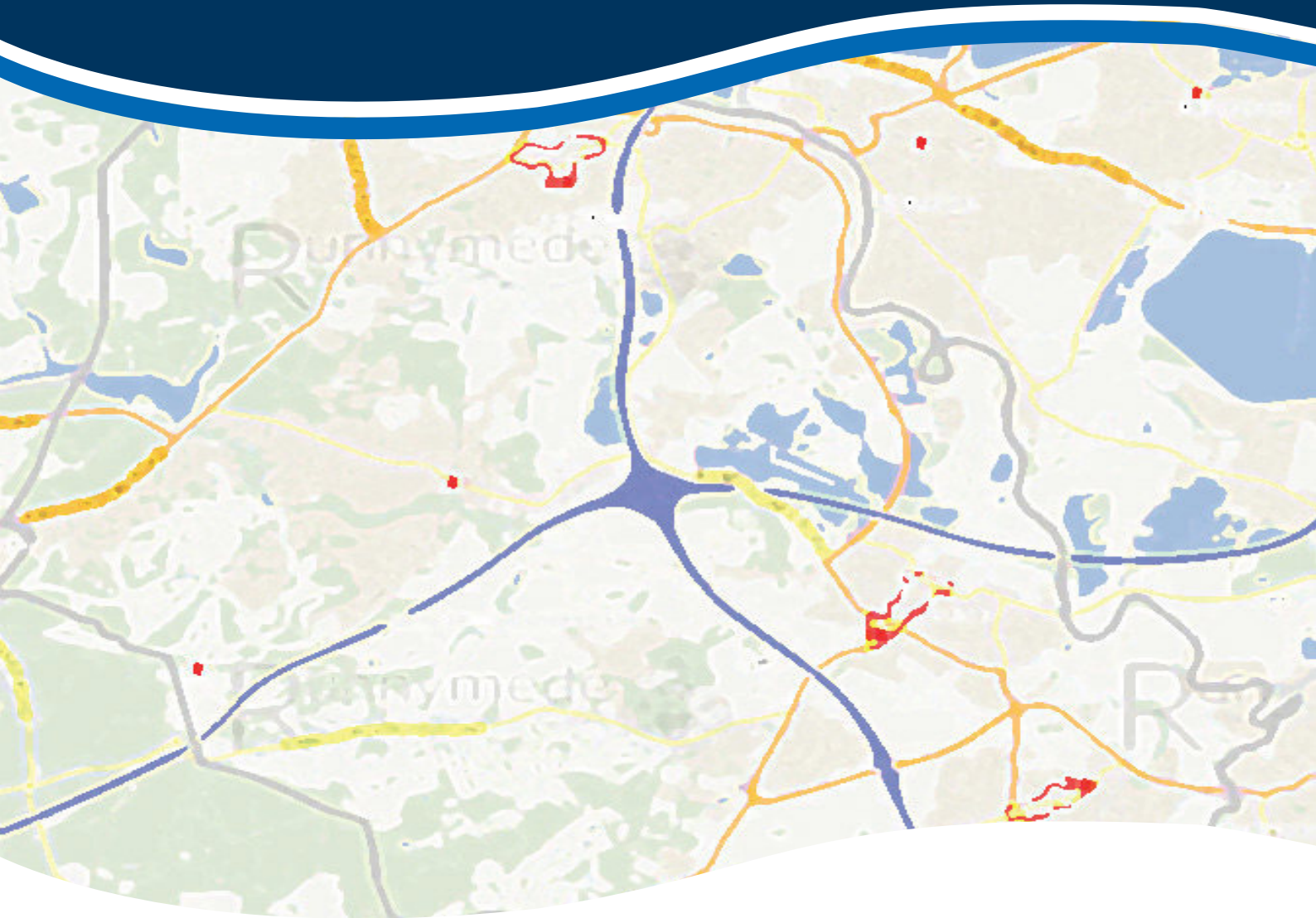


Runnymede 2035

Town and Local Centres

Boundaries



March 2017

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Contents

| | |
|--|----|
| 1. Introduction..... | 2 |
| 2. Policy Context | 3 |
| 3. Methodology..... | 5 |
| 4. Recommendations | 6 |
| Figure 1: Town centre boundaries proposed changes | 7 |
| Figure 2: Town centre boundaries, primary shopping areas, primary and secondary shopping frontages..... | 16 |
| Figure 3: Local centre boundaries, primary shopping areas, primary and secondary shopping frontages..... | 19 |
| | 21 |
| | 23 |

1. Introduction

- 1.1 The Borough of Runnymede is located in North West Surrey only twenty miles from Central London, and is strategically located at the junction of the M25 and M3 motorways. The Borough has three main towns; Addlestone, Chertsey and Egham.
- 1.2 The purpose of this document is to:
 - provide evidence and justification to support proposed changes to the existing town centre boundaries and their shopping cores where necessary;
 - support the proposed definition of local centre boundaries and to support the proposed definition of primary shopping areas, primary shopping frontages and secondary shopping frontages in the Borough's local centres.
- 1.3 The document will be used by the Council to support the proposed policies to be contained in the new Runnymede 2035 Local Plan.
- 1.4 The proposed boundaries, primary shopping areas, primary shopping frontages and secondary shopping frontages suggested in this document have been informed by existing evidence and officer assessments of the town and local centres across the Borough.

2. Policy Context

National Planning Policy Context

- 2.1 The national planning policy context for this study is provided by the National Planning Policy Framework (NPPF)¹, published by the Government in March 2012.
- 2.2 Paragraph 23 of the NPPF states that ‘Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period’. In drawing up Local Plans, Local Planning Authorities (LPAs) should, amongst other things:
- *‘Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;*
 - *Define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations’.*
- 2.3 The NPPF identifies in paragraph 158 that Local Plans should be based on a proportionate evidence base. Plans should be based on *‘adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of an area’*, taking full account of relevant economic and market signals.
- 2.4 Annex 2 of the NPPF sets out the following definitions:
- **Main town centres uses** can include *‘retail development; leisure, entertainment facilities and the more intensive sport and recreation uses; office; and arts culture and tourism development.’*
 - **A town centre** is defined as an area on the local authority’s proposal map including *‘the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres’.*
 - **A primary shopping area** is a *‘defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage)’.*
 - **Primary and secondary frontages.** *‘Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.’*
- 2.5 These definitions are important considerations for the purposes of this study.

Local Planning Policy Context

- 2.6 Although the current town centre boundaries are defined in the 2001 Local Plan Second Alteration, the town centres were initially defined in 1965 for Egham, in 1967 for Chertsey and in the 1980’s for Addlestone

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

- 2.7 The town centre boundaries have not been altered since this time and in the intervening years the character of each of the areas and the uses within them have changed. A review of the boundaries for the town centres is therefore required. Identification of appropriate boundaries for the Borough's local centres is also considered necessary to comply with the NPPF (the glossary for the NPPF confirms that references to town centres or centres also apply to local centres). The findings of this review will underpin the relevant policies in the Runnymede 2035 Local Plan.
- 2.8 The primary shopping areas for the Borough's town centres have not been updated since they were produced for the 1986 Local Plan. Carter Jonas was commissioned to produce a Town and Local Centres Study² in 2015 which recommended an up-to-date primary shopping area for each of the town centres in Runnymede.
- 2.9 The primary shopping frontages and secondary shopping frontages for the Borough's town centres have also not been updated since they were originally produced, or in some instances, have not been defined at all. Primary shopping frontages and secondary shopping frontages were identified for Addlestone in the 1990 Addlestone Action Plan. Shopping Frontages (not specifically primary or secondary) were identified for Egham High Street for the 1986 Local Plan while to date, shopping frontages have not been identified for Chertsey. The Town and Local Centres Study recommends up-to-date primary shopping frontages and secondary shopping frontages for the town centres in the Borough and these have been incorporated into this review.
- 2.10 The Runnymede Borough Council Centre Hierarchy (2017)³ has identified that in addition to the town centres mentioned above there are four local centres within the Borough. These are located in: Englefield Green, New Haw and Woodham (which share one local centre), Ottershaw and Virginia Water. Currently, boundaries are not defined in the 2001 Local Plan for any of these centres. It is therefore proposed to define boundaries for these centres and also primary and secondary shopping frontages to ensure that any pertinent policies in the new Local Plan are based on up-to-date evidence.
- 2.11 The Centre Hierarchy concludes that the local centres within the Borough of Runnymede are split into two categories, Local Service Centres and Key Service Centres. For the purpose of this document, the term local centres will be used for both.
- 2.12 The Town and Local Centres study identified Thorpe as a local centre in addition to those listed above. This was based on the description of settlements in the now withdrawn Draft Runnymede Local Plan Core Strategy (December 2013). However since the Study was published, the Centre Hierarchy paper has been produced which has determined that whilst Thorpe is one of the Borough's recognised smaller settlements, given its limited range of services and facilities, and its lack of any discernible centre, it was not concluded to be one of the Borough's local centres. As such, Thorpe is not considered in the remainder of this paper.

