the 2017/18 monitoring year was down to the completion of the Addlestone One scheme (RU.14/0435) and redevelopment of Egham Leisure Centre (RU.17/0488).

Monitoring Year	2015/16	2016/17	2017/18	2018/19	2019/20
C1	No Data	No Data	No Data	0	0
Running Total	No Data	No Data	No Data	0	0
D2 (sqm)	0	155	5,249	325	0
Running Total (sqm)	0	155	5,404	5,729	5,729

Objective 4:

To ensure Runnymede’s communities are supported by new or enhanced community and other infrastructure services and facilities, including a range of sustainable and active travel choices.

Monitoring Indicators and progress during 2019/20:

List of infrastructure projects completed in monitoring year.

Target: Achieve delivery in accordance with the IDP.

Progress achieved in 2019/20 Monitoring Year: There was one project completed in the 2019/20 monitoring year; the creation of an area of Suitable Accessible Natural Greenspace (SANG) at Chertsey Meads.

Project Description	Location
Chertsey Meads SANG	Chertsey

Net floorspace (sqm) of social, community or cultural use lost/gained over plan period (running total).

Target: Achieve no net loss of social, community or cultural floorspace.

Progress achieved in 2019/20 Monitoring Year: The table below provides a running total of D1 floorspace completed in Runnymede since 1 April 2015, which currently stands at 6,866sqm. The large increase recorded in 2018/19 was mainly due to a change of use at Unither House, Chertsey from office use and additional floorspace at Royal Holloway University of London. There have been no D1 completions in the 2019/20 monitoring year.

Monitoring Year	2015/16	2016/17	2017/18	2018/19	2019/20
D1 (sqm)	439	0	357	6,070	0
Running Total (sqm)	439	439	796	6,866	6,866

Objective 5:

To deliver a garden village at Longcross which achieves a sustainable community capable of meeting its own day to day service needs and which offers a choice of sustainable and active travel modes.

Monitoring Indicators and progress during 2019/20:

Commencement of Development

Target: 1st Phase of Development on south site to commence by 2020/2021.

Progress in 2019/20 Monitoring Year: Target N/A in 2019/20.

Net additional dwellings completed (running total)

Target: A minimum of 1,700 dwellings, phased in accordance with village masterplan.

Progress in 2019/20 Monitoring Year: 10 dwellings were completed in the monitoring year with a total of 107 homes completed on the north site in total, since development commenced in the 2017/18 monitoring year.

Number of Affordable Units Completed by Tenure (running total)

Target: Achieve 35% overall as: 70% social/affordable rent and 30% discounted market housing

Progress in 2019/20 Monitoring Year: 37 affordable units were completed at the Longcross North site in the 2017/18 monitoring year with no affordable units completed in 2018/19 & 2019/20. This gives an overall affordable delivery to date of 29%.

Number of dwellings completed to Building Regulations Part M4(2) and Part M4(3)

Target: 95% to achieve Part M4(2); 5% to achieve Part M4(3)

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Number of specialist housing units completed (running total) for: Self/custom build; Travelling Show people plots, C2 or sheltered units

Target: On completion of development achieve: 5% of non-specialist housing as custom/self-build units, at least 10 plots for Travelling Showpeople; 60 units of Extra Care accommodation.

Progress in 2019/20 Monitoring Year: None completed in 2019/20.

Total (gross) commercial/community (Use Classes A, B, C1, D1 & D2) floorspace (sqm) completed (running total)

Target: 79,025sqm B use Class; 36,000sqm Data Centre; Local and community facilities by use class.

Progress in 2019/20 Monitoring Year: No floorspace has been completed in 2019/20 or since the start of the Plan period (1st April 2015).

Amount of Green Infrastructure Completed (ha) for (running total): Allotments & food production; Outdoor sports facilities/pitches; Formal/informal play space; Amenity space Biodiversity improvement/green corridor; SANG.

Target: Achieve 40% of site area as Green Infrastructure (includes private amenity space).

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Implementation of Infrastructure by type

Target: Delivery of 2FE primary school with early years. On and off-site transport infrastructure delivery (as negotiated), including compliance with any agreed phasing strategy at the site.

Progress in 2019/20 Monitoring Year: None completed in 2019/20.

