

# Runnymede 2035

## Centre Hierarchy



March 2017

*This page has been left intentionally blank*

## Executive Summary

The centre hierarchy document is a key part of Runnymede Borough Council's evidence base for the new Local Plan, Runnymede 2035. This document will enable the Council to have a better understanding of the roles of each of its centres. It does so by grouping together those centres that have similar functions and characteristics.

The methodology has been produced by scoring each of the centres within Runnymede. Scoring has been based primarily on a desktop assessment of the level of accessibility that people have in each centre to a range of services and facilities, identified through sustainability indicators. Scores have been given on the basis of assessment against a range of qualifying criteria in order to produce the proposed centre hierarchy.

The centre hierarchy is not proposed for a targeted public consultation although there are a number of wider consultation events held during the preparation of a Local Plan where interested parties have the opportunity to comment on the Council's consultation material and evidence base. However, if you have specific information about centres in the Borough of Runnymede outside of these public consultations that would help Planning Officers to update this hierarchy in the future, please email [planningpolicy@runnymede.gov.uk](mailto:planningpolicy@runnymede.gov.uk) or phone 01932 425274.

## Contents

Executive Summary .....	1
1.0 Introduction.....	3
2.0 Policy Context .....	5
3.0 Methodology.....	7
4.0 Conclusions.....	17
5.0 Monitoring and Reviewing the Centre Hierarchy.....	17
6.0 Appendices.....	18
Appendix 1 .....	18

## 1.0 Introduction

- 1.1 Runnymede Borough lies in north-west Surrey some twenty miles south-west of Central London. Historically Runnymede is a predominantly rural area, with a number of centres interspersed between the main urban areas of Addlestone, Chertsey and Egham.
- 1.2 Addlestone is the Borough's youngest centre, having only grown into a town in the 19<sup>th</sup> Century. It is now a busy commercial centre and home to Runnymede Borough Council and the Addlestone One Project. Chertsey is a historic town which has the remains of an abbey dating from Saxon times. Whilst retaining its historic character, Chertsey is now also a thriving modern business centre. Egham has late medieval origins and continues to benefit from a number of historic buildings in its historic core which is designated as a Conservation Area. The town centre contains a range of shops and local services which serve local people and visitors. Over the coming years, parts of the town will be the subject of regeneration proposals which will seek to renew the existing townscape, improve facilities for local people and help improve accessibility.
- 1.3 There are other smaller settlements in the Borough which have been particularly identified by the Council in its Corporate Business Plan. These are further discussed in paragraph 2.6 of this document.

### The purpose of this report

- 1.4 The purpose of this report is to define a centre hierarchy for the Borough, as required by the National Planning Policy Framework<sup>1</sup>, taking into account the differing sizes and functions of the existing centres. It forms part of the evidence base for the new Local Plan.
- 1.5 The centre hierarchy is a way of categorising these centres to recognise their different roles. Different centres in the Borough perform different roles in meeting different needs of the Borough and the wider area for example, in meeting the needs of local people, businesses, and contributing to the Borough's leisure offer. The centre hierarchy aims to group together the centres that have similar characteristics or fulfil similar functions.
- 1.6 At the top of the hierarchy are the larger centres that fulfil the most functions, have the best infrastructure and are most easy to access by sustainable forms of travel. The smaller centres, with fewer functions, and weaker infrastructure and transport links, are nearer the bottom of the hierarchy.
- 1.7 Table 1 outlines the centre hierarchy tiers used in this document and a brief description of each one.
- 1.8 This document provides the evidence and justification for the categorisation of each centre based upon the characteristics and functions of each one.

---

<sup>1</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

Table 1: Centre Hierarchy Tiers and Descriptions

<b>Centre Hierarchy:</b>	Local Service Centre	Key Service Centre	Town Centre
<b>Description:</b>	Benefit from some services and facilities but fewer than Key Service Centres. Local Service Centres are generally the least accessible type of centres by public transport.	These centres contain a moderate range of services and facilities Key Service Centres are generally fairly accessible by public transport.	Provide a good range of facilities and services and will be widely accessible by public transport.

1.9 In addition to the types of centre listed in table 1 above, it is recognised that the Borough also contains a range of small neighbourhood parades and individual shops/services in certain locations which help meet the needs of local people. The NPPF states that references to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. As such, these areas of the Borough are recognised, but do not form part of the defined centre hierarchy for the Borough.

## 2.0 Policy Context

2.1 The current Local Plan 2001 contains the planning policies for new development within the Borough of Runnymede. However, since the adoption of this Local Plan there have been a number of changes to national planning policy, which must be taken into consideration while preparing the new Local Plan, 'Runnymede 2035'.

### National Planning Policy Framework

2.2 The Government published the National Planning Policy Framework (NPPF) on 27<sup>th</sup> March 2012 which replaced much of previous national planning policy.

2.3 Paragraph 23 of the NPPF states that, in drawing up local plans, local planning authorities should 'define a network and hierarchy of centres that is resilient to anticipated future economic changes'

2.4 In paragraph 8 it states that the purpose of the planning system is to 'achieve sustainable development'. Sustainable development has three dimensions, to be addressed through the planning system:

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
- A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resource prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

### Planning Practice Guidance

2.5 The Government published Planning Practice Guidance (PPG) in support of the NPPF in March 2014. Although there is no guidance in the PPG relating to the definition of a centre hierarchy, it does however, reiterate the importance of achieving sustainable development through the policies contained in Local Plans. It states:

- In 'Rural Housing' paragraph 001, that 'a thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship'.
- In 'Rural Housing' Paragraph 001, that all settlements can play a role in delivering sustainable development in rural areas.
- In 'Ensuring the vitality of town centres' paragraph 003, that the appropriate and realistic role, function and hierarchy of town centres in the area over the

plan period will involve auditing existing centres to assess their role, vitality and viability and potential to accommodate new development and different types of development.