² <https://www.runnymede.gov.uk/CHttpHandler.ashx?id=14153&p=0>

³ <https://www.runnymede.gov.uk/article/10389/Retail-and-Town-Centre-Studies-policy-documents-and-guidance>

3. Methodology

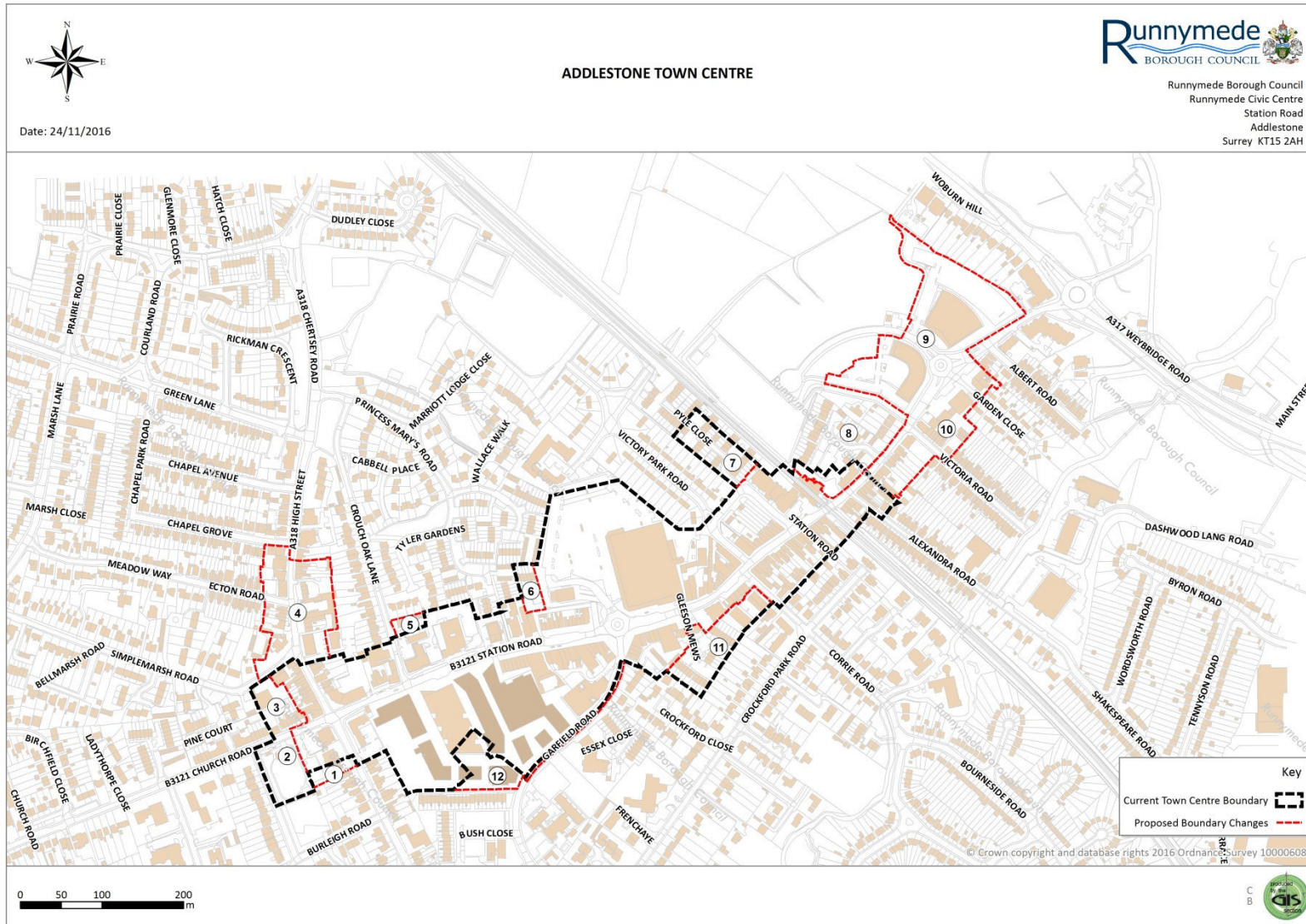
- 3.1 The methodology for the review of the current town centre boundaries and that for the definition of the local centre boundaries vary slightly from each other as identified below.
- 3.2 The town centre boundaries were assessed by using the current town centre boundaries as a baseline. Officers undertook site visits to survey the uses within and at the edge of the existing boundaries, in particular to consider if amendments were required to reflect new development or to make the boundaries more logical.
- 3.3 There are currently no boundaries identified for the local centres and therefore no existing evidence to use as a baseline. Officers undertook site visits to survey uses within the centres of the settlements that appeared to contain the majority of services and facilities to help identify the location of centres, noting particularly commercial uses such as retail and offices. A wider settlement boundary has not been defined through this piece of work, only the commercial heart of the wider settlements.
- 3.4 The methodology for assessing the primary shopping areas, primary shopping frontages and secondary shopping frontages in the local centres focussed on carrying out site visits to review the different types and mixes of uses in different roads/areas of each centre. A desk top assessment of each centre was also carried out.
- 3.5 Using the evidence gathered, maps and schedules of amendments have been produced. These maps and schedules form the basis of the recommendations made for the town and local centres in the Borough.

4. Recommendations

- 4.1 Recommendations for changes to the existing town centre boundaries in the Borough, for proposed local centre boundaries and for shopping cores and primary and secondary frontages in the Borough's local centres have been made in line with the national policy as set out in section 2 and the methodology set out in section 3.
- 4.2 Maps have been produced to show:
- 1) The current town centre boundaries and proposed changes
 - 2) The town centre boundaries as proposed for the Runnymede 2035 Local Plan together with their proposed primary shopping areas and primary and secondary frontages⁴.
 - 3) The local centre boundaries as proposed for the Runnymede 2035 Local Plan together with their proposed primary shopping areas and primary and secondary frontages.
- 4.3 The first set of maps can be found in Figure 1. Following the maps is the schedule of the proposed amendments to the current town centre boundaries.
- 4.4 The second set of maps can be found in Figure 2. This set of maps shows the recommendations for the shopping core areas and primary and secondary frontages taken from the Town and Local Centres Study produced by Carter Jonas.
- 4.5 Recommended boundaries, primary shopping areas, primary shopping frontages and secondary shopping frontages have been plotted on maps of each of the local centres. These maps can be found in Figure 3. Following the maps is the schedule used for the identification of the proposed boundaries for the local centres which gives justification for the proposals.

⁴ Please note the primary shopping areas and the primary and secondary frontage recommendations have been made for the town centres by Carter Jonas in the Town and Local Centres Study. Frontages for the Addlestone One town centre development have been labelled in the key as potential primary and secondary frontages. Carter Jonas recommend that the Council reviews the frontages in the Addlestone One development once the occupiers have been confirmed and the development is substantially complete.

