

Runnymede 2030 Local Plan

Authority Monitoring Report 2018 - 19



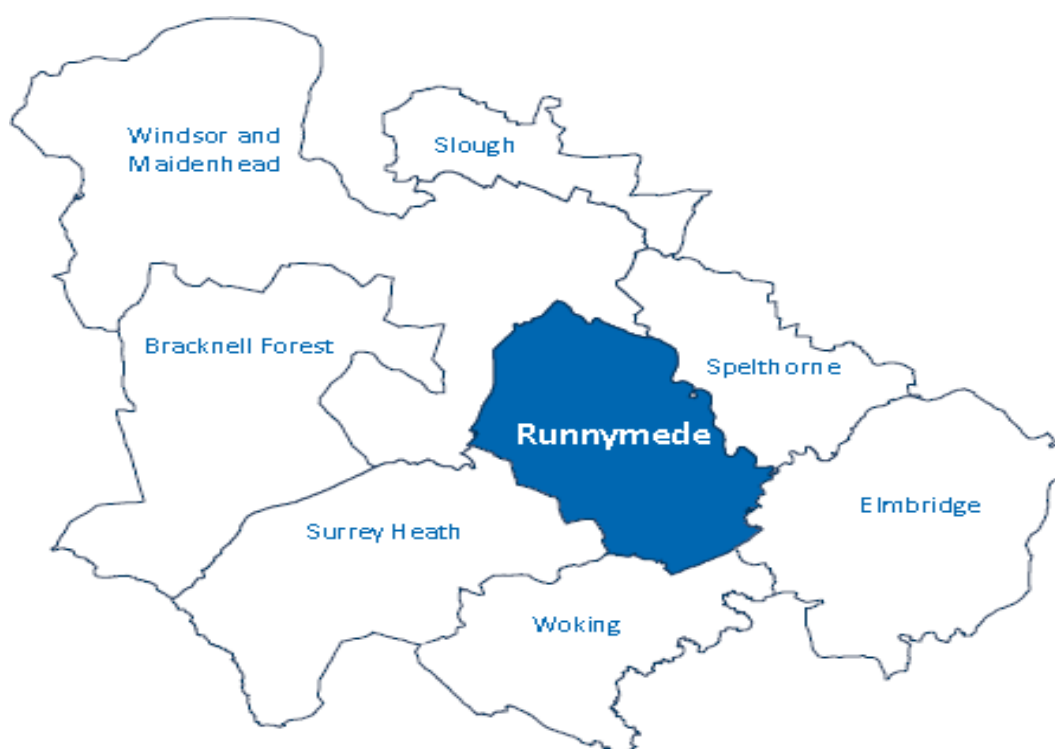
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Portrait of Runnymede Borough

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 75% 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 2%¹. Notable businesses and institutions in the Borough include Ashford and St Peters Hospital Trust (ASHP), Royal Holloway (University of London), Gartner and Toshiba. 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. In 2013 the Office for National Statistics (ONS) estimated the population of the Borough to be 83,448. Over the period 2001-13 the population grew by approximately 6.8%. Between 2013 and 2033 the population is forecast to grow further, by 19.9% up to 100,088 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 Grades 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.