- 'Ensuring the vitality of town centres' paragraph 003, that any town centre strategies should identify changes in the hierarchy of town centres.

### **Local Policy**

- 2.6 The Council's Corporate Business Plan<sup>2</sup> sets out that Runnymede has an area of 7,804 hectares, of which 6,078 hectares is Green Belt (Census, 2011) and names the settlements of Addlestone, Chertsey, Egham, Englefield Green, Longcross, Lyne, New Haw, Ottershaw, Row Town, Thorpe, Virginia Water and Woodham as being located in the Borough.
- 2.7 The Council's 2001 Local Plan does not define a centre hierarchy for the Borough, but it does identify the Borough's 'towns' as being Addlestone, Chertsey, Egham and the 'smaller villages and suburban centres' as being Virginia Water, Thorpe, Englefield Green, Woodham, New Haw, Ottershaw and Lyne. No additional evidence gathering to change these conclusions was carried out in 2007 when a number of the Local Plan policies were saved.
- 2.8 As part of the evidence base to inform the new Runnymede 2035 Local Plan, the Council commissioned a Town and Local Centres Study in line with national policy and current planning guidance. The **Runnymede Town and Local Centres Study 2015**<sup>3</sup> identifies that the Borough has the three Town Centres of Addlestone, Chertsey and Egham. The Study also identified five Local Centres in the Borough, Englefield Green, New Haw and Woodham, Ottershaw, Virginia Water and Thorpe. The Study drew information from the now withdrawn Draft Runnymede Local Plan Core Strategy (December 2013).
- 2.9 This centre hierarchy document takes its impetus from and follows the Runnymede Town and Local Centres Study. It is for this reason that the three town centres of Addlestone, Chertsey and Egham and the local centres of Englefield Green, New Haw and Woodham, Ottershaw and Virginia Water will be evaluated with a view to placing them in a centre hierarchy. However Thorpe is not considered in this document. This is because, whilst Thorpe is one of the Borough's recognised smaller settlements, given its lack of any discernible commercial core, it was not concluded to be a recognised 'centre' in the Borough which would form part of a centre hierarchy. As such, Thorpe is not considered in the remainder of this document.
- 2.10 A Town and Local Centres Boundary Review has been produced alongside this centre hierarchy work. The maps which support this review can be found in Appendix 1 of this document. It is the extent of these centres as defined in the Town and Local Centres Boundary Review, together with their immediate surrounding area, which have been considered in this document.

---

<sup>2</sup> <https://www.runnymede.gov.uk/CHttpHandler.ashx?id=15521&p=0>

<sup>3</sup> <https://www.runnymede.gov.uk/article/10390/Runnymede-Town-and-Local-Centres-Study-2015>



### 3.0 Methodology

- 3.1 There is no government guidance for establishing a centre hierarchy, but as noted in section 2 of this report, paragraph 23 of the NPPF requires that local planning authorities should ‘define a network and hierarchy of centres that is resilient to anticipated future economic changes’.
- 3.2 Research has shown that a comprehensive way to determine a centre hierarchy is to identify the range of services and facilities available within each centre or place. A literature review of studies with comparable methodologies carried out by other planning authorities was undertaken, including:
- Guildford Borough Council Settlement Hierarchy May 2014<sup>4</sup>
  - South Derbyshire Local Development Framework Core Strategy Settlement Hierarchy July 2014<sup>5</sup>
  - Surrey Heath Core Strategy and Development Management Policies Settlement Hierarchy 2010/11<sup>6</sup>
- 3.3 This document will follow the general approach set out in these studies.
- 3.4 There are many services and facilities which could be considered in this analysis however it was decided to focus on those which make a key contribution to sustainability based upon the principles of the NPPF. These are shown below in Table 2 alongside interpretations for the use of the particular indicators. These have been taken into account when preparing the centre hierarchy.

Table 2: NPPF Principles and sustainability indicators

NPPF	Sustainability Indicator Used	Description
<p>Planning should ‘actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable’</p> <p>‘Plans and decisions should ensure developments that generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised’</p>	<p>Public transport</p> <ul style="list-style-type: none"> <li>- Bus service</li> <li>- Railway Service</li> </ul>	<p>Provides residents with the opportunity to travel to other locations by public transport. This is particularly important for those without access to private transport. For centres to be considered to have a bus service within the centre hierarchy, the service must end in or pass through a major centre<sup>7</sup>. Provides residents with opportunity to travel to</p>

<sup>4</sup> <http://www.guildford.gov.uk/newlocalplan/CHttpHandler.ashx?id=16930&p=0>

<sup>5</sup> [http://www.south-derbys.gov.uk/Images/Topic%20Paper%20-%20Settlement%20Heirarchy\\_tcm21-249530.pdf](http://www.south-derbys.gov.uk/Images/Topic%20Paper%20-%20Settlement%20Heirarchy_tcm21-249530.pdf)

<sup>6</sup> <http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/CoreStrat/PrevCoreStrat/CoreStratDevMngmntPolsDPD.pdf>

<sup>7</sup> Please see paragraph 3.6 for more information.