Figure 1: Town centre boundaries proposed changes



Addlestone Town Centre⁵

| Current Town Centre Boundary | Schedule of proposed amendments | | |
|--|--|---|---|
| | Number on Map | Address of proposed amendments: | Justification for amendments: |
| As per boundary in the 2001 Local Plan | 1 | Abell Court | The current town centre boundary goes through the middle of this block of flats. The proposed town centre boundary will include Abell Court as it is not felt that this residential scheme should be split into two. |
| | 2 | Citizens Advice Bureau, Church Road | The current town centre boundary included this building as it was the Town Library. It is now the Citizens Advice Bureau. It will not be included in the proposed town centre boundary as the building has a better relationship with the adjoining residential area than with the town centre. |
| | 3 | Land between Church Road , High Street and Simplemarsh Road | The town centre boundary will include the retail and residential units on the High Street (see commentary for 'area 4' below). However the area behind these units in 'area 3' will not be included in the town centre boundary as this area has a better relationship with the adjoining residential area than with the town centre. At the time of the designation of the current town centre boundary, this area to the north of Station Road and Brighton Road contained several key commercial properties. Following redevelopment and change of use the nature and character of this area has changed, and it is now primarily residential. It is appropriate therefore to amend the boundary to exclude this area from the town centre, using the back of the commercial properties in the High Street as a boundary. |
| | 4 | High Street | It is proposed to extend the town centre boundary to include the retail uses and adjoining residential units that are located along this part of the High Street as they provide a variety of shops and services for residents. |
| | 5 | The White House, Crouch Oak Lane | It is proposed to amend the town centre boundary to include The White House as it forms part of the wider enclave which provides health and welfare facilities in the town. |
| | 6 | Church Mews | The current town centre boundary included this area because it was part of a larger commercial development at the time. It is now a residential development that sits behind the retail units along |

⁵ Please note when the Addlestone One development project has been completed an addendum to the proposed Addlestone Town Centre boundary will be produced in order to reflect the changes on an updated basemap.

| | | | |
|--|----|--------------|--|
| | | | Station Road. It is considered that the character of this area is more akin to that of the adjoining residential area and as such, it is considered appropriate to amend the town centre boundary to exclude this area. |
| | 7 | Pyle Close | The current town centre boundary included this area because it comprised a supermarket car park. The area has now been redeveloped as residential townhouses which do not have a clear relationship with the town centre, hence it is considered reasonable to exclude this part of the development from the defined town centre. The high density flatted element at the front of the scheme is however considered to be more characteristic of modern town centre development, and is better related to the town centre, especially given the retail units beneath the flats which front on to Station Road, hence its retention within the proposed boundary. |
| | 8 | Burn Close | The current town centre boundary includes this area as it contained the original station hotel and so had a relationship with the station and town centre beyond. The hotel has now been redeveloped for residential purposes and so it is proposed to amend the town centre boundary to exclude all of this predominantly residential area. |
| | 9 | Aviator Park | It is proposed to include the Aviator Park offices in the town centre boundary alongside the commercial/retail area described in 'area 10' given that together, these two areas form a logical extension to the current town centre boundary and provide a range of retail/and commercial units. |
| | 10 | Station Road | It is proposed to include the retail uses and residential units to the east of the railway station in the town centre boundary alongside the office buildings at Aviator Park as described in 'area 9' given that together, these two areas form a logical extension to the current town centre boundary and provide a range of retail/and commercial units. |
| | 11 | Gleeson Mews | The current town centre boundary included this site because it was in commercial use at the time of designation. The rear part of the site is now a gated residential development which has a limited relationship with the main town centre area. It is therefore considered appropriate to amend the boundary to exclude this area. The Carter Jonas Retail Study identified this area to be part of the shopping core area however, in light of the findings by officers this site will not be included. |

| | | | |
|--|----|---|---|
| | 12 | Addlestone One Development, Marnham Place | The current town centre boundary follows a historical development line. It is now relevant to amend this boundary to take in to account the civic offices and the new development known as the Addlestone One scheme. The Town and Local Centres Study 2015 ⁶ recommends that this development should become part of the shopping core area. |
|--|----|---|---|

⁶ <https://www.runnymede.gov.uk/article/10390/Runnymede-Town-and-Local-Centres-Study-2015>

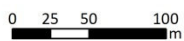
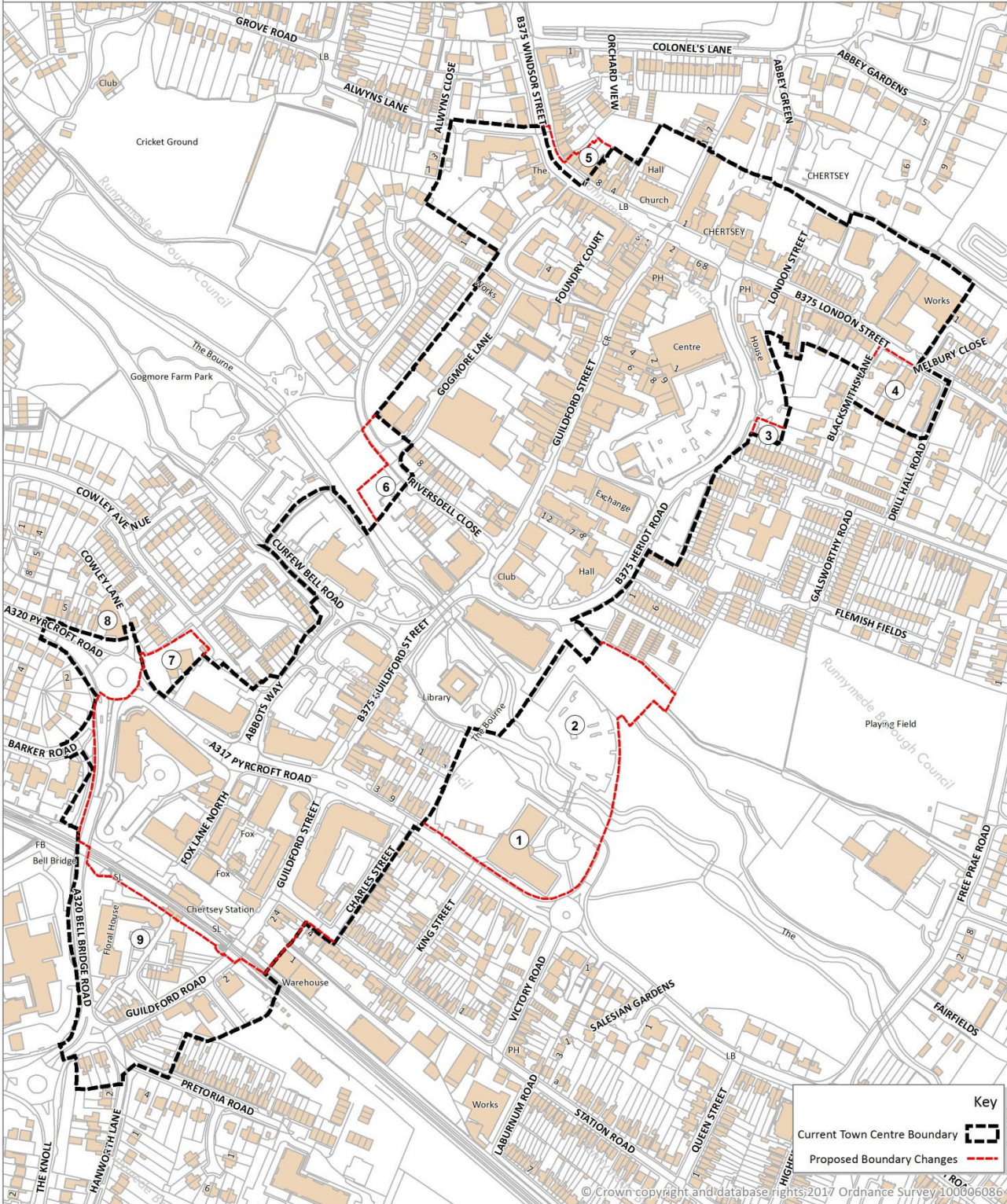