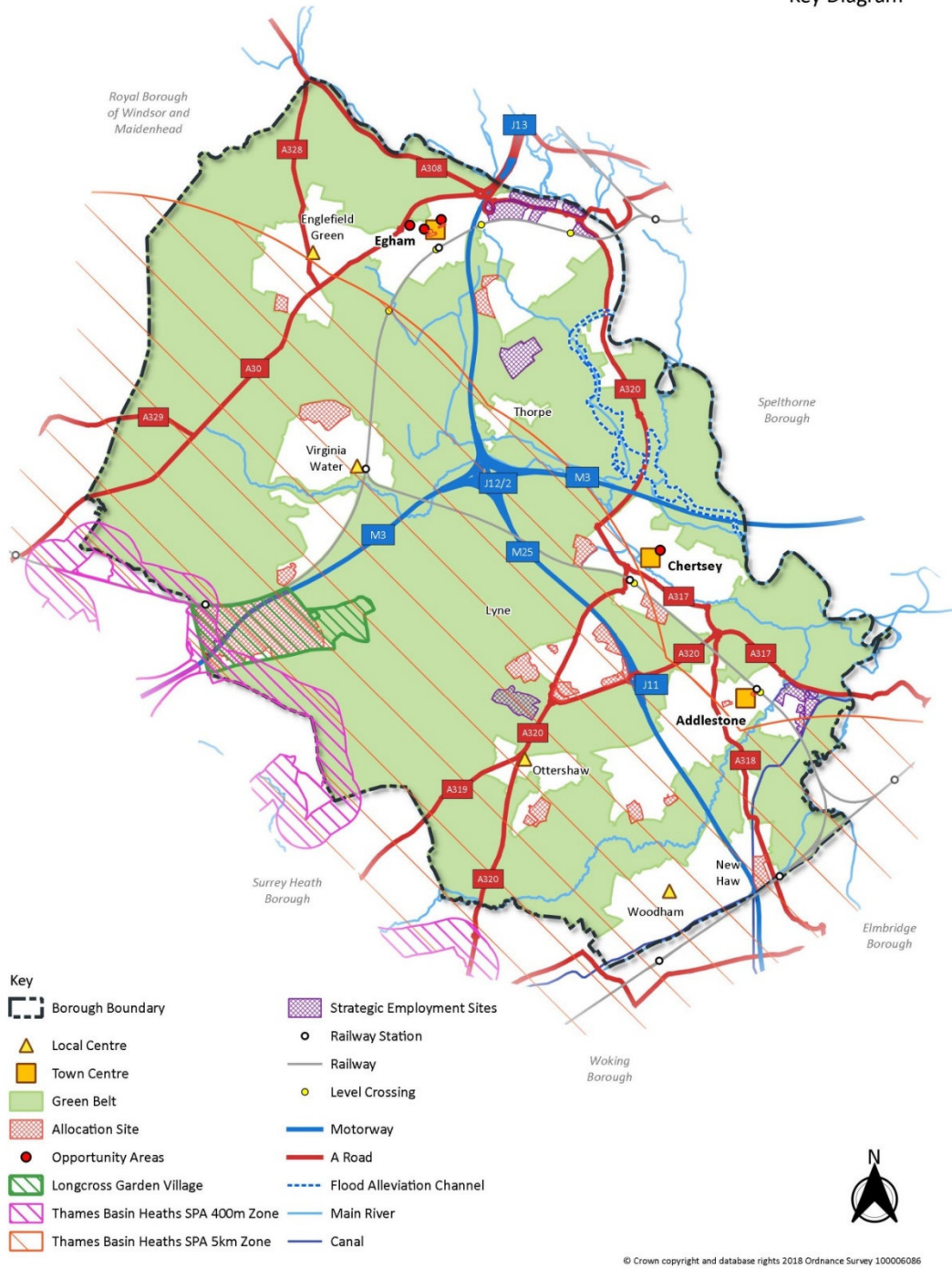
¹ Nomis Employee Jobs 2017

² Runnymede-Spelthorne Strategic Housing Market Assessment (2015)

- Tourism is an important part of the Borough's economy. The main attractions include Thorpe 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 Meadows and the site of Chertsey Abbey.

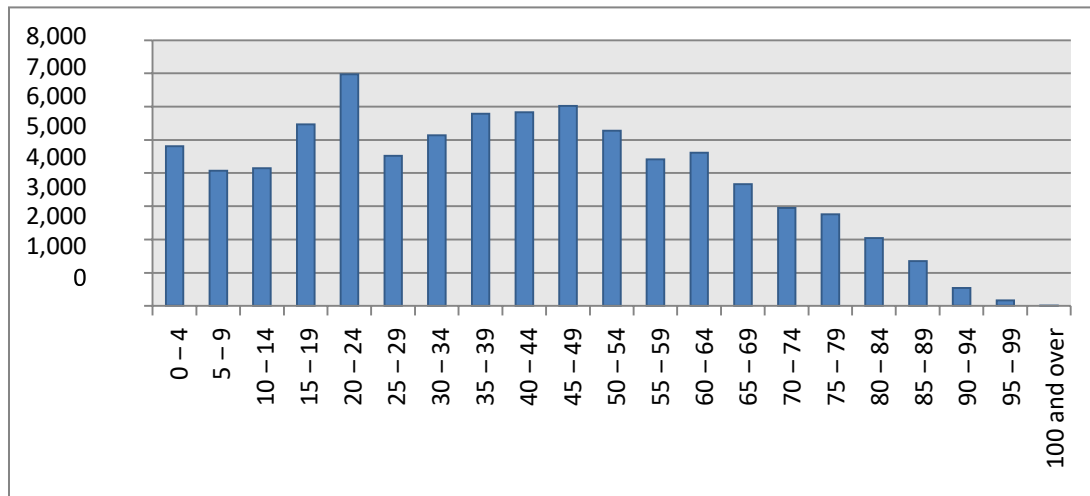
Figure 2 Runnymede Key Diagram (Taken from Submission Local Plan)

