

# Runnymede 2030

## Local Plan review

Sustainable Places Stage 1

– Defining areas

October 2022





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## **1. What are Sustainable Places?**

- 1.1 There is no single definition of what a sustainable place is, but accessibility to local services and facilities plays a key role as well as the diversity of uses in an area. The National Planning Policy Framework (NPPF) sets out three overarching objectives to achieve sustainable development which are:
- 1.2 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.
- 1.3 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
- 1.4 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.
- 1.5 Whilst the above defines sustainable development it does not define what is meant by sustainable places. The NPPF further sets out that healthy, inclusive and safe places can be achieved by, ensuring they are safe and accessible, planned positively for the provision of shared spaces, community facilities and other local services as well as an integrated approach to considering the location of housing, economic uses and community facilities and services. The NPPF also identifies access to high quality open spaces as being important for the health and well-being of communities.
- 1.6 The NPPF also sets out that significant development should be focused on locations which are or can be made sustainable through limiting the need to travel, offering a genuine choice of transport modes. Identifying and protecting sites and routes which could be critical in developing infrastructure to widen transport choice and provide for high quality walking and cycling networks. The Planning Policy Guidance Note on Climate Change also identifies reducing the need to travel as an example of mitigating climate change.
- 1.7 The above guidance in the NPPF highlights a need to create sustainable places ensuring they are safe, accessible, take an integrated approach to locating housing, employment and community facilities as well as reducing the need to travel.

## **2. Sustainable Places Evidence**

- 2.1 The Sustainable Places evidence supports the review of the Runnymede 2030 Local Plan and will underpin the preparation of the next iteration of the local plan. The Sustainable Places work is split into three stages as follows:

### **Stage 1 – Defining Areas**

- 2.2 Stage 1 (this paper) will deal with defining the different settlement areas of the Borough as the basis for a ‘place based’ approach to the future development of the Borough.
- 2.3 What this means is that whilst considering development needs across the Borough, the next iteration of the Plan will do so by focussing on each settlement area so it can tailor the approach and choices available for individual places and set the basis for

Neighbourhood Planning. Identifying the extent of each settlement area also ensures development distribution is monitored accurately.

### **Stage 2 - Accessibility**

- 2.4 Stage 2 of the Sustainable Places evidence deals with the accessibility of potential development sites and draws on the objectives of the Surrey Local Transport Plan 4 (LTP4). It considers the location of potential development sites to a range of key services and facilities by walking, cycling and public transport. In this way Stage 2 aims to be proactive in identifying accessible locations.
- 2.5 The Sustainable Places Stage 2 evidence has been undertaken on behalf of Runnymede by Surrey County Council and takes the form of a web-based tool which can be accessed on the Council's web site at xxx.
- 2.6 The Stage 2 evidence only considers the accessibility of potential sites and does not make any recommendations on which sites may or may not be allocated for development in future iterations of the Local Plan. This is because other factors and evidence will need to be taken into account which will be the role of the Stage 3 evidence.

### **Stage 3 – Site Selection**

- 2.7 Stage 3 of the Sustainable Places evidence will take the form of a Site Selection Methodology & Assessment (SSMA). This will consider the sustainability of potential development sites in the round using the accessibility evidence from Stage 2 along with other considerations.
- 2.8 A similar exercise was undertaken for the 2030 Local Plan and was found to be robust. The Stage 3 evidence will be set out in a separate paper.

## **3. Defining Places**

- 3.1 There is no definitive guidance on how to define the geographical extent of places. Policy SD1 of the 2030 Local Plan identified different areas of the Borough and how much development they should deliver over the plan period. The starting point for the areas defined in policy SD1 were the Borough's urban settlements, but there was also a need to address those areas of the Borough not within an urban area and where these should be placed.
- 3.2 This required a judgement of where to set area boundaries not just in terms of proximity of urban and non-urban areas but also recognising where there are functional links between areas that have close relationships to one another. The development requirement figure set out in Policy SD1 for each area was then based on development sites identified in the Strategic Land Availability Assessment (SLAA) which accompanied the 2030 Local Plan. As such, the areas defined in Policy SD1 are also referred to as SLAA Areas.
- 3.3 As such, Stage 1 of the Sustainable Places work carries out a review of the boundaries which defined each SLAA area in Policy SD1 of the 2030 Local Plan and whether, since adoption of the 2030 Local Plan, these are still the most logical or require some re-alignment. This is not however, an exercise which reviews or determines which areas of the Borough are urban and which Green Belt, it is simply where the boundary lies between different areas of the Borough. The existing boundaries which define each SLAA area set out in Policy SD1 are shown in plan 2-1 below.

- 3.4 Using the Policy SD1 areas as the starting point, account has also been taken of other place boundaries such as electoral wards and Neighbourhood Plan areas whose boundaries may give a closer correlation or be more functionally related to other areas.
- 3.5 The following section considers each place defined in Policy SD1 (as shown on Plan 2-1) in turn and the potential for amendments to settlement boundaries (SLAA areas). In doing so, each section contains a map of the settlement area in question with potential settlement boundary changes shown as numbered parcels on the map with these numbered parcels then shown on separate larger scale maps with an explanation of whether the boundary is proposed for amendment or not. Existing settlement boundaries are shown with light blue lines on the maps with proposed boundaries in red. Ward boundaries and Neighbourhood Plan area designations are also shown.