Traffic generation

Target: Compliance with traffic generation targets as agreed through the planning application.

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

B) Local Plan Objectives for 'Enhancing Our Environment'

Objective 6:

To increase resilience to climate change, including flood risk, to reduce greenhouse gas emissions and promote water efficiency and the use of renewable and low carbon energy.

Monitoring Indicators and progress during 2019/20:

Net number of dwellings completed in monitoring year with water efficiency standards of 110 litres per person per day.

Target: Achieve 80% of dwellings with water efficiency standards of 110 litres per person per day.

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Net number of developments permitted in plan period required to install renewable, decentralised, or low carbon technologies (running total)

Target: Achieve compliance with Policy SD8.

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Net number of residential units or commercial floorspace (sqm) granted planning permission against Environment Agency flood advice in monitoring year.

Target: Achieve no net additional dwellings or commercial floorspace against Environment Agency advice.

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Number of planning applications or appeals allowed against policy EE13 in monitoring year.

Target: Achieve no planning applications or appeals granted contrary to EE13.

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Objective 7:

To protect the Borough's soil, mineral and groundwater resources by making the most efficient use of land, reduce air, land and noise pollution and improve water quality.

Monitoring Indicators and progress during 2019/20:

Number of dwelling units completed with active electrical vehicle charging points; and Number of active electrical vehicle charging points implemented in commercial development of 1,000sqm or in public car parks.

Target: Achieve active electrical vehicle charging points in line with SCC Parking Guidance.

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Amount of contaminated land (ha) remediated through development in plan period (running total)

No Target: Contextual.

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Number of applications refused in monitoring year where a reason for refusal is noise.

Target: Achieve compliance with Policy EE2.

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Number of applications permitted in monitoring year contrary to the Council's Air Quality Strategy.

Target: Achieve no permissions granted contrary to Air Quality Strategy.

Progress in 2019/20 Monitoring Year: No planning permissions granted contrary to Air Quality Strategy.

Average density of residential development completed in urban areas within monitoring year (whole site).

Target: Achieve average density no less than 30dph.

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Objective 8:

To protect and enhance the Borough's heritage assets, both designated and non-designated and promote their use as part of the Council's leisure and tourism offer.

Monitoring Indicators and progress during 2019/20:

Number of heritage assets on Historic England Heritage at Risk Register.

Target: Achieve no additional heritage assets on Risk Register over plan period.

Progress in 2019/20 Monitoring Year: One building remains on the Heritage at Risk Register, Woburn Farm.

Number of buildings or structures added or deleted from the Local List over plan period (running total).

No Target: Contextual

Progress in 2019/20 Monitoring Year: This Council's Local List was updated and agreed at the Planning Committee meeting held on 11/09/2019 and can be viewed at <https://www.runnymede.gov.uk/article/14934/Planning-Committee-Agendas-2019>. Please also see tables below for the finalised total additions and deletions to the Local List which were agreed. Prior to this there had been no changes to the Local List since the start of the Plan period on 1st April 2015.

Location	Number of buildings/ built structures added in 2019/20 monitoring year
Addlestone	16
Chertsey	9
Egham and Englefield Green	15
New Haw	1
Ottershaw	13
Thorpe	3
Virginia Water	4

Location	Number of building/ built structures deleted in 2019/20 monitoring year
Addlestone	1
Chertsey	2
Egham and Englefield Green	8
New Haw	0
Ottershaw	2
Thorpe	0
Virginia Water	3

Net gain or loss of land (ha) within Conservation Areas (running total)

Target: Achieve no net loss of land (ha) within Conservation Areas over plan period.

Progress in 2019/20 Monitoring Year: In the 2019/20 monitoring year, the Egham Hythe, Conservation Area had its boundary amended following the carrying out of a Conservation Area Appraisal. The table below shows the changes made to the Conservation Area boundary. Prior to this, there had been no amendments to any of the Conservation Area boundaries since the start of the Plan period on 1st April 2015.

Conservation Area	Address	Included/Excluded
Egham Hythe	No.1, 2 & 2a Chertsey Lane	Excluded
Egham Hythe	Garages for No.1-12 The Fernery	Excluded
Egham Hythe	Staines Bridge	Included
OVERALL CHANGE IN HECTARAGE OF CONSERVATION AREA		973m ²

Number of archaeological finds associated with new development.