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/uksi/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 2018 to 31st March 2019.

Local Development Scheme Progress & Duty to Cooperate

18. The latest Local Development Scheme (LDS) (March 2018) can be found on the Council’s website at <https://www.runnymede.gov.uk/article/15515/Local-Development-Scheme-LDS-> During the 2018/19 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 the LDS and no further work was required in the monitoring year 2018/19.

Runnymede2030 Local Plan & Policies Map

20. Preparation of the Runnymede 2030 Local Plan continued in the monitoring year 2018/19. The key milestones for Local Plan preparation for 2018/19 in the LDS were for consultation of a draft Part 2 Local Plan with Examination in Public to follow after submission to the Secretary of State. The Council undertook consultation on a draft Part 2 Local Plan in May 2018 and submitted the Local Plan to the Secretary of State on 31 July 2018. The Public Examination into the Plan began with Stage 1 hearings in November 2018 with stage 2 hearings held in February 2019. Whilst the LDS indicates adoption of the 2030 Local Plan in 2019, the Inspector appointed by the Secretary of State felt it necessary to hold a further Stage 3 hearing session in November 2019 and as such the 2030 Local Plan is now anticipated for adoption in summer 2020 along with an updated Policies Map.

Infrastructure Delivery Plan (IDP) & CIL DPD

21. The LDS states that dates for consultation and submission of an IDP and CIL DPD are to follow in later editions of the LDS with an indication of 2018/2019. The final IDP was published in the previous 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 is due to start in the 2019/2020 monitoring year and this will be reported in later AMRs.

Duty to Cooperate

22. Details on the activities undertaken as part of the Duty to Cooperate in the monitoring year 2018/19 can be found on the Council’s web-site at <https://www.runnymede.gov.uk/article/16273/Runnymede-2030-Local-Plan-Examination->
23. During this period the Council also entered into Statements of Common Ground (SoCG) and/or Memorandum of Understanding (MoU) with a number of other authorities and organisations, the details of which can be found in the table below and on the Council’s website at <https://www.runnymede.gov.uk/article/15516/The-Duty-to-Cooperate>

Table 1-1: Statements of Common Ground and/or Memorandums of Understanding 2018/19

SoCG/MoU With	Date	Summary of Main Issues Covered/Agreed
Elmbridge, Runnymede & Spelthorne	May 2018	Housing – Agreement that any oversupply of housing could help meet other housing market area needs depending on local connections.

		<p>Economy – Each authority Functional Economic Area (FEA) appraisal is robust. Any oversupply of employment floorspace in Runnymede will be used to assist meeting any of Spelthorne’s unmet need or in some circumstances Elmbridge.</p> <p>Retail – Position of retail centres in centre hierarchy to be retained.</p> <p>Travellers – Evidence of all three authorities on need is robust. Each authority will endeavour to meet their own needs.</p> <p>Infrastructure – Elmbridge & Runnymede not seeking assistance with provision of SANG.</p> <p>Transport – A317/A320 to J11 to M25 of cross boundary relevance to both Elmbridge & Runnymede. Agreement to consider whether a joint route based study should be progressed.</p> <p>Green Belt – Each authority Green Belt Review is robust. Consideration will be given to a how a more strategic approach to reviews can be taken.</p> <p>Flooding – Continue to work collaboratively on the River Thames Scheme.</p>
Runnymede & Spelthorne	May 2018	Justifies geography covered by SoCG and given other local links that further annex SoCGs with other authorities may be required and agrees procedure for undertaking these. Sets out key ambitions and strategic priorities for Runnymede & Spelthorne SoCG and mechanisms to deliver these. Also contains a table of policy scope and evidence base.
Runnymede & Woking	May 2018	<p>Identifies some links between the two boroughs, notably housing, employment and retail.</p> <p>Housing – Authorities sit in different market areas but some localised connections</p> <p>Economy – Each authority Functional Economic Area (FEA) appraisal is robust. Both authorities not requesting assistance in meeting unmet economic needs.</p> <p>Retail – Both authorities not requesting assistance in meeting unmet retail needs.</p> <p>Travellers – Both authorities will endeavour to meet their own needs.</p> <p>Infrastructure – Both authorities will prepare and keep under review their IDPs.</p> <p>Transport – A320 of cross boundary relevance to both Woking & Runnymede. Agreement to consider whether a joint Commitment to continued partnership working to identify mitigation measures.</p> <p>Green Belt – Each authority to keep the other informed on approach to Green Belt and if any land released close to Borough boundaries.</p>