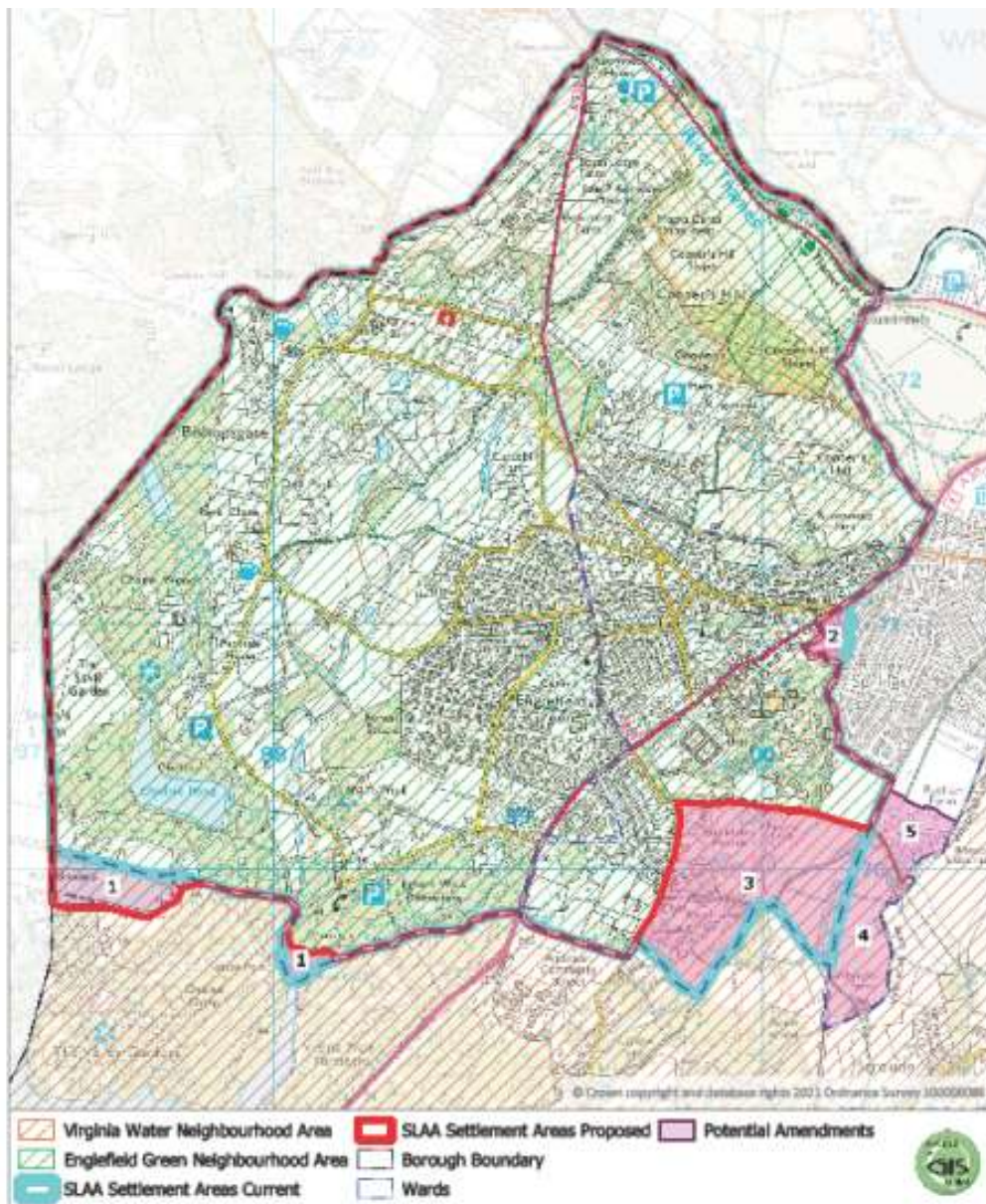
**Plan 2-1: Existing Settlement Boundaries Based on 2030 Local Plan Policy SD1**



## Englefield Green

- 3.6 The geographical extent of the Englefield Green Settlement Area as shown on Plan 2-2 appears to be based on the electoral ward boundaries of Englefield Green West and Englefield Green East. The extent of the area includes the whole of the urban area of Englefield Green as well as the more semi-rural areas moving north/west up to the Borough boundary with the Royal Borough of Windsor & Maidenhead at Windsor Great Park and Old Windsor. The southern boundary is formed by the ward boundary with Virginia Water and eastwards, the ward boundary with Egham Town. The Royal Holloway University of London (RHUL) campus, which has close functional links to Englefield Green also lies within the area.
- 3.7 There are however a number of areas within the extent of the existing Englefield Green settlement area where boundaries should be amended to reflect more up to date information or functionality. These are shown as parcels 1-4 on Plan 2-2.