		other locations by public transport.
‘The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities’	Nursery/Pre School Primary School Secondary School	Play an important role in most centres. They reduce the need for children to travel long distances to school and, where possible, are within walking distances for children. Only publically funded schools are considered in this document as they are available to all.
‘Access to high quality open space and opportunities for sport and recreation can make an important contribution to the health and well-being of communities’	Indoor and outdoor leisure facilities	Provides recreational facilities and community infrastructure. Indoor leisure facilities include; Leisure centres, swimming pools etc Outdoor leisure facilities include; Recreational grounds, football, tennis and cricket pitches etc.
‘To deliver social, recreation and cultural facilities and services the community needs, planning policies and decision should: - Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments - Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the communities ability to meets its day to day needs - Ensure an integrated approach to considering	Supermarket Convenience Store/ Local Shop Community Centre/Village Hall Public House/Restaurant Post Office Library Service Place of Worship Bank/ATM	Important in determining the sustainability of a centre and for meeting day to day needs, particularly for those without access to private transport. Provides a location for community activities and events and a base for local organisations. Provide residents with a place to socialise. Pubs can often act as a focal point for a community and have traditionally provided a valuable service to rural communities. The facilities listed provide a range of financial and communication services, provide affordable access to literature and other media services and support education. Provides residents with

the location of housing, economic uses and community facilities and services		a service to draw money out of their bank account or pay money in.
‘There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles’. The social role should encourage the creation of a high quality built environment ‘with accessible local services that reflect the community’s needs and support its health, social and cultural well-being’.	Doctors Dentists Pharmacy Optician Cinema Museum	Access to doctors, dentists, pharmacies and opticians is important for health needs. Access to cultural facilities is also stated as being important in the NPPF. Easy access is important for those without private transport or for those who find using public transport difficult.
‘There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles’. The economic role should contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;	Amount of B1, B2 and B8 floorspace	Access to local employment opportunities reduces the need for out commuting. For the purposes of this analysis, only B1 (office), B2 (general industrial) and B8 (storage and distribution) uses will be considered although it is recognised that other types of services and facilities also provide employment opportunities. Data which fed into the 2016 Employment Land Review will provide the evidence for the conclusions drawn in this document.

3.5 For the purposes of the scoring of the sustainability indicator criteria a ‘major centre’ is a main town centre of primary/secondary regional importance. Runnymede contains no such centres. In the area surrounding Runnymede, this level of centre includes Staines-upon-Thames and Woking. This approach was identified in the Runnymede Draft Site Selection Methodology and Assessment<sup>8</sup> and has been used in this document to help score the indicators related to transport in a consistent manner.

<sup>8</sup> <https://www.runnymede.gov.uk/CHttpHandler.ashx?id=15447&p=0>

3.6 The attribution of values to the sustainability indicators criteria was used to produce a scoring system that would be used to assess which tier centres fall into in the centre hierarchy. The scoring criteria can be found in Table 3.

Table 3: Sustainability indicator criteria and scores attributed

<b>Transport</b> This source of information was from desktop research.	<b>Score</b>	<b>Description</b>
<b>Railway Services</b>	0 – No Service	No station or rail service
	1 – Limited Service	Close proximity to a railway station.  Running Monday – Saturday  Between 7am and 7.30pm  1hr travel time to major centre
	2 – Reasonable Service	Close proximity to a railway station.  Running Monday – Sunday  Before 7am and after 11pm  30 minutes – 45 minutes travel time to major centre
	3 – Good Service	Close proximity to a railway station.  Running Monday – Sunday  Before 7am and after 11pm  15 minutes – 30 minutes travel time to major centre
	4 – Very Good Service	Close proximity to a railway station.  Running Monday – Sunday  Before 7am and after 11pm  Less than 15 minutes travel time to major centre
<b>Bus Services</b> (Peak hours – 7-9am or 4-6pm)	0 – No Service	No bus routes
	1 – Limited Service	One direct route to a major centre  Monday – Friday  Service(s) commence after 9am

	2 – Reasonable Service	One direct route to a major centre  Monday- Friday and a limited service to a Saturday  Service(s) commence before 8.30am and run until after 6pm (Monday – Friday)
	3 – Good Service	One direct route to a major centre  Monday-Saturday  Service(s) commence before 8am and run until after 6.30pm (Monday – Friday). At best two services in peak time.
	4 – Very Good Service	More than one direct route to a major centre  Monday-Sunday  Service(s) commence before 7am and run until after 7pm. With more than two services in peak hours.
<b>Schools</b> Source of information: Desktop research.		
<b>Score applied to Infant Schools:</b>	0	No infant/independent infant school/s
	1	Independent infant school/s in centre or in close proximity to centre
	2	Infant school/s in centre or in close proximity to centre
<b>Score applied to junior schools:</b>	0	No junior/independent junior school/s
	1	Independent junior school/s in centre or in close proximity to centre
	2	Junior school/s in centre or in close proximity to centre
<b>Score applied to primary schools (unless a score has been given to an infant or junior school):</b>	0	No primary/ Independent primary school/s
	1	Independent primary school/s in centre or in close proximity to centre
	2	Primary school/s in centre or in close proximity to centre
<b>Score applied to secondary schools:</b>	0	No secondary/independent secondary schools
	1	Independent secondary schools in centre or in close proximity to centre
	2	Secondary school/s in centre or in close proximity to centre
<b>Shops</b> Source of information: Desktop research and the Town and Local Centre Study 2015 produced by Carter Jonas for RBC.		
<b>Supermarket – centres that contain a supermarket or superstore</b>	0	No supermarket or superstore
	1	Supermarket or superstore in or outside centre
<b>Convenience Store/Local Shop – for</b>	0	No convenience store/local