		Flooding – Continue to work collaboratively on flooding and flood risk.
Runnymede and Surrey County Council	May 2018	Sets out key cross boundary. SCC confirm they satisfied that RBC has engaged with them and acknowledge the findings of a number of evidence studies. Commitment to work together to ensure necessary highway improvements delivered in a timely manner. Commitment to work with RBC to prepare a Borough Local Transport Strategy and Forward Fund Programme. SCC to ensure sufficient school places are provided to support growth and ensure growth taken into account in provision of library services.
Runnymede & Environment Agency	November 2018	Agree that Outline Water Cycle Study is robust and should be reviewed when further information becomes available. Agreement to discuss progress with Rive Ditch modelling. Commitment to continued dialogue.
Runnymede & Highways England	November 2018	Agreed that M25 is subject to congestion in peak periods, there is a need to maintain safety on mainline flow and J11 slip roads, any potential severe impacts from the Local Plan will require mitigation and RBC, SCC and HE will work together to identify this. Both parties agree the importance of sustainable transport and traffic management measures required by Local Plan policies. RBC and HE will continue to work together in relation to highway schemes promoted for the A320 and J11 of the M25. SCC methodology for assessing highway impacts is a matter of continued discussion. Unable to agree that Strategic Highway Assessment Report (SHAR) complies with national practice guidance and yet to agree there will be no 'severe' impact on the strategic road network.
MoU with Slough Borough Council	May 2018	Agreed that Runnymede & Slough sit in different housing market and functional economic areas but will keep each other informed of their objectively assessed need (OAN). Unlikely that either authority can take any of the other's unmet housing or economic need. Each authority to keep the other informed of their approach to Green Belt. Neither authority requesting the other accommodate unmet Traveller need.

Neighbourhood Plans

24. 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.
25. 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 2018/19 monitoring year the Council also designated the Virginia Water Neighbourhood Forum and Area.

CIL & Infrastructure Funding Statements

26. 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.

Runnymede 2030 Local Plan Monitoring Indicators

27. The following indicators are taken from Appendix A of the emerging 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 2018/19:

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 2018/19 Monitoring Year: Not monitored in 2018/19.

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 2018/19 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 2018/19 Monitoring Year: Not monitored in 2018/19.

Number of dwellings completed contrary to minimum internal space standards

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

Progress in 2018/19 Monitoring Year: Not monitored in 2018/19.

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 2018/19:

Commencement of development at allocated sites

Target: Development to commence as specified in Policy SD2.

Progress in 2018/19 Monitoring Year: In the monitoring year 2018/19 development commenced at the following 2030 Local Plan allocation sites:

- Policy SL3:** Hanworth Lane,
- Policy SL4:** Coombelands Lane
- Policy SL13:** St Peter’s Hospital.

Development has also been permitted during 2018/19 at:

- Policy SL2:** Brox End Nursery, Ottershaw (RU.17/1940)
- Policy IE7:** Addlestone East (RU.18/0743)

No development has commenced or been permitted at the following Local Plan allocation sites – SL5 - SL12, SL14-SL18, IE1, IE8-IE10 during the monitoring year 2018/19.

Plan period net housing target (running total)

Target: Achieve 7,507 dwellings over plan period.