### Plan 2-2: Englefield Green Settlement Area & Potential Boundary Changes

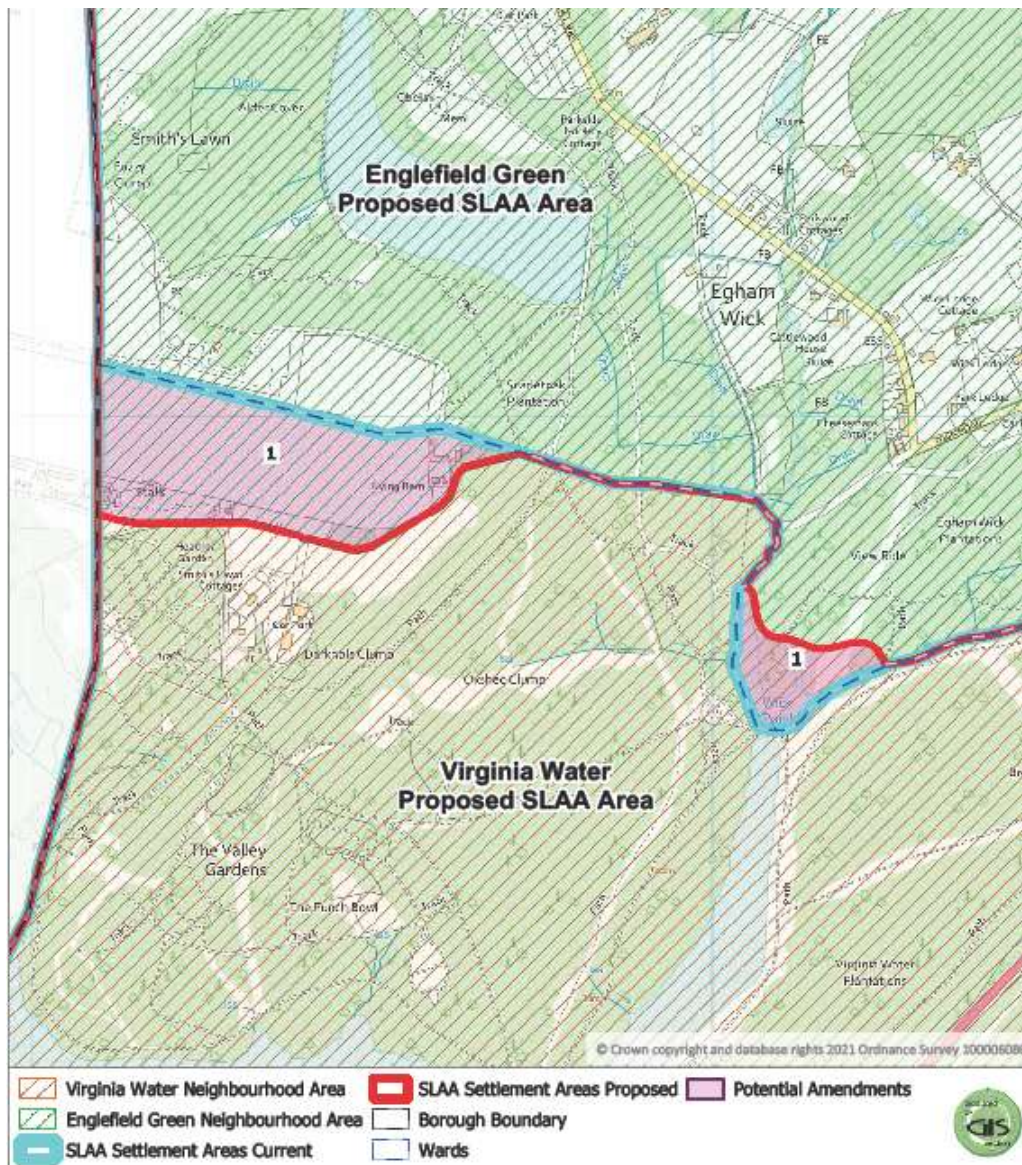




### Parcel 1

- 3.8 Parcel 1 is located along the southern boundary with Virginia Water where the Englefield Green Neighbourhood Area and Virginia Water Neighbourhood Area do not entirely correlate with the settlement or ward boundary. This parcel has two areas, one immediately to the north of Smith's Lawn Cottages and the other south of Wick Road. These are shown on Plan 2-3.
- 3.9 The area north of Smith's Lawn Cottages is currently within the existing Virginia Water settlement and is accessed from and lies within close proximity to Englefield Green. This area is also within the Englefield Green Neighbourhood Plan area designation. On this basis the settlement boundary should be realigned to correlate with designated Neighbourhood Areas. Another area just south of the notation 'Egham Wick' lies within the existing Englefield Green settlement area but is within the designated Virginia Water Neighbourhood Area. This area is formed by a small lake and woodland copse, with no particular links to either area. On this basis the settlement (SLAA) boundary can be realigned to Neighbourhood Plan area boundaries as shown on Plan 2-3.