shopping centre to achieve sustainable shopping patterns. It is considered necessary for there to be at least one convenience store either within the centre or in the immediate surrounding area. Where this is absent a score of zero has been recorded irrespective of other shopping provision.		shop
	1	Convenience store/local shop in or outside centre
<p><b>Community Facilities and Cultural Facilities</b></p> <p>Source of information: Post office website<sup>9</sup>, desktop research, the Leisure pages of the Runnymede Borough Council website<sup>10</sup>, the Surrey County Council's Libraries webpage<sup>11</sup>.</p> <p>For the community facilities listed, a score of 1 has been given if the facility is present. A score of 0 has been given if the facility is not present (unless otherwise stated).</p> <p>For the community facilities listed below, a score of 1 has been given if the facility is present. A score of 0 has been given if the facility is not present (unless otherwise stated).</p> <ul style="list-style-type: none"> <li>- Post Office</li> <li>- Indoor Leisure</li> <li>- Outdoor Leisure</li> <li>- Community Centre/Village Hall</li> <li>- Library Service</li> <li>- Place of worship</li> <li>- Cinema</li> <li>- Museum</li> </ul>	For the community facilities listed, a score of 1 has been given if the facility is present. A score of 0 has been given if the facility is not present (unless otherwise stated).	
<b>Bank/ATM</b>	0	No Bank or ATM present
	1	Bank or ATM present
	2	Bank and ATM present
<b>Public House/ Restaurant</b>	0	Not present
	1	Public house or restaurant
	2	Public house and restaurant
<p><b>Health Facilities</b></p> <p>Source of information: NHS choices website<sup>12</sup> and from desktop research.</p> <p>For the health facilities listed below, a score of 1 has been given if the facility is present. A score of 0 has been given if the facility is not present (unless otherwise stated).</p> <ul style="list-style-type: none"> <li>- GP</li> <li>- Dentist</li> <li>- Pharmacy</li> <li>- Optician</li> </ul>	For the health facilities listed below, a score of 1 has been given if the facility is present. A score of 0 has been given if the facility is not present (unless otherwise stated).	
<p><b>Employment uses</b></p> <p>Source of information: Floorspace data which underpinned the Council's 2016 Employment Land Review, and information from the VOA website. This is based on employment floorspace from within the defined centre. No employment floorspace has been calculated for outside the centre.</p>		
	0	No employment floorspace
	1	Up to 1000sqm
	2	Up to 5000sqm
	3	5000sqm and above

<sup>9</sup> <http://www.bing.com/search?q=post+office&src=IE-TopResult&FORM=IETRO2&conversationid>

<sup>10</sup> <https://www.runnymede.gov.uk/article/5417/Leisure-centres>

<sup>11</sup> <https://www.surreycc.gov.uk/people-and-community/libraries>

<sup>12</sup> <http://www.nhs.uk/Service-Search>

3.7 In order to place the centres in Runnymede into the identified hierarchy, qualifying scores had to be determined, based on the points scored when applying the sustainability indicators. Table 4 shows the scoring levels employed in this process.

Table 4: Scoring Criteria

<b>Centre Hierarchy :</b>	<b>Local Service Centre</b>	<b>Key Service Centre</b>	<b>Town Centre</b>
<b>Qualifying Criteria:</b>	15 points and above when scored using the scoring assessment criteria	25 points and above when scored using the scoring assessment criteria	30 points and above when scored using the scoring assessment criteria

3.8 The scoring of sustainability indicators were then used to score all the town and local centres that were identified as part of the centre hierarchy document. This scoring assessment can be found in Table 5.

Table 5: Scoring Assessment	Addlestone	Chertsey	Egham	Englefield Green	New Haw & Woodham	Ottershaw	Virginia Water
<b>Public Transport</b>							
Bus Service to Major Centre	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>3</b>
Rail Service to Major Centre	Addlestone to Staines Weekdays = every half hour Saturdays = every half hour Sundays = every hour <b>3</b>	Chertsey to Staines Weekdays = every half hour Saturdays = every half hour Sundays = every hour <b>3</b>	Egham to Staines Weekdays = every 20 minutes Saturdays = every 20 minutes Sundays = approve every 25 minutes <b>4</b>	None. <b>0</b>	Byfleet and New Haw to Woking Weekdays = every half hour Saturdays = every half hour Sundays = every 20 minutes <b>4</b>	None. <b>0</b>	Virginia Water to Staines Weekdays = every half hour Saturdays = every half hour Sundays = every 20 minutes <b>4</b>
	<b>7</b>	<b>7</b>	<b>8</b>	<b>4</b>	<b>7</b>	<b>3</b>	<b>7</b>
<b>Education</b>							
Primary School Secondary School	Darley Dene Infant School <b>2</b> Sayes Court Junior School <b>2</b> St. Pauls C of E Primary School	St. Anne's Roman Catholic Primary School <b>2</b> Stepgates Community Primary School Pycroft Grange	Hythe Community Primary School <b>2</b> Manorcroft Primary School Thorpe Lea	Englefield Green Infant School <b>2</b> St. Jude's C of E Junior School <b>2</b> St. Cuthberts Roman Catholic Primary School	The Grange Community Infant School <b>2</b> New Haw Junior School <b>2</b> Fullbrook School <b>2</b>	Ottershaw C of E Junior School <b>2</b>	Christ Church C of E Infant School <b>2</b> Trumps Green Infant School St. Ann's Heath Junior School <b>2</b>



	Holy family Catholic Primary School  Ongar Place Primary School  Jubilee High School 2	Primary School  Chertsey High School (2017)2  Salesian School  Sir William Perkins1  Philip Southcote School  Meadowcroft School	Primary School  Magna Carta School 2				The American School1
	<b>6</b>	<b>5</b>	<b>4</b>	<b>4</b>	<b>6</b>	<b>2</b>	<b>5</b>
Retail							
Supermarket	1	1	1	0	1	0	0
Convenience Store/Local Shop	1	1	1	1	1	1	1
Post Office	1	1	1	0	1	1	1
Bank/ATM	2	2	2	2	1	1	2
	<b>5</b>	<b>5</b>	<b>5</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>4</b>
Community Facilities							
Indoor Leisure	1	1	1	0	0	0	0
Outdoor Leisure	1	1	1	1	1	1	1
Community Centre/Village Hall	1	1	1	1	1	1	1
Public House/Restaurant	2	2	2	2	2	2	2
Library Service	1	1	1	0	1	0	1
Place of Worship	1	1	1	1	1	1	1
Cinema	0	0	0	0	0	0	0
Museum	0	1	1	0	0	0	0
	<b>7</b>	<b>8</b>	<b>8</b>	<b>5</b>	<b>6</b>	<b>5</b>	<b>6</b>