No Target: Contextual.

Progress in 2019/20 Monitoring Year: The Historic Environment Planning Team Manager at Surrey County Council who holds the data related to this monitoring criterion has advised the Council that a more effective way to monitor this objective would be to collect data on Archaeological interventions rather than individual finds. Archaeological interventions are carried out on sites within Runnymede where developers and the Borough's planning department have been advised of the need for archaeological work by the Historic Environmental Planning Team to investigate when potential archaeological finds may exist. This information is collated by calendar year rather than the financial year. The most recent year that data is available is for 2019 in which 12 archaeological interventions were conducted in Runnymede. Please see sites listed in table below.

The Council will continue to monitor this objective as set out above to enable effective monitoring in future AMRs.

Reference	Address
SU 980 657	Longcross North: Discovery Centre
SU 981 657	Land at Longcross North, Chertsey-Phase 2 Residential
SU 987 657	Former Defence Evaluation and Research Agency (DERA) Site, Longcross South, Longcross, Chertsey
SU 997 708	97-98 Harvest Road, Egham
TQ 019 716	1 The Causeway Staines
TQ 022 651	St Peter's Hospital, Holloway Hill, Chertsey, Surrey Phase 1 Area A
TQ 023 653	St Peters Hospital, Chertsey, Surrey- Greenland 2 Development – (Area C)
TQ 030 658	Land at Guildford Road Chertsey
TQ 041 659	Land to the South of Hanworth Lane, Chertsey
TQ 042 670	Cloister Garth, Abbey Green, Chertsey
TQ 043 671	Burford, Abbey Gardens, Chertsey

Reference	Address
TQ 050 671	Abbey Chase Nursing Home, Bridge Road, Chertsey

Objective 9:

To protect and enhance the Borough’s biodiversity, habitats, and species and to contribute to net gains in biodiversity.

Monitoring Indicators and progress during 2019/20:

Condition and extent (ha) of SSSI Units within Runnymede in monitoring year.

Target: Achieve PSA target of 95% SSSIs units in favourable or unfavourable recovering status and achieve no net loss of land area (ha) of designated sites over plan period.

Progress in 2019/20 Monitoring Year: There was no net loss of land area designated as SSSI in the 2019/20 monitoring year. Natural England hold data on the condition status of each SSSI in the Borough as set out in the table below and which can be found on the Magic Map website⁵.

SSSI Name	Area (ha)	% in Favourable or Unfavourable Recovering Status
Basingstoke Canal (Unit 2 only)	23ha	0%
Langham Pond	26.7ha	100%
Thorpe Haymeadow	6.4ha	100%
Thorpe No 1 Gravel Pit	42.5ha	100%
Windsor Forest (Units 10,11 & 16 Only)	230ha	100%

Condition and Extent (ha) of Sites of Nature Conservation Importance (SNCI) and Local Nature Reserves in monitoring year.

Target: Achieve 100% of SNCIs in ‘favourable’ status over plan period and achieve no net loss of land area (ha) over plan period.

Progress in 2019/20 Monitoring Year: There was no net loss of land designated as SNCI. Condition status of SNCIs will be reviewed in future monitoring years.

Number of developments completed with biodiversity enhancements in monitoring year.

No Target: Contextual

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Amount of SANG (ha) delivered over plan period (running total)

Target: Deliver sufficient SANG capacity to enable delivery of Local Plan housing targets (to be reviewed annually).

Progress in 2019/20 Monitoring Year: 73ha of SANG (discounted to 35ha) was delivered in 2019/20 in connection with Chertsey Meads. Since the 1st April 2015 a total of 80.7ha of SANG has been implemented including the 5ha at Trumps Farm and 2.7ha at Longcross North. This is shown in the table below.

⁵ <https://magic.defra.gov.uk/magicmap.aspx>

SANG Location	SANG Area
Longcross North	2.7ha
Trumps Farm, Longcross	5ha
Chertsey Meads	73ha
Total	80.7ha

Sufficient SANG capacity was delivered to enable the delivery of the Local Plan housing target in the monitoring year.

SANG capacity (number of dwellings)

Target: To ensure there is sufficient SANG to meet the level of development included in the Local Plan. Capacity is continually monitored and if capacity falls below 200 units, new SANG will need to be identified and put in place.