CHERTSEY TOWN CENTRE



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

Date: 22/03/2017

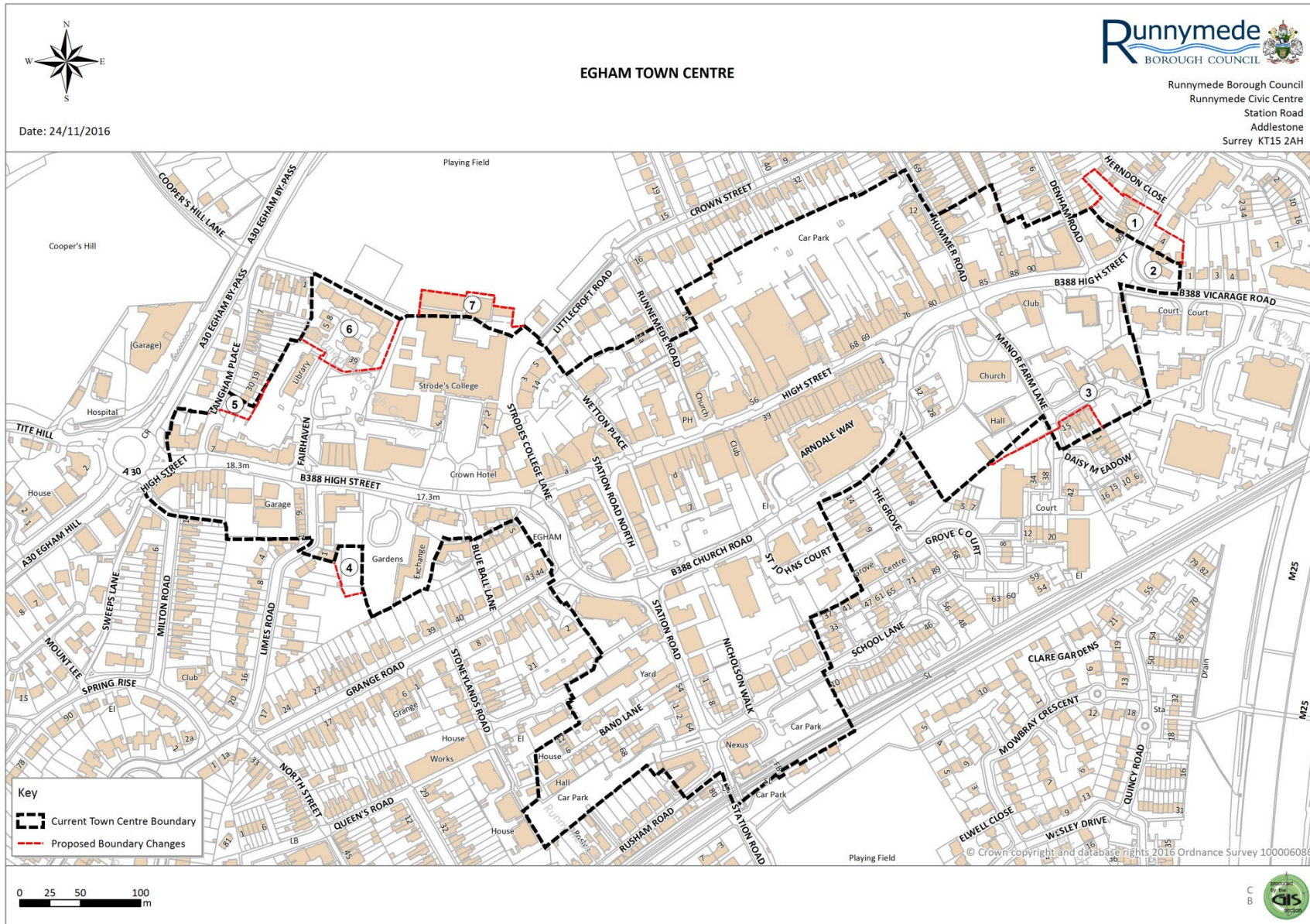


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Chertsey Town Centre

| Current Town Centre Boundary | Schedule of proposed amendments | | |
|--|---------------------------------|---------------------------------------|---|
| | Number on map | Address of proposed amendments: | Justification for amendments: |
| As per boundary in the 2001 Local Plan | 1 | Eastworth House, Pycroft Road | The current town centre boundary did not include this area as it was the location of a school. The site has now been redeveloped for commercial (B1) purposes and so it is considered appropriate to include it within the town centre. The building provides a visual marker that one has entered the town centre. |
| | 2 | Library Car Park, Heriot Road | The current town centre boundary did not include this car park. It is considered that this car park serves the town centre and so it is proposed that the town centre boundary be amended to include it. |
| | 3 | Heriot Road | This area comprises residential garages associated with the adjoining residential development. It is proposed to amend the town centre boundary to exclude this area as it is not a logical part of the town centre. |
| | 4 | Drill Hall Road | At the time of delineation this area had a mixed use. It is now wholly residential and so it is not considered necessary to include it within the town centre boundary. It is proposed to redraw the boundary along Blacksmiths Lane. |
| | 5 | B375 Windsor street | It is proposed to amend the existing town centre boundary to include these buildings as they are more in context with the character of the adjoining town centre buildings than the two storey development to the west. |
| | 6 | Riversdell Close | It is proposed to extend the existing town centre boundary to include the car park for Two Bridges Offices and to include the curtilage of Flaxman House. |
| | 7 | Chertsey Social Club | It is proposed to include this building in the town centre because and the social club is considered to have a coherent relationship with the adjoining town centre development. |
| | 8 | Windsor Classics 33, Pycroft Road | It is proposed to amend the town centre boundary here as the roundabout acts as a natural boundary for the town centre. |
| | 9 | Area to the south of Chertsey Station | It is proposed to amend the existing town centre boundary to follow the railway line because this acts a natural boundary to the town centre. The area to the south of the railway line is predominantly residential in character. |