Health Facilities							
GP	1	1	1	1	0	1	1
Dentist	1	1	1	1	1	1	1
Pharmacy	1	1	1	1	1	1	1
Optician	1	1	1	1	0	0	0
	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>2</b>	<b>3</b>	<b>3</b>
Employment Uses							
Floorspace	3921.35sqm	45245.62sqm	22507.63sqm	210.52sqm	400.65sqm	0sqm	401.16sqm
	<b>2</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>
<b>Total</b>	<b>31</b>	<b>32</b>	<b>32</b>	<b>21</b>	<b>26</b>	<b>16</b>	<b>26</b>

## 4.0 Conclusions

- 4.1 As outlined previously, this document has concluded that there are three tiers in the Runnymede Centre Hierarchy. These have been identified as Local Service Centres, Key Service Centres and Town Centres.
- 4.2 Using the methodology outlined in chapter 3, the centres have been assessed in order to place them in this hierarchy and Table 6 shows how they are positioned.

Table 6: The positioning of centres within Runnymede in the centre hierarchy

Centre Hierarchy :	Local Service Centre	Key Service Centre	Town Centre
<b>Qualifying Criteria:</b>	15 points and above when scored using the scoring assessment criteria	25 points and above when scored using the scoring assessment criteria	30 points and above when scored using the scoring assessment criteria
<b>Centre:</b>	Ottershaw Englefield Green	New Haw and Woodham Virginia Water	Addlestone Chertsey Egham

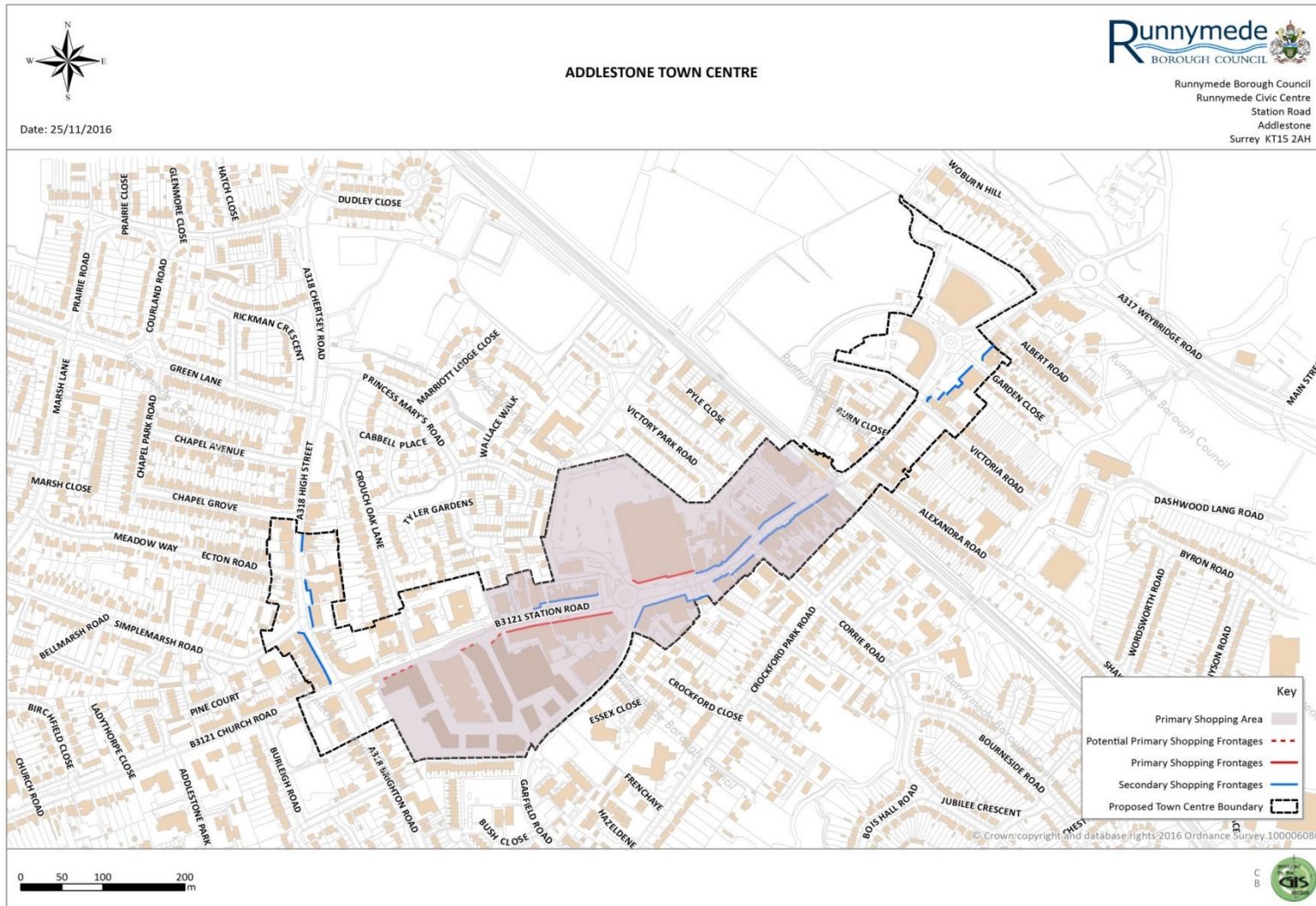
- 4.3 Addlestone, Chertsey and Egham qualify against the criteria as Town Centres. New Haw and Woodham and Virginia Water qualify against the criteria as Key Service Centres and Englefield Green and Ottershaw qualify against the criteria as Local Service Centres.
- 4.4 It is considered that the centre hierarchy is broadly reflective of the wider settlement hierarchy in the Borough. However, in addition, the smaller settlements of Lyne and Thorpe which are referred to in paragraph 2.7 of this report but which were not considered further in this paper as they were found to have no discernible commercial centres for assessment, would, in all likelihood sit below the local centre centres identified in this document.