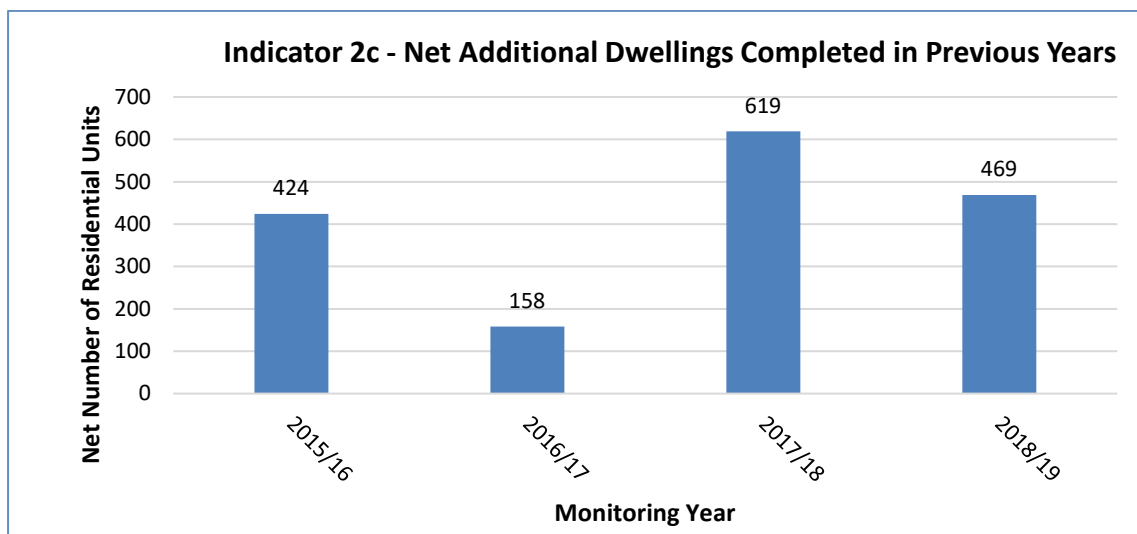
Progress in 2018/19 Monitoring Year: A total of 1,670 dwellings have been completed since the commencement of the plan period on 1 April 2015.

Net additional dwellings completed in previous years

Target: n/a

Progress in 2018/19 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 and 2017/18 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 2018/19 Monitoring Year: A total of 469 dwellings were completed in the 2018/19 monitoring year, 31 dwellings below the annualised target of 500 units per annum.

Net additional dwellings in future years

Target: In line with housing trajectory.

Progress in 2018/19 Monitoring Year: A total of 1,670 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 5,837 dwellings over the remaining 11 years of the Local Plan Period. The forecast trajectory of development rises to 536 dwellings in 2019/20, 671 dwellings in 2020/21 and 797 dwellings in 2021/22.

Managed delivery target

Target: In line with housing trajectory.

Progress in 2018/19 Monitoring Year: Completions since 1 April 2015 (1,670) have fallen short of the target of 2,029 net additional dwellings by 359 units. To make up this shortfall from previous years and applying a 20% buffer gives a requirement over the next 5 years 2019/20 to 2024/25 of 3,437 or annualised to 686 per annum. The Housing Trajectory as presented to the Runnymede 2030 Local Plan examination shows a supply over the period 2019/20-2024/25 of 3,516 or annualised to 703 per annum. This gives a housing land supply of 5.11 years, demonstrating a 5-year supply.

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

Target: In line with Spatial Strategy Policy SD1.

Progress in 2018/19 Monitoring Year: The table below provides details of the number of units completed in each settlement since 1 April 2015 and in 2018/19

Settlement	Net Number of Dwellings Completed 1 April 2015-31 March 2018	Net Number of Dwellings completed in 2018/19	Total Dwellings Completed since 1 April 2015
Addlestone	613	82	695
Chertsey	229	141	370
Egham	66	92	158
Englefield Green	178	45	223
Longcross	64	33	97
Ottershaw	3	6	9
Thorpe	6	5	11
Virginia Water	11	49	60
Woodham & New Haw	30	16	46
Other	1	0	1
TOTAL	1,201	469	1,670

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 2018/19 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	5-10%	25-30%	40-45%	20-25%
2018/19 Monitoring Year (No of Units)	96	101	13	21
2018/19 Monitoring Year (Percentage)	42%	44%	5%	9%