Town and Local Centres Boundaries Review 2017



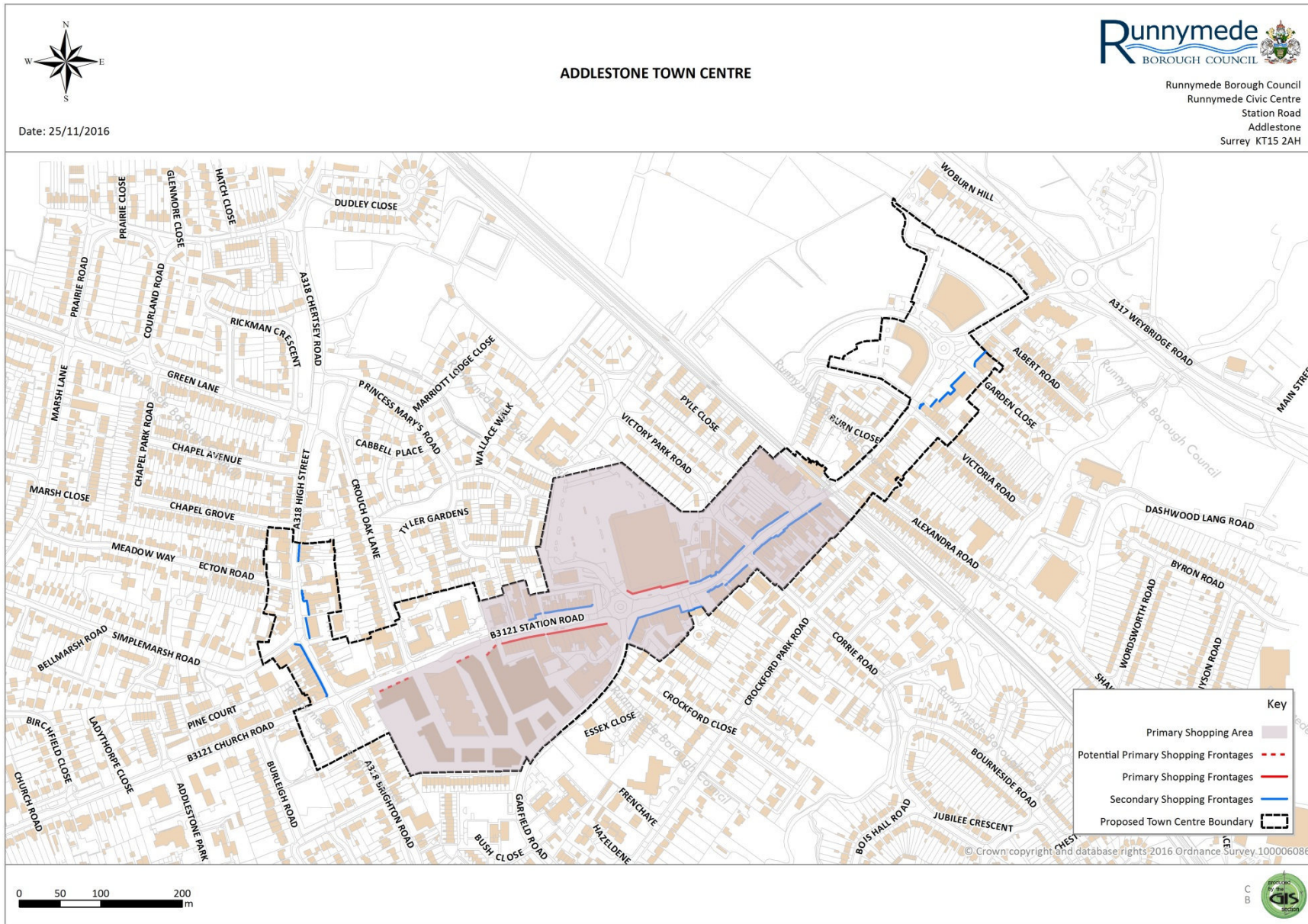
Egham Town Centre

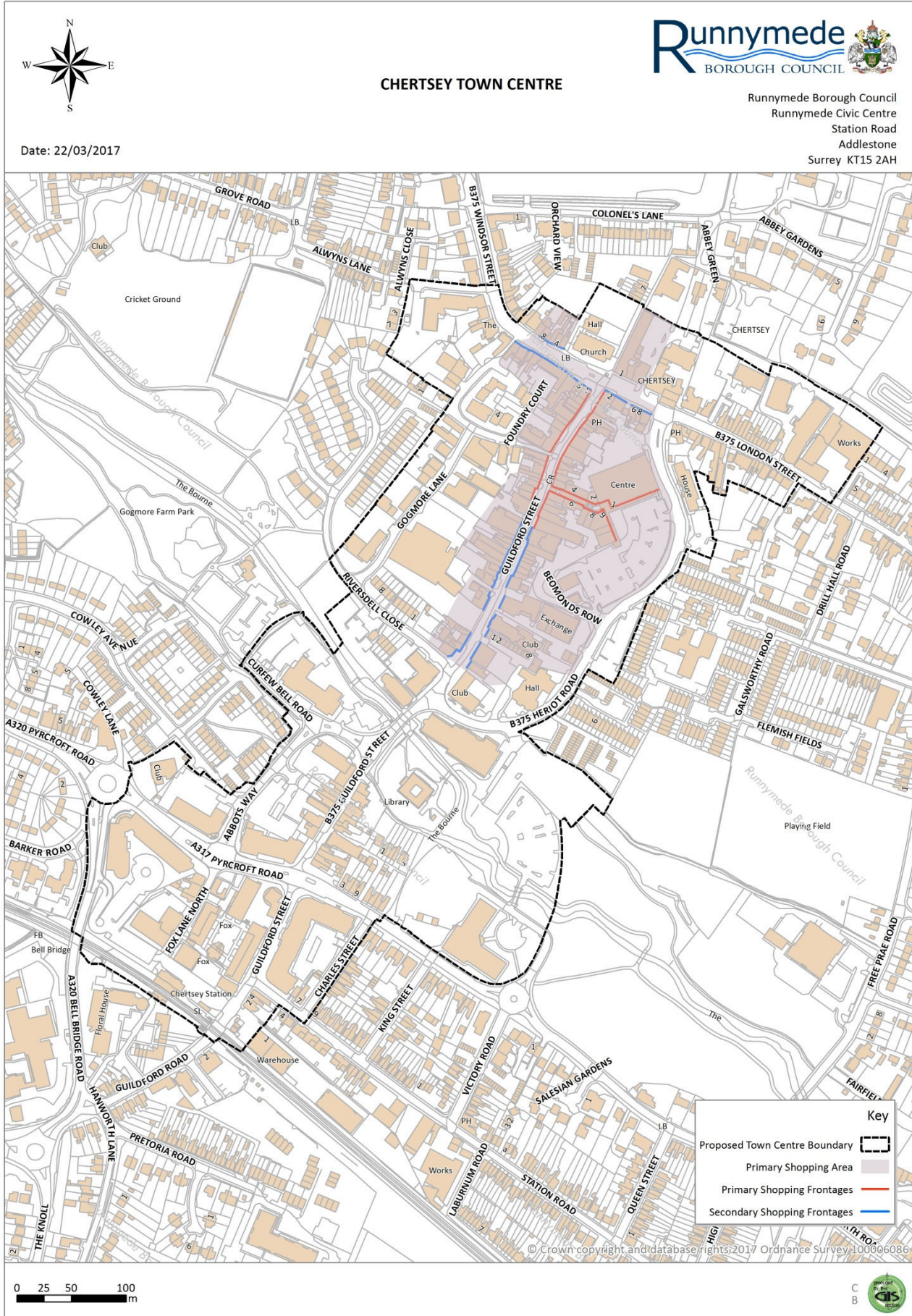
| Current Town Centre Boundary | Schedule of proposed amendments | | |
|--|---------------------------------|---|---|
| | Number on map | Address of proposed amendments: | Justification for amendments: |
| As per boundary in the 2001 Local Plan | 1 | High Street | It is proposed to extend the existing town centre boundary to include the small parade of retail units along the High Street. |
| | 2 | East end of High Street at Vicarage Road junction | The current boundary included this majority of this building in the town centre as it was the Police Station and had a relationship with the town. The building is no longer used for this purpose however is in commercial use and has planning permission to be demolished and redeveloped for a 2, 3 and 4 storey mixed office and residential development. Both the existing and proposed developments are considered to justify the inclusion of the whole site within the town centre boundary. |
| | 3 | Manor Farm Lane | <p>It is proposed to amend the existing town centre boundary to exclude the residential units which have more coherence with the Daisy Meadow residential housing development than the Manor Farm Day Centre located on Manor Farm Lane.</p> <p>It is also proposed to extend the town centre boundary to include the rest of the Church Car Park which is split into two within the existing town centre boundary.</p> |
| | 4 | Egham Youth Club, High Street | It is proposed to extend the existing town centre boundary to include the tennis courts as they form part of the curtilage of the youth club which is within the town centre boundary. |
| | 5 | Langham Place | The current town centre boundary includes properties in Langham Place because historically they were in commercial use. It is proposed to amend the boundary to exclude these buildings because they are now in residential use and have more coherence with the adjoining residential development which is not within the town centre boundary. |
| | 6 | Fairhaven Court | The current town centre boundary includes the area adjoining the library which was occupied by the Council Offices. This area has now been redeveloped with residential properties and it is therefore proposed to amend the boundary to exclude this area from the town centre as it is no longer a commercial use. |

| | | | |
|--|---|----------------------------------|---|
| | 7 | Strode's College, High Street | It is proposed to amend the town centre boundary to include these buildings at Strode's College, which have been built since the town centre boundary was originally drawn. This is in line with the proposed amendment to the Green Belt boundary identified in the Green Belt Technical Review ⁷ . |
|--|---|----------------------------------|---|