## 5.0 Monitoring and Reviewing the Centre Hierarchy

- 5.1 The centre hierarchy will be reviewed at appropriate points during the Local Plan period to assess whether any material changes in circumstances have occurred which would result in a centre being categorised differently in the centre hierarchy. This could be as the result of a reduction in facilities and services, or conversely because of growth.

# 6.0 Appendices

## Appendix 1





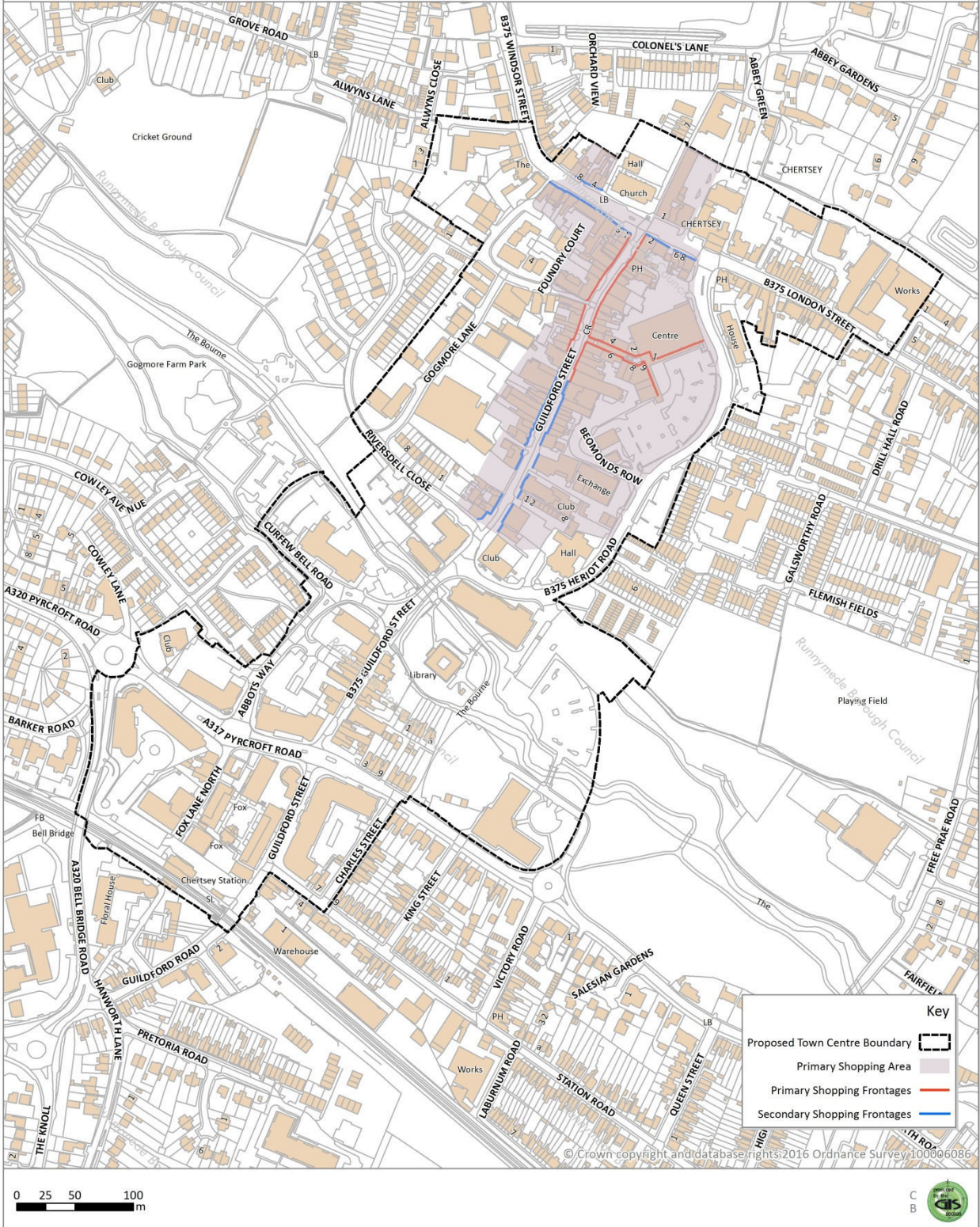