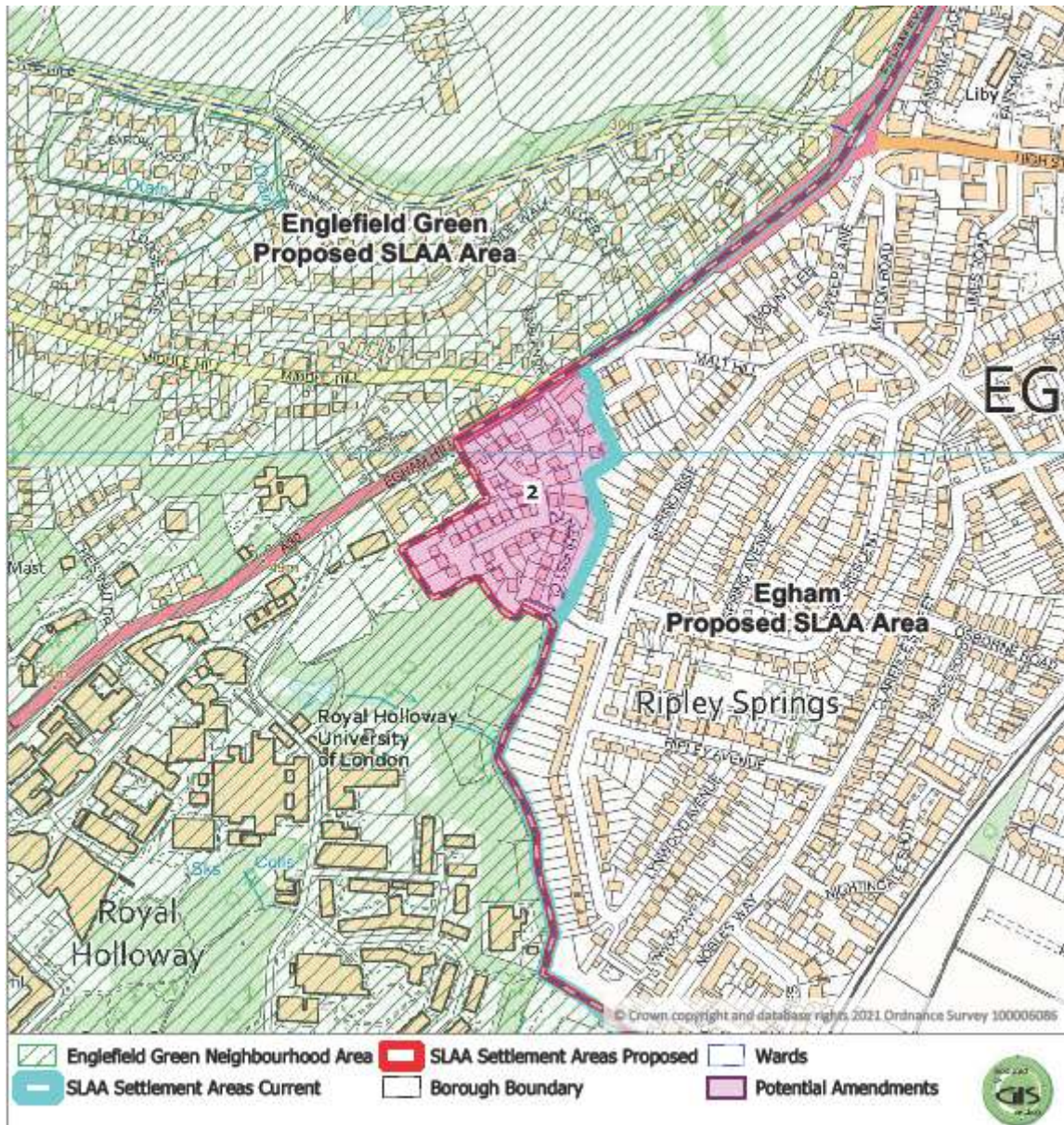
### Plan 2-3: Proposed Settlement Boundary Realignment at Parcel 1



## Parcel 2

- 3.10 Parcel 2 is formed from the area at Danehurst Close. Danehurst Close lies within the existing Englefield Green settlement area but within the Egham Town electoral ward. The area also lies outside of the Englefield Green Neighbourhood Area designation. Given the position of this area south of the A30 and immediately adjacent the Egham urban area, the settlement (SLAA) boundary should be amended to align with the electoral ward/Neighbourhood Area as shown on Plan 2-4.