⁷ <https://www.runnymede.gov.uk/article/11309/Green-Belt-Technical-Review>

Figure 2: Proposed town centre boundaries, primary shopping areas, primary and secondary shopping frontages





Town and Local Centres Boundaries Review 2017

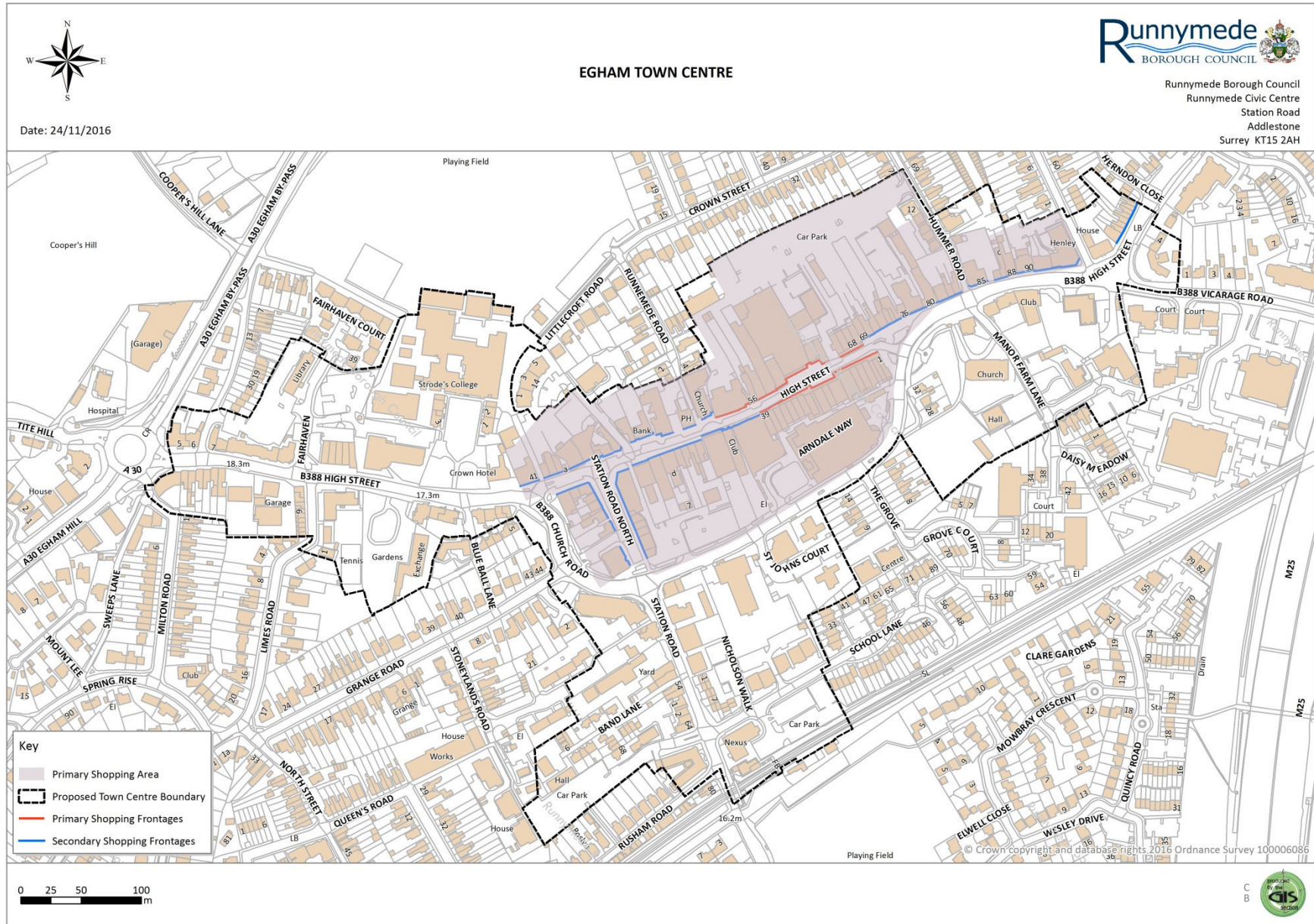
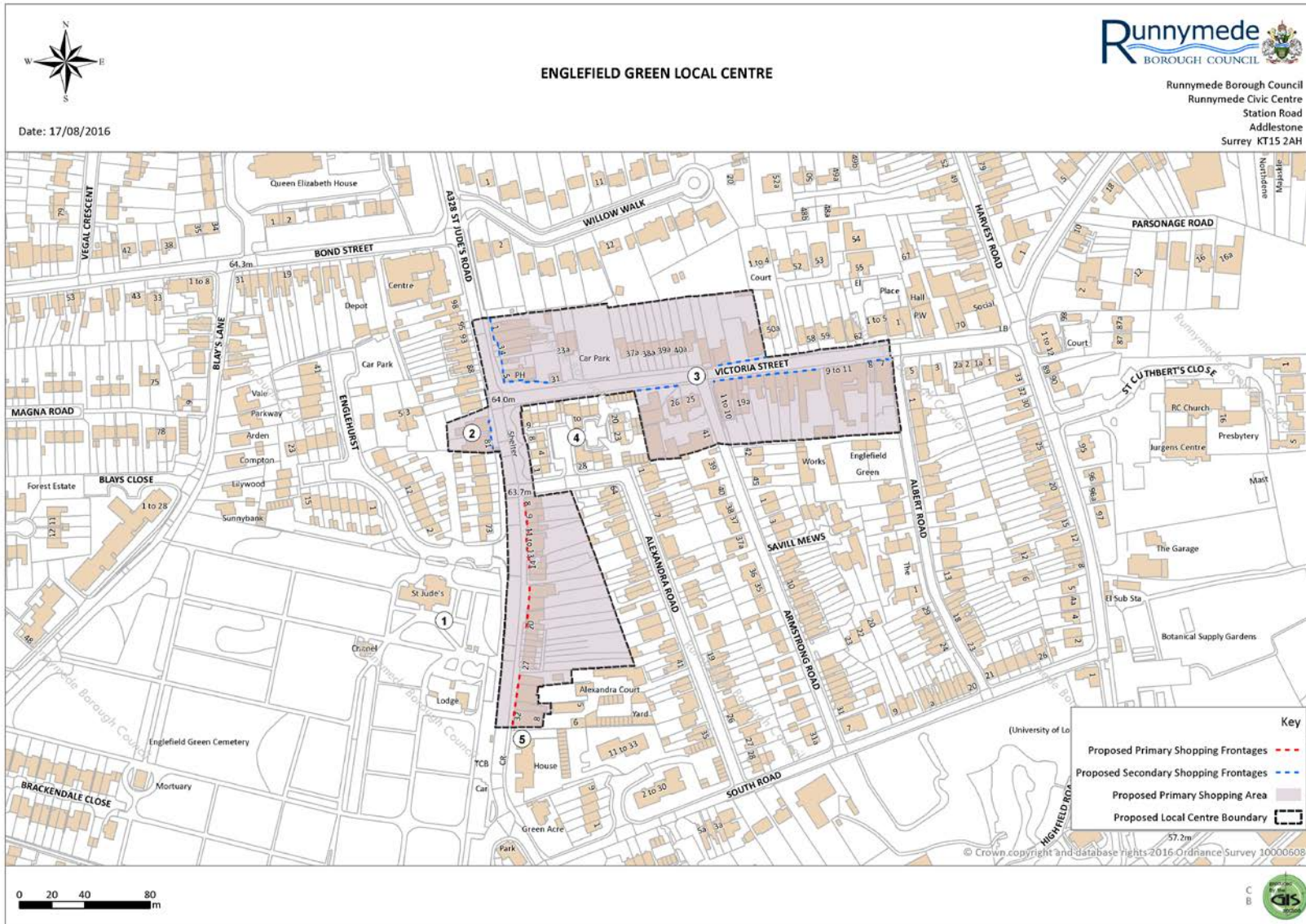