# CHERTSEY TOWN CENTRE



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

Date: 24/11/2016





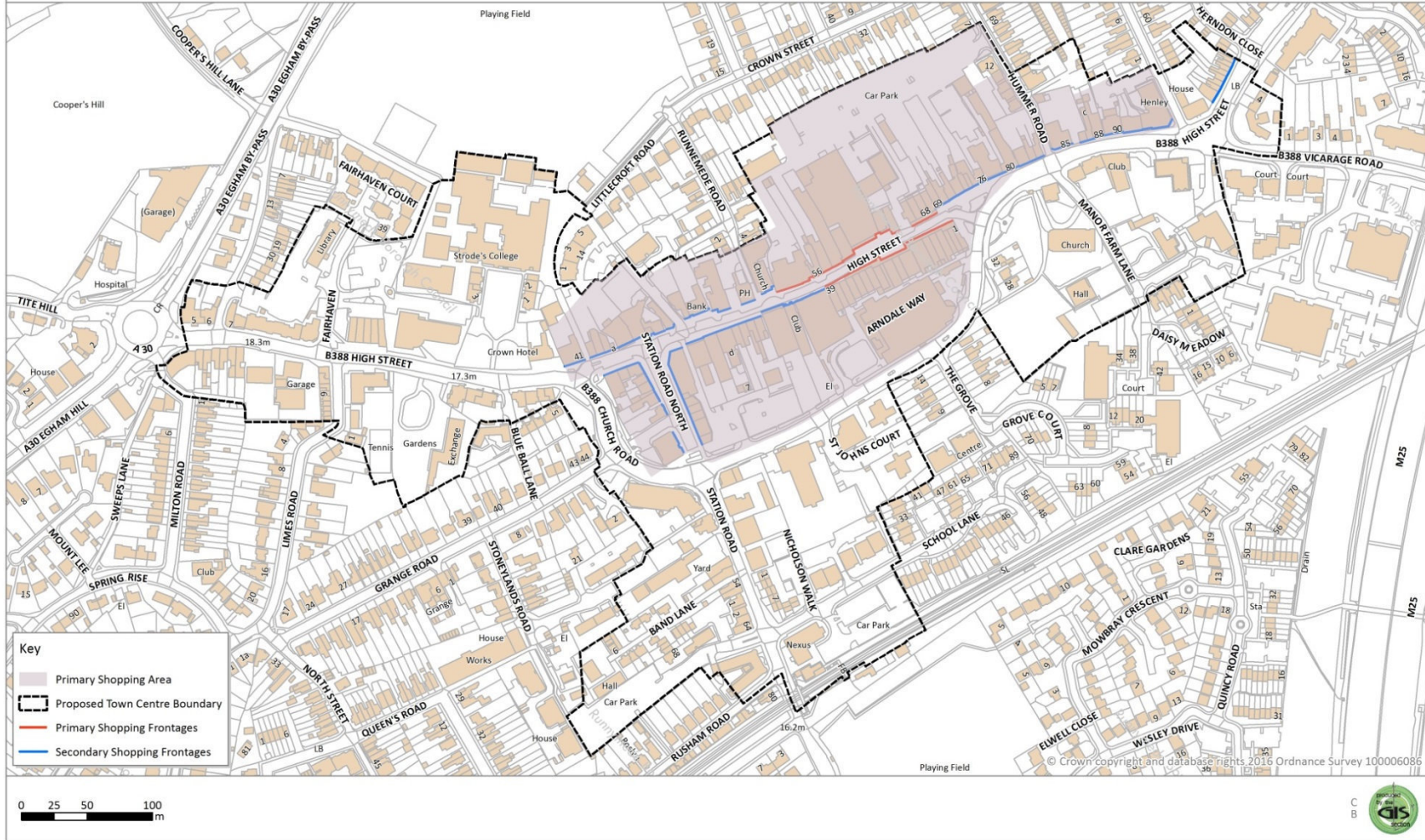


# EGHAM TOWN CENTRE



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

Date: 24/11/2016





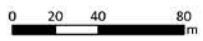


# ENGLEFIELD GREEN LOCAL CENTRE



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

Date: 17/08/2016





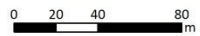
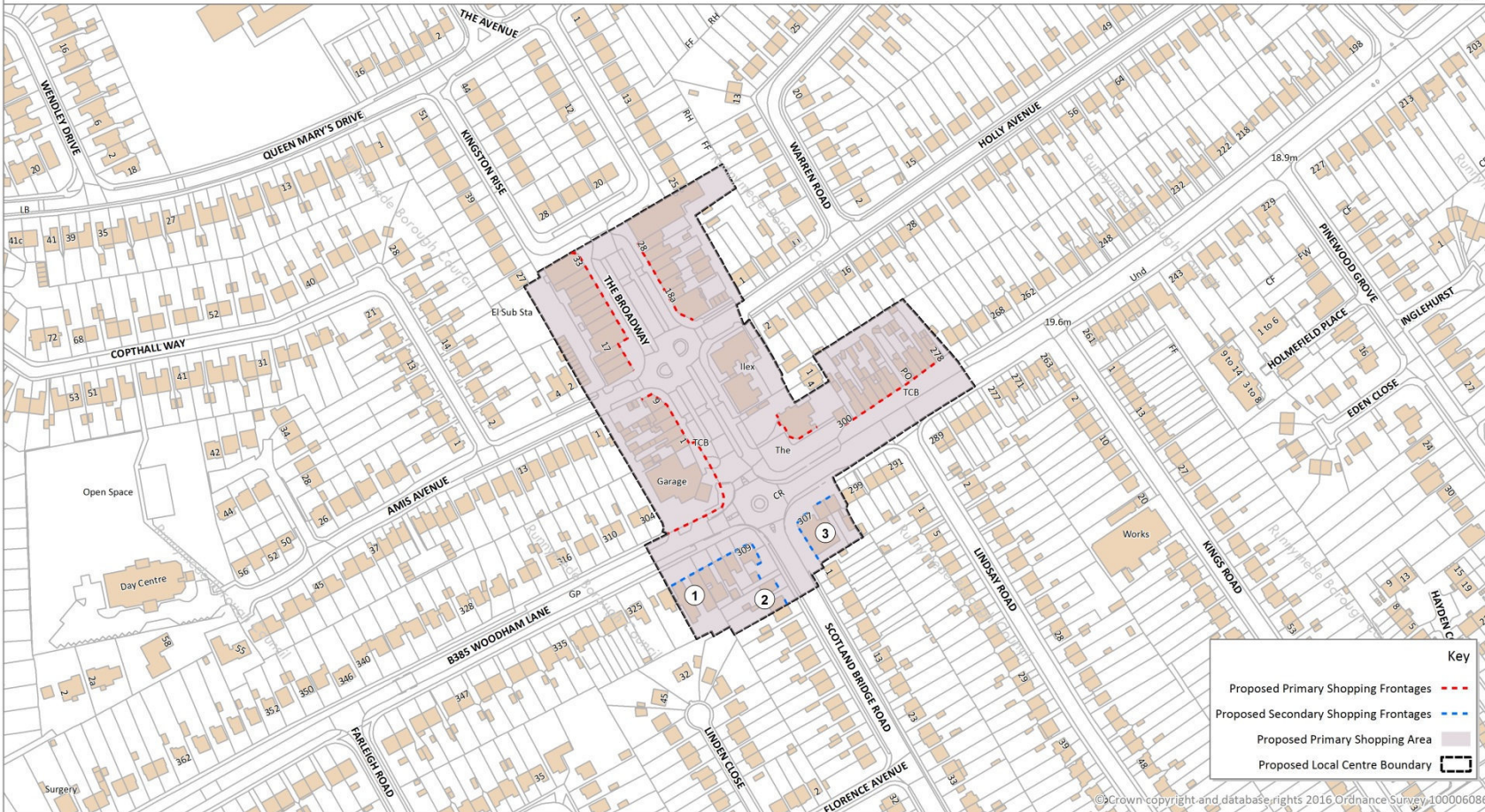