### Plan 2-4: Proposed Settlement Boundary Realignment at Parcel 2



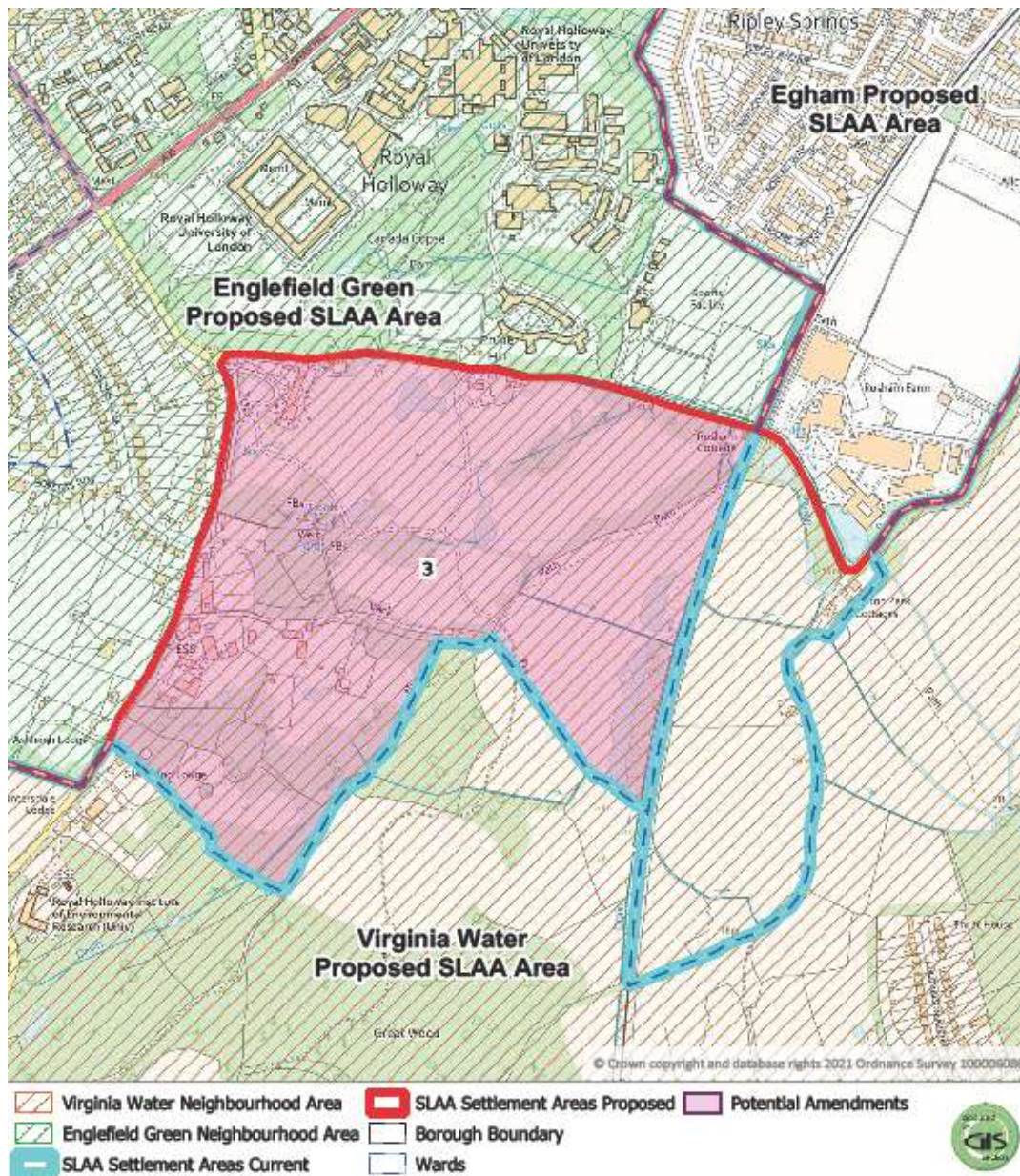
## Parcel 3

- 3.11 Parcel 3 is formed by the area south of Prune Hill and east of Ashleigh Lodge which is currently within the Englefield Green settlement area but within the Virginia Water Neighbourhood Area designation. This area includes the Biosciences Research Centre as well as Bakeham House and grounds and a number of other residential properties along Bakeham Lane. This area is more closely aligned with Englefield Green both in

terms of its proximity (adjacent the urban edge at Simons Walk/Roberts Way) and functionality in terms of access to local services and would be a better fit in a place-based approach by remaining in the Englefield Green settlement area.

- 3.12 However, retaining the settlement boundary would mean that an area within the Virginia Water Neighbourhood Plan, would effectively sit within the Englefield Green settlement area for any Local Plan spatial strategy. Any quantum of development for Englefield Green would then have to be split so it is clear in which Neighbourhood or settlement area it would be expected to come forward. As such, whilst the area is closer to Englefield Green in terms of proximity and functionality, for simplicity, it is proposed to amend the settlement (SLAA) boundary to align with Neighbourhood Area boundaries on this particular occasion. This is shown in Plan 2-5.