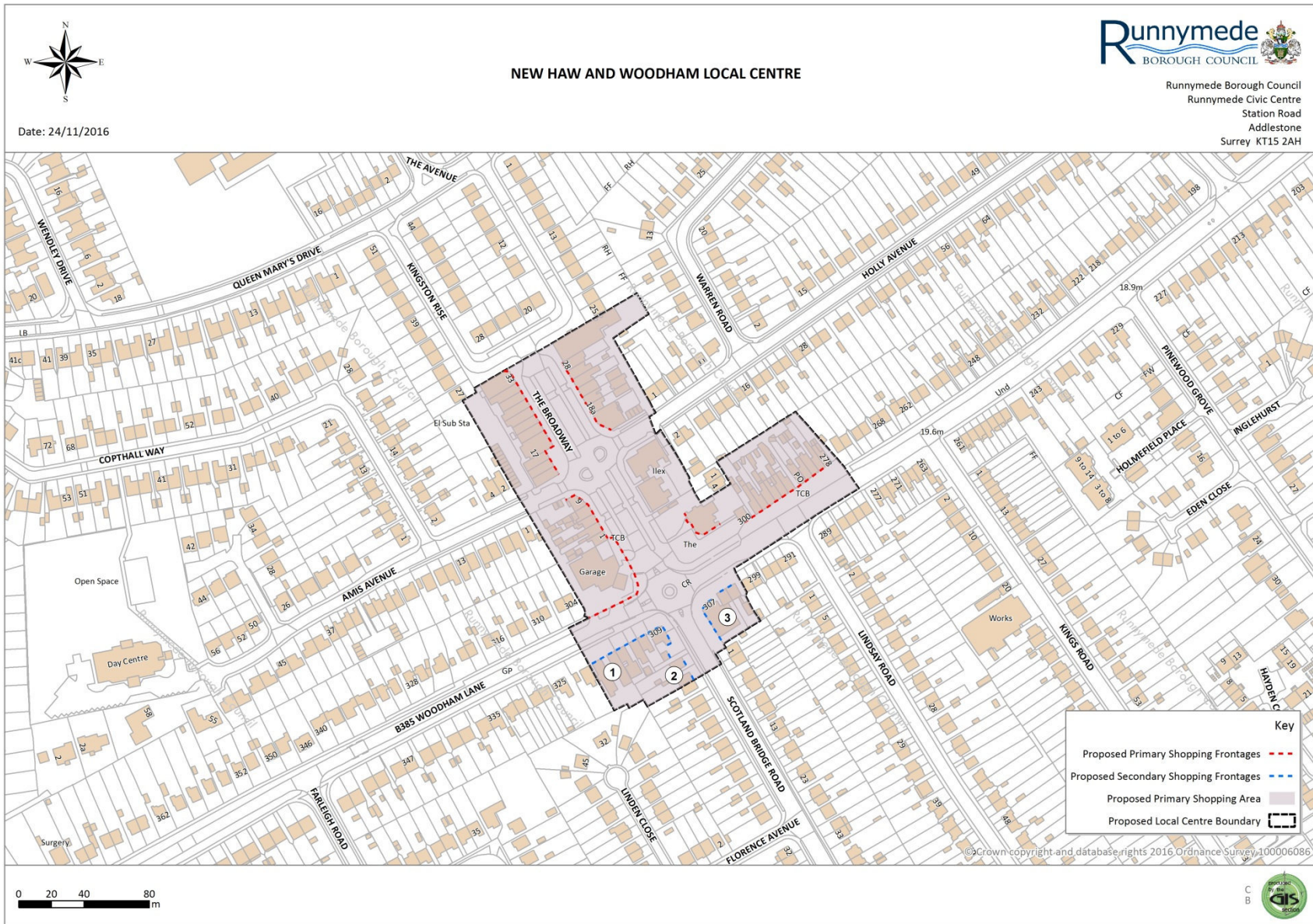
Figure 3: Proposed local centre boundaries, primary shopping areas, primary and secondary shopping frontages



Englefield Green

| Current Local Centre Boundary: | Schedule of proposed boundary | | |
|--|--------------------------------------|--|--|
| | Number on map: | Address of proposed boundary feature: | Justification: |
| No current local centre boundary for Englefield Green. | 1 | Englefield Green Cemetery, St. Jude's Road | The proposed local centre will exclude the cemetery. This is because the local centre boundaries do not include the wider settlement and are only based on the commercial heart. |
| | 2 | 83/84 St. Jude's Road | The proposed local centre boundary should include these buildings as they are B1 and A1 uses and are in close proximity to other shops and services in this core area therefore appropriate to a commercial centre. |
| | 3 | Victoria Street | The proposed local centre will include the car park, public house and row of shops up to 'Heaven 7' and on the opposite side of the road will include the garage workshop. These are commercial properties and provide services to local people and are considered to form the commercial heart of the wider settlement. |
| | 4 | Englefield Close | The proposed local centre is not proposed to include Englefield Close as it is part of a clearly defined residential area which has a stronger relationship with the residential area which is accessed from Alexandra Road than the retail and commercial uses along St Judes Road and Victoria Street. |
| | 5 | Ashdene House | This site has a residential use and is partially screened by trees along its frontage. It is considered to fall outside the commercial heart of Englefield Green and is therefore proposed to fall outside the local centre boundary. |

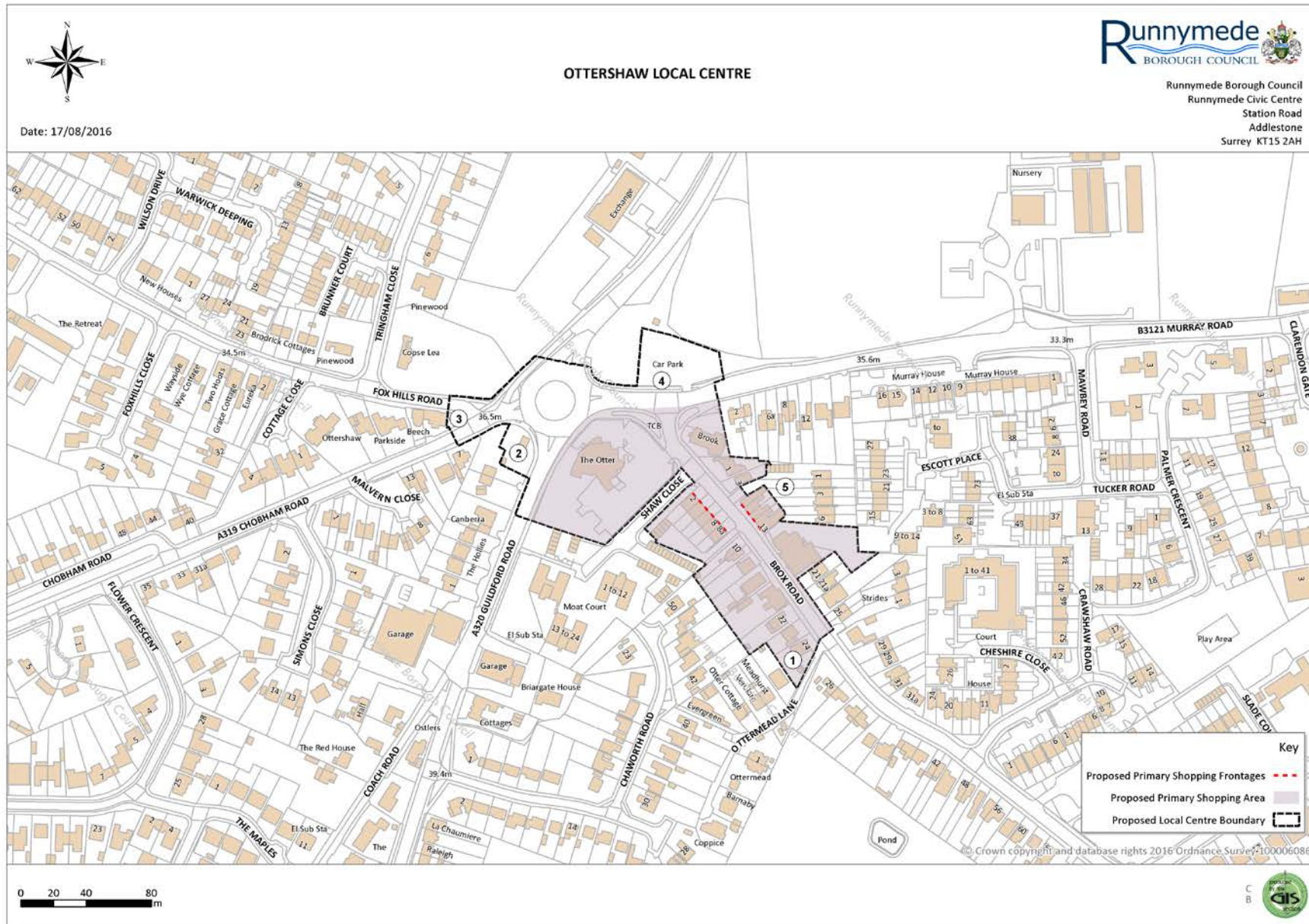
Town and Local Centres Boundaries Review 2017