# NEW HAW AND WOODHAM LOCAL CENTRE



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

Date: 24/11/2016





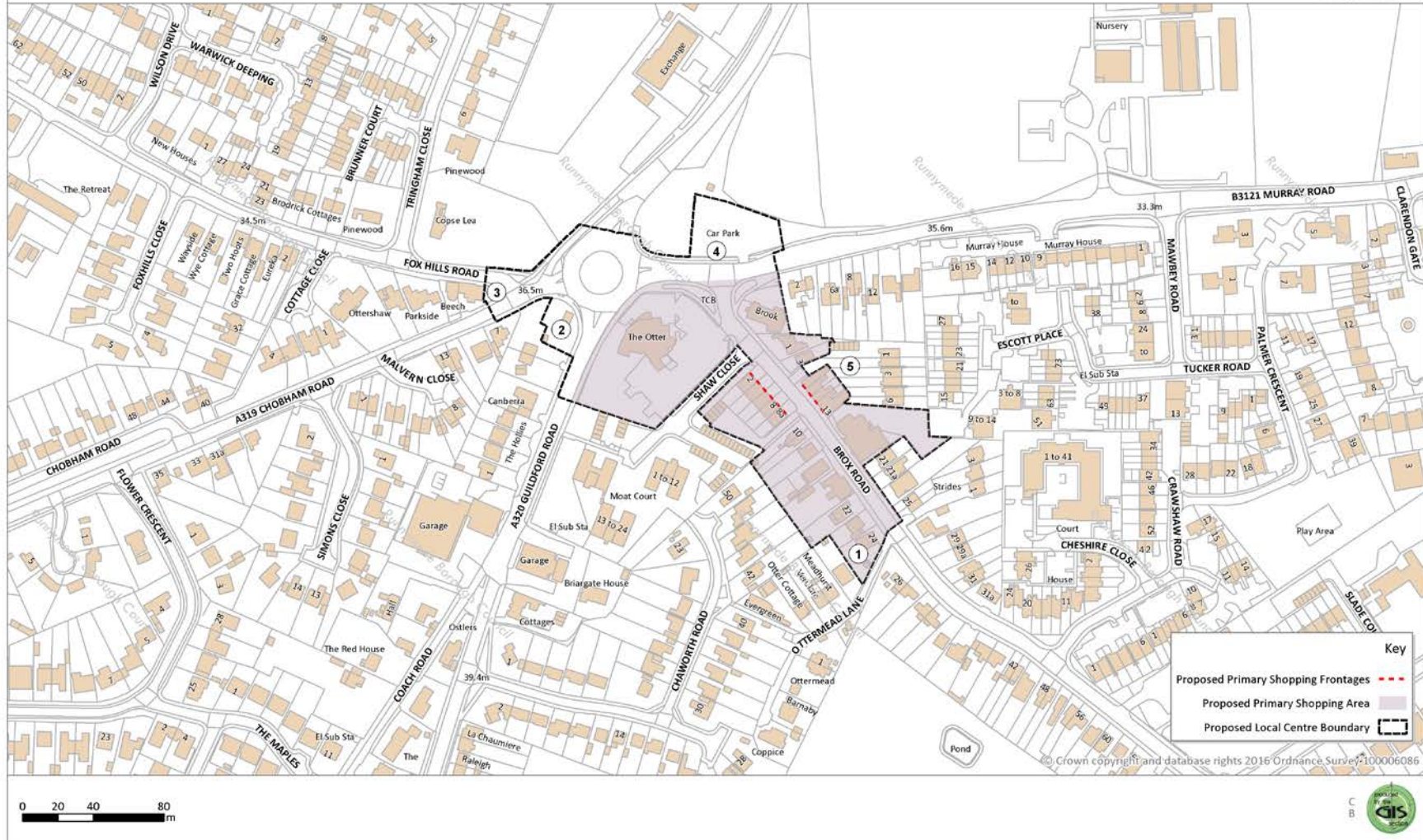


Date: 17/08/2016

# OTTERSASH LOCAL CENTRE



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





# VIRGINIA WATER LOCAL CENTRE



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

Date: 24/11/2016




**Key**

- Proposed Primary Shopping Frontages - - -
- Proposed Primary Shopping Area
- Proposed Local Centre Boundary - - -



© Crown copyright and database rights 2016 Ordnance Survey 100006086



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](mailto:planningpolicy@runnymede.gov.uk)

[www.runnymede.gov.uk](http://www.runnymede.gov.uk)

2017