**Plan 2-5: Proposed Settlement Boundary Realignment at Parcel 3**

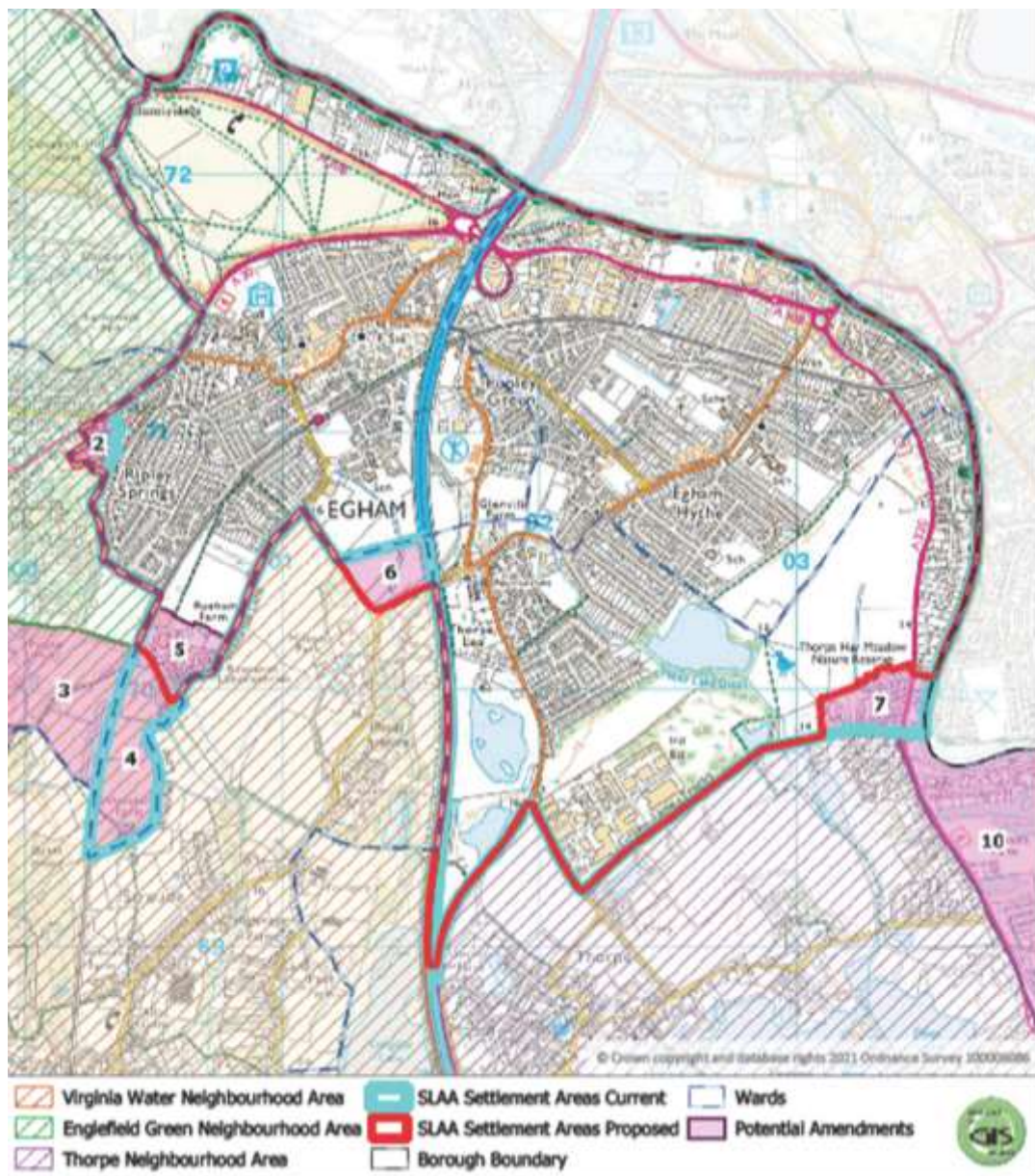


Parcels 4 & 5 are considered in the section on Egham

## Egham

- 3.13 The Egham settlement area boundary is shown on Plan 2-6 and is largely based on the electoral ward boundaries of Egham Town and Egham Hythe, with a proportion of Thorpe ward also included. The boundary runs along the river Thames to the north and east and to the south is formed by Green Lane in Thorpe and the Thorpe Bypass up to the M25, which is also the boundary of the Thorpe Neighbourhood Area. The western boundary is formed either by the M25 or the Virginia Water and Englefield Green electoral wards. The area includes Runnymede Pleasure Ground in the far north west corner as well as Egham Town Centre, Egham Rail Station, the strategic employment areas along The Causeway and Thorpe Industrial Estate to the south.
- 3.14 Plan 2-6 shows a number of parcels with potential boundary changes. Parcels 2 & 3 are discussed above and not repeated here. Parcel 10 is discussed under Thorpe.

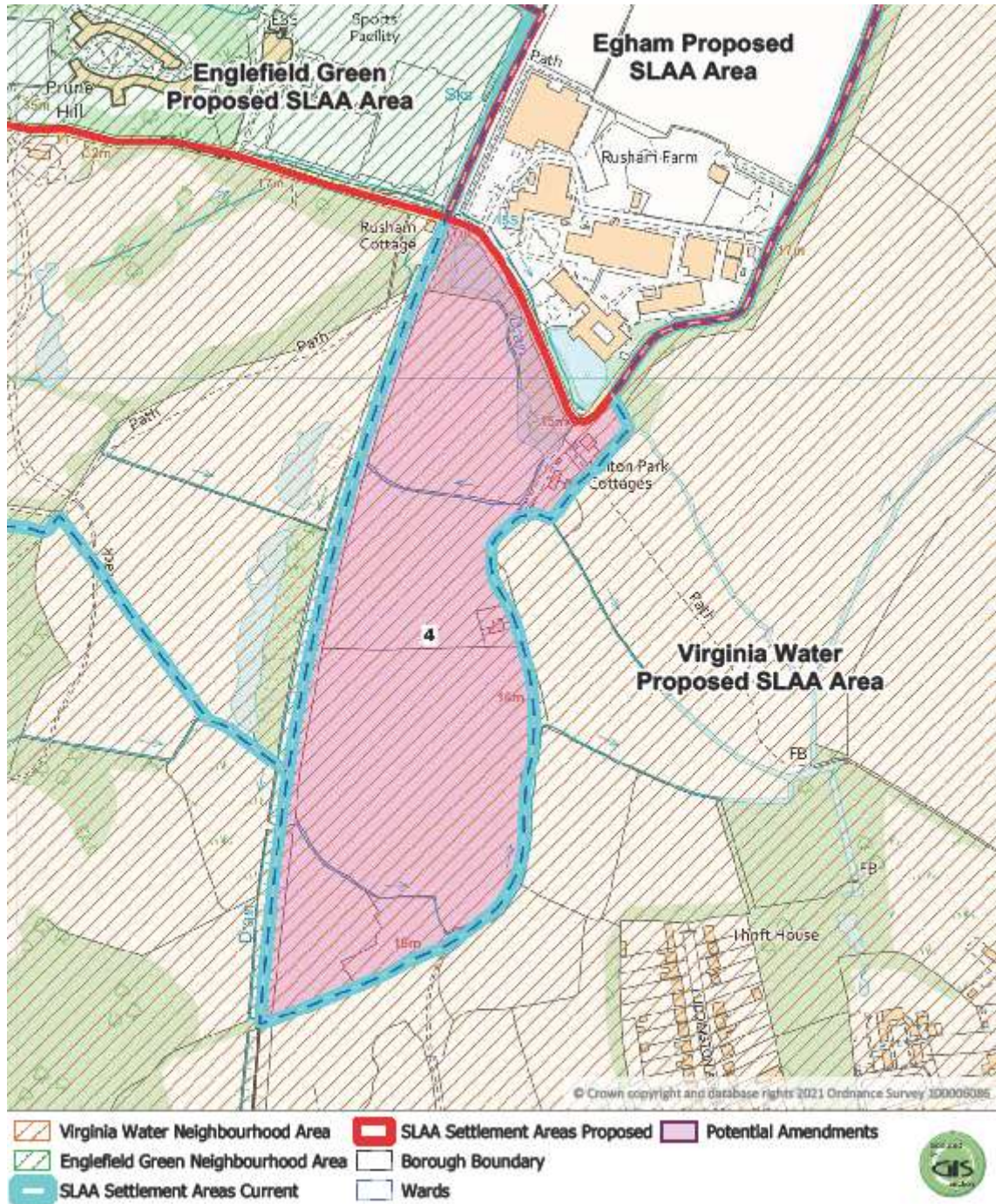
### Plan 2-6: Egham Settlement Area and Potential Boundary Changes