Progress in 2019/20 Monitoring Year: On 31 March 2020 there was SANG capacity remaining for 964 dwellings.

Number of new Tree Preservation Orders made in monitoring year.

No Target: Contextual

Progress in 2019/20 Monitoring Year: There were 10 new Tree Preservation Orders confirmed in the 2019/20 Monitoring year. The table below shows how many new TPOs have been made since 1st April 2015.

Year	No. of TPO's
2015/16	5
2016/17	3
2017/18	18
2018/19	13
2019/20	10

Objective 10:

To protect and enhance the Borough's most valued landscapes and its green spaces as well as the general extent of the Green Belt.

Monitoring Indicators and progress during 2019/20:

Net loss/gain of existing GI (ha) over plan period (running total) for: Open space comprising informal & formal play spaces, parks & gardens, allotments and community gardens and Local Green Space.

Target: Achieve no net loss (ha) of GI over plan period.

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Objective 11:

Revitalising areas in need of physical improvement and proactively seeking opportunities for regeneration to assist with place shaping and the enhancement of the built environment.

Monitoring Indicators and progress during 2019/20:

Number of applications refused/appeals dismissed in monitoring year with design a reason for refusal.

Target: 100% refusal of development not in accordance with adopted design codes.

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Number of permissions granted with loss of trees covered by Tree Preservation Orders in monitoring year.

Target: Achieve no net loss of trees covered by TPOs.

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

C) Local Plan Objectives for ‘Improving our Economy’

Objective 12:

To maintain the economic role of Runnymede in the wider area and sustain economic growth and competitiveness by protecting the most valued employment sites and supporting development of the Borough’s Enterprise Zone at Longcross Park.

Monitoring Indicators and progress during 2019/20:

Commencement of development and net floorspace (sqm) completed by type at Byfleet Road Employment Allocation (running total)

Target: Development to commence by 2023. Achieve 20,000sq.m of B1c/B8 and 6,000sq.m of B1a floorspace.

Progress in 2019/20 Monitoring Year: Development of the site has yet to commence.

Net amount of B use class employment floorspace (sqm) lost/gained through completions by type within monitoring year at Strategic Employment Areas (excluding Longcross Enterprise Zone, which is monitored through Objective 5)

Target: Achieve no net loss of B Class employment floorspace in Strategic Employment Area.

Progress in 2019/20 Monitoring Year: The amount of B use class floorspace lost/gained in SEAs in the monitoring year 2019/20 is 0sqm of B1a, 0sqm of B1b, 0sqm of B1c, 0sqm B2 and 0sqm of B8. The large total loss of B2 & B8 floorspace is the redevelopment of land east of Hawthorne Lane at The Causeway, Egham for A1 trade units and Sui Generis use. The table below sets out the running total of B use floorspace lost/gained in SEAs since 1 April 2015.

Year	B1a	B1b	B1c	B2	B8
2015/16	0sqm	0sqm	0sqm	0sqm	0sqm
2016/17	12,705sqm	25sqm	79sqm	0sqm	-156sqm
2017/18	7,666sqm	0sqm	434sqm	434sqm	434sqm
2018/19	0sqm	0sqm	-925sqm	-2,965sqm	-4,471sqm
2019/20	0sqm	0sqm	0sqm	0sqm	0sqm
Total	20,371sqm	25sqm	-412sqm	-2,531sqm	-4,193sqm
Total Employment Space (B Use Class) Lost/Gained in SEAs Since 1 April 2015					+13,260sqm

Objective 13:

To support projects which improve the integration of road and rail to reduce congestion and improve accessibility to a range of sustainable and active travel choices

Monitoring Indicators and progress during 2019/20:

Number and details of active and sustainable travel projects implemented in monitoring year. (County)

Target: Schemes delivered in accordance with the IDP.

Progress in 2019/20 Monitoring Year: See indicator 4a.

Number and details of highway improvement schemes implemented in monitoring year.

Target: Schemes delivered in accordance with the IDP.

Progress in 2019/20 Monitoring Year: See indicator 4a.

Number of Travel Plans implemented in monitoring year.

No Target: Contextual.

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Number of applications permitted contrary to adopted parking standards

Target: 90% of qualifying applications to comply with adopted parking standards.