New Haw and Woodham

| Current Local Centre Boundary | Schedule of proposed boundary | | |
|---|--------------------------------------|--|---|
| | Number on map: | Address of proposed boundary feature: | Justification: |
| No current local centre boundary for New Haw and Woodham. | 1 | 319 Woodham Lane | The proposed local centre will include this building because of its A1 use and proximity to the local centre of New Haw and Woodham. Additionally, the building is part of the small row of shops next to it. |
| | 2 | Dental practice, Scotland Bridge Road | The proposed local centre will include this building because of its proximity to the local centre of New Haw and Woodham. |
| | 3 | Ilex House, The Broadway | The proposed local centre will include the building because of its proximity to the retail units and services in the proposed local centre. |

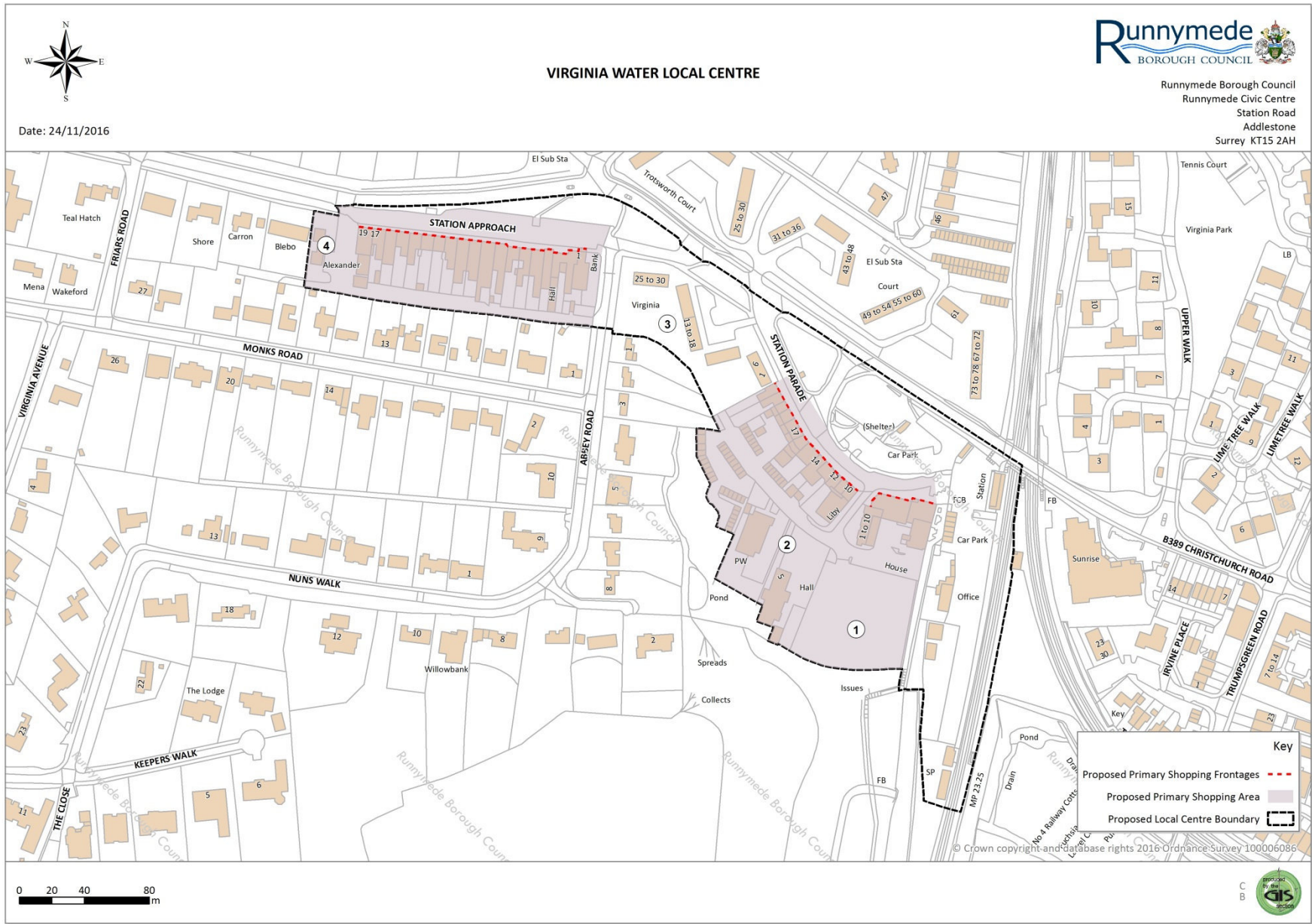
Town and Local Centres Boundaries Review 2017



Ottershaw


| Current Local Centre Boundary: | Schedule of proposed boundary: | | |
|---|--------------------------------|---------------------------------------|---|
| | Number on map: | Address of proposed boundary feature: | Justification: |
| No current local centre boundary for Ottershaw. | 1 | 24 Brox Road | The proposed local centre will include this building as it used as a B1 office use unit. |
| | 2 | Anvil Autos | The proposed local centre will include this commercial unit because of its proximity to other retail units and services within the local centre of Ottershaw. |
| | 3 | Curchods Estate Agents | The proposed local centre will include this building because of its A2 use and proximity to the local centre of Ottershaw. |
| | 4 | Murray Road Car Park | The proposed local centre will include this car park as it serves the local centre of Ottershaw. |
| | 5 | Brox Mews | The proposed local centre will not include this site as the buildings are part of the wider residential area. |

Town and Local Centres Boundaries Review 2017



Virginia Water

| Current Local Centre Boundary: | Schedule of proposed boundary | | |
|--|--------------------------------------|--|---|
| | Number on map: | Address of proposed boundary feature: | Justification: |
| No current local centre boundary for Virginia Water. | 1 | Bourne Car Park | The proposed local centre boundary will include this site as it has planning permission for a part 4 storey/part 5 storey block of assisted living apartments which, given the form and scale of development and its close relationship with the adjoining services and shops is proposed to be located in the local centre boundary. |
| | 2 | Back of Station Parade | The proposed local centre boundary will include the British Legion Club, Christchurch Hall and the garages which are located to the rear of the retail units in this area. |
| | 3 | Virginia Court flats | The proposed local centre boundary will include Virginia Court flats. It seems logical to put these flats into the local centre boundary as they are in-between the two parades of commercial facilities and to leave them out would disrupt the flow between the two. |
| | 4 | Alexander House | The proposed local centre boundary will include this building as it is used as a medical centre and is located in close proximity to the shops and services along Station Approach. |



All enquiries about this paper should be directed to:

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2017