## Parcel 4

- 3.15 Parcel 4 lies to the south of Prune Hill and the Rusham Park site and forms a finger of land at Milton Park Cottages east of the rail line. This area is within Egham Town ward and the existing Egham settlement area but is included within the Virginia Water Neighbourhood Area designation. As such, for simplicity it is considered the area should be moved into the Virginia Water settlement area and this is shown on Plan 2-6.

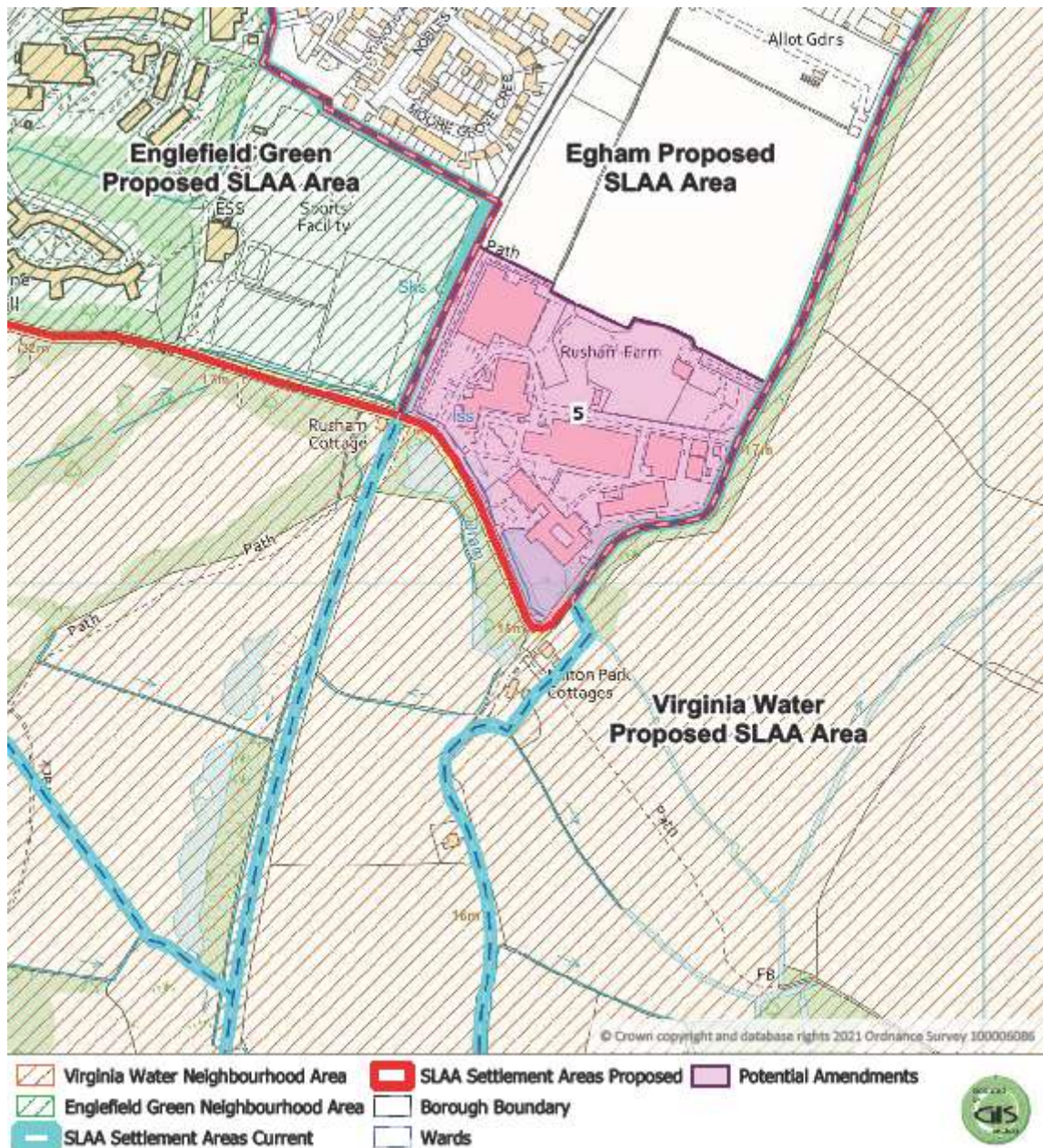
### Plan 2-6: Proposed Settlement Boundary Realignment at Parcel 4