- Please note that the figures in the indicator above does 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%
2018/19 Monitoring Year (No of Units)	0	0	0	0
2018/19 Monitoring Year (Percentage)	0%	0%	0%	0%
Affordable Housing (rented) (SHMA Target)				
Affordable Housing (rented) (SHMA Target)	10-15%	40-45%	35-40%	5-10%
2018/19 Monitoring Year (No of Units)	8	21	1	0
2018/19 Monitoring Year (Percentage)	27%	70%	3%	0%

28. The number and percentage split of housing by size from 1 April 2015 to 31 March 2019 is set out in the table below. It should be noted that previous versions of the AMR did not split these numbers between market and affordable units and as such the table below represents all units

	1-bed	2-bed	3-bed	4+ bed
All C3 Dwellings 1 April 2015 – 31 March 2019	298	829	100	151
Percentage	22%	60%	7%	11%

since 1 April 2015.

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 2018/19 Monitoring Year: Of the 469 new dwellings that have been built in the 2018/19 Monitoring Year, 30 of those dwellings were 'affordable'. This represents 6.5% of the dwellings built in 2018/19. Since 1 April 2015, 440 affordable units have been completed representing 26% of total completions.

29. The following table provides a breakdown of the affordable split in Runnymede since 1 April 2015 including the 2018/19 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
Total	121 (28%)	319 (72%)

Number of net additional Gypsy/Traveller pitches and Travelling Showpeople 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 2018/19 Monitoring Year: Two permanent pitches were completed in 2018/19. 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 Lynns Park, Stonehill Road, Ottershaw	RU.16/0505 RU.18/0649	2 1
2018/19	High Trees, Holloway Hill, Chertsey	RU.18/0494	2
Total			5

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

No Target for Student Accommodation: Contextual

Progress in 2018/19 Monitoring Year: A total of 499 student units have been completed in 2018/19 and 1,224 from 1 April 2015 to 31 March 2019

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 2018/19 Monitoring Year: A total of 58 C2 rooms were completed in 2018/19. From 1 April 2015 to 31 March 2019 there have been a total of 132 additional C2 rooms and 2 C2 units.

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

Target: To meet the needs of the Council's Self-Build Register.

Progress in 2018/19 Monitoring Year: No self/ custom build units have been completed over the plan period. At year end 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 2018/19:

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 2018/19 Monitoring Year: The Council has not recorded data for gains/ losses of Class C1 in previous AMRs. There were no C1 floorspace completions during 2018/19. With regards to D2 floorspace, the Council has seen an overall gain of 325 sqm during 2018/19. 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
C1	No Data	No Data	No Data	0
Running Total	No Data	No Data	No Data	0
D2 (sqm)	0	155	5,249	325
Running Total (sqm)	0	155	5,404	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 2018/19:

List of infrastructure projects completed in monitoring year.

Target: Achieve delivery in accordance with the IDP.

Progress achieved in 2018/19 Monitoring Year: See table below

Project Description	Location
Re-provision of upgraded gym facilities at Addlestone One	Addlestone
Redevelopment of Egham Leisure Centre including provision of swimming facilities	Egham
Runnymede Roundabout Improvements	Egham
Egham Sustainable Transport Package	Egham
Chobham Lane to Kitsmead Lane Cycle Link	Longcross

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 2018/19 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 is mainly due to a change of use at Unither House, Chertsey from office use and additional floorspace at Royal Holloway University of London.

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

Commencement of Development

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

Progress in 2018/19 Monitoring Year: Target N/A in 2018/19

Net additional dwellings completed (running total)

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

Progress in 2018/19 Monitoring Year: 33 dwellings were completed in the monitoring year with a total of 97 homes completed on the north site in total, since development commenced.

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 2018/19 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. This gives an overall affordable delivery of 38%.

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 2018/19 Monitoring Year: Not monitored in 2018/19 Monitoring Year.

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 2018/19 Monitoring Year: None completed in 2018/19.

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 2018/19 Monitoring Year: None completed in 2018/19.

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 2018/19 Monitoring Year: 5ha of SANG was completed at the Trumps Farm SANG in 2018/19.

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 2018/19 Monitoring Year: None completed in 2018/19.

Traffic generation

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

Progress in 2018/19 Monitoring Year: N/A in 2018/19.