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Number and details of Travel Plan remedial actions triggered during monitoring year.

Target: Achieve no Travel Plans with remedial actions triggered during monitoring year.

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Objective 14:

To support the regeneration of Addlestone, Chertsey and Egham town centres to enhance their retail and leisure offer and to maintain the role of other centres in the Borough in meeting their community's day to day needs.

Monitoring Indicators and progress during 2019/20:

Net amount of floorspace lost/gained (sqm) by town centre in plan period (running total) for Class A floorspace (sqm)

Target: Achieve: Addlestone: 6,200sqm of net additional A class floorspace (sqm) by 2030; Chertsey: 1,140sqm of net additional A class floorspace (sqm) by 2030; Egham: No net loss of A class floorspace over plan period.

Progress in 2019/20 Monitoring Year: Total net floorspace of A use class development lost/gained in the Borough's three main centres since 1 April 2015 is set out in the table below. The large gain in A1 floorspace in Addlestone in 2017/18 was completion of the Addlestone One development and the large gain in A1 floorspace in Chertsey in 2017/18 was a new Aldi store.

Addlestone

Year	A1	A2	A3	A4	A5
2015/16	-386sqm	0sqm	0sqm	0sqm	0sqm
2016/17	-177sqm	0sqm	-24sqm	0sqm	136sqm
2017/18	5,991sqm	0sqm	0sqm	0sqm	0sqm
2018/19	-592sqm	-185sqm	0sqm	0sqm	0sqm
2019/20	0sqm	0sqm	0sqm	0sqm	0sqm
Total	4,836sqm	-185sqm	-24sqm	0sqm	136sqm

Chertsey

Year	A1	A2	A3	A4	A5
2015/16	-386sqm	0sqm	0sqm	0sqm	0sqm
2016/17	-189sqm	0sqm	0sqm	0sqm	0sqm
2017/18	1,045sqm	0sqm	0sqm	0sqm	0sqm
2018/19	-75sqm	0sqm	44sqm	0sqm	0sqm
2019/20	0sqm	-104sqm	0sqm	0sqm	0sqm
Total	395sqm	-104sqm	44sqm	0sqm	0sqm

Egham

Year	A1	A2	A3	A4	A5
2015/16	-145sqm	0sqm	215sqm	0sqm	30sqm
2016/17	-140sqm	0sqm	70sqm	0sqm	70sqm
2017/18	0sqm	56sqm	0sqm	0sqm	0sqm
2018/19	133sqm	0sqm	-145sqm	0sqm	0sqm
2019/20	0sqm	0sqm	0sqm	0sqm	0sqm
Total	-152sqm	56sqm	140sqm	0sqm	100sqm

Percentage of total units in A1 retail use within Primary Shopping Frontages for town/local centres in monitoring year.

Target: Maintain 65% of total units in A1 retail use within primary shopping frontages in each town centre.

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Percentage of total units in A1 retail use within Secondary Shopping Frontages for town/local centres in monitoring year.

Target: Maintain 30% of total units in A1 retail use within secondary shopping frontages in each town centre.

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Number of residential units permitted on ground floor within Primary Shopping Frontage.

Target: Achieve no loss to residential in primary shopping frontages at ground floor level.

Progress in 2019/20 Monitoring Year: As the adoption of the new Runnymede local plan is not anticipated until Summer 2020, this will begin to be monitored in the 2020/21 AMR.

Number of A1 premises lost/gained outside of town/local centres in monitoring year.


No Target: Contextual.

Progress in 2019/20 Monitoring Year: A total of 40sqm of A1 floorspace was gained outside of town and local centres in 2019/20. This is based off one development at 10 Woodham Lane, New Haw.

Number of planning permissions granted for out-of-centre retail developments greater than 500sq.m. (gross).

Target: Achieve 100% refusal of schemes failing town centres sequential and impact tests.

Progress in 2019/20 Monitoring Year: There were no applications permitted for out of centre retail development of 500sqm or more in 2019/20.



All enquiries about this paper should be directed to:

Planning Policy Team
Planning and Economic Development Business Centre

Runnymede Borough Council
The Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

Tel 01932 838383

Further copies of this publication can be obtained from the above address,
or email: planningpolicy@runnymede.gov.uk

www.runnymede.gov.uk

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