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 2018/19:

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 2018/19 Monitoring Year: Not monitored in 2018/19.

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 2018/19 Monitoring Year: Not monitored in 2018/19.

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 2018/19 Monitoring Year: Not monitored in 2018/19.

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 2018/19 Monitoring Year: Not monitored in 2018/19.

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 2018/19:

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 2018/19 Monitoring Year: Not monitored in 2018/19.

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

No Target: Contextual.

Progress in 2018/19 Monitoring Year: Not monitored in 2018/19.

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

Target: Achieve compliance with Policy EE2.

Progress in 2018/19 Monitoring Year: Not monitored in 2018/19.

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 2018/19 Monitoring Year: Not monitored in 2018/19.

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

Target: Achieve average density no less than 30dph.

Progress in 2018/19 Monitoring Year: Not monitored in 2018/19.

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 2018/19:

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 2018/19 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 2018/19 Monitoring Year: This will be updated upon adoption of the new Local List in the 2019/20 monitoring period.

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 2018/19 Monitoring Year: Not monitored in 2018/19. Reviews of some Conservation Areas will commence in the 2019/20 monitoring year and will be reported in subsequent AMRs.

Number of archaeological finds associated with new development

No Target: Contextual.

Progress in 2018/19 Monitoring Year: Not monitored in 2018/19.

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 2018/19:

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 2018/19 Monitoring Year: There was no net loss of land area designated as SSSI in the 2018/19 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	13.6ha	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 2018/19 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 2018/19 Monitoring Year: Not monitored in 2018/19.

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 2018/19 Monitoring Year: 5ha of SANG was delivered in 2018/19 in connection with the Trumps Farm SANG for Longcross Garden Village. Since the 1st April 2015 a total of 7.7ha of SANG has been implemented including the 5ha at Trumps Farm. This is shown in the table below.

SANG Location	SANG Area
Longcross North	2.7ha
Trumps Farm, Longcross	5ha
Total	7.7ha

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

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 2018/19 Monitoring Year: On 31 March 2019 there was SANG capacity remaining for 735 dwellings.

Number of new Tree Preservation Orders made in monitoring year.

No Target: Contextual

Progress in 2018/19 Monitoring Year: Not monitored in 2018/19.

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 2018/19:

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 2018/19 Monitoring Year: Not monitored in 2018/19.

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 2018/19:

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 2018/19 Monitoring Year: This is a target that will be monitored upon adoption of the Local Plan in 2020/21 Monitoring Year.

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 2018/19 Monitoring Year: Not monitored in 2018/19.

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 2018/19:

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 2018/19 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 2018/19 Monitoring Year: The amount of B use class floorspace lost/gained in SEAs in the monitoring year 2018/19 is 0sqm of B1a, 0sqm of B1b, -925sqm of B1c, -2,965sqm B2 and -4,471sqm of B8. The large 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
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 2018/19:

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

Target: Schemes delivered in accordance with the IDP.

Progress in 2018/19 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 2018/19 Monitoring Year: See indicator 4a.

Number of Travel Plans implemented in monitoring year.

No Target: Contextual.

Progress in 2018/19 Monitoring Year: Not monitored in 2018/19.

Number of applications permitted contrary to adopted parking standards

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

Progress in 2018/19 Monitoring Year: Not monitored in 2018/19.

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 2018/19 Monitoring Year: Not monitored in 2018/19.

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 2018/19:

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 2018/19 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
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
Total	395sqm	0sqm	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
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 2018/19 Monitoring Year: Not monitored in 2018/19.

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 2018/19 Monitoring Year: Not monitored in 2018/19.

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 2018/19 Monitoring Year: Not monitored in 2018/19.

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


No Target: Contextual.

Progress in 2018/19 Monitoring Year: A total of 2,462sqm of A1 floorspace was gained outside of town and local centres in 2018/19. This comprised of land east of Hawthorne Lane at The Causeway, Egham (2,435sqm) and 27sqm at Addlestone Service Station. A total of 110sqm was lost outside of town/local centres at Thorpe Lea Road in Egham and Ongar Parade in Rowtown.

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 2018/19 Monitoring Year: There were no applications permitted for out of centre retail development of 500sqm or more in 2018/19.



All enquiries about this paper should be directed to:

Policy & Strategy Team
Planning 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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