## Parcel 5

- 3.16 Parcel 5 is formed from the Rusham Park site which has permission for student accommodation to serve Royal Holloway University of London (RHUL). This parcel is currently within the Egham settlement area but could be moved into Englefield Green with the rest of RHUL. However, Parcel 5 sits at the bottom of Prune Hill and south of the rail line giving a degree or perception of separation from Englefield Green. Parcel 5 also lies closer to the Egham urban area and is 1km from rail and 1.2km from town centre services at Egham, giving a more functional link to the Egham rather than Englefield Green area. As such, it is considered the Rusham Park site should remain in the Egham settlement (SLAA) area. A more detailed map of Parcel 5 is shown in Plan 2-7.

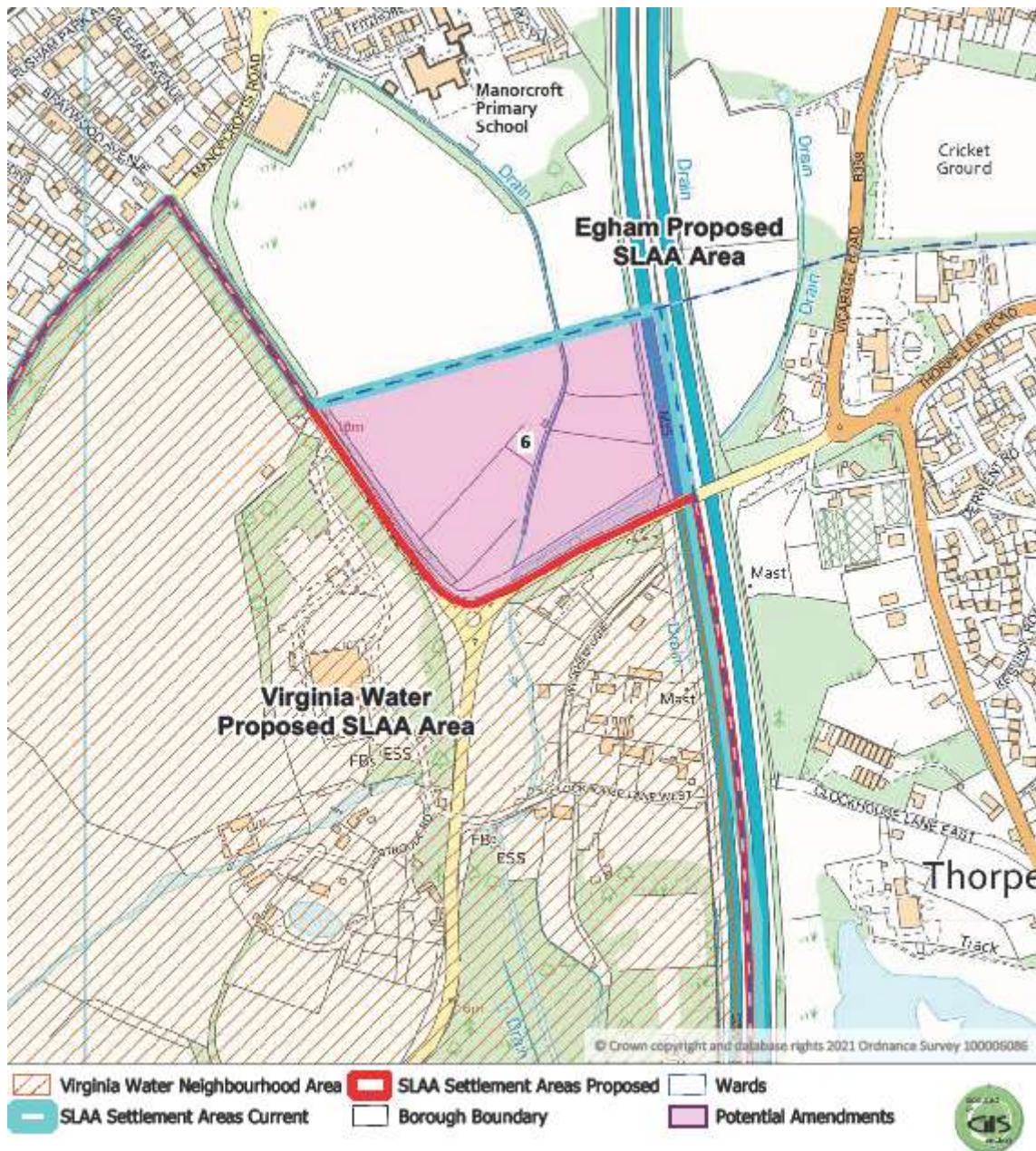
**Plan 2-7: Retention of Settlement Boundaries at Parcel 5**



## Parcel 6

- 3.17 Parcel 6 lies south of Manorcroft Primary School and north of New Wickham Lane. It sits within the Virginia Water electoral ward and settlement area. Parcel 6 is only 650m from Egham Rail station and 830m from Egham Town Centre and is therefore functionally aligned with Egham. The area is also not within the Virginia Water Neighbourhood Area designation. As such, settlement boundaries should be realigned so Parcel 6 is within the Egham settlement (SLAA) area as shown in Plan 2-8.

### Plan 2-8: Proposed Settlement Boundary Realignment at Parcel 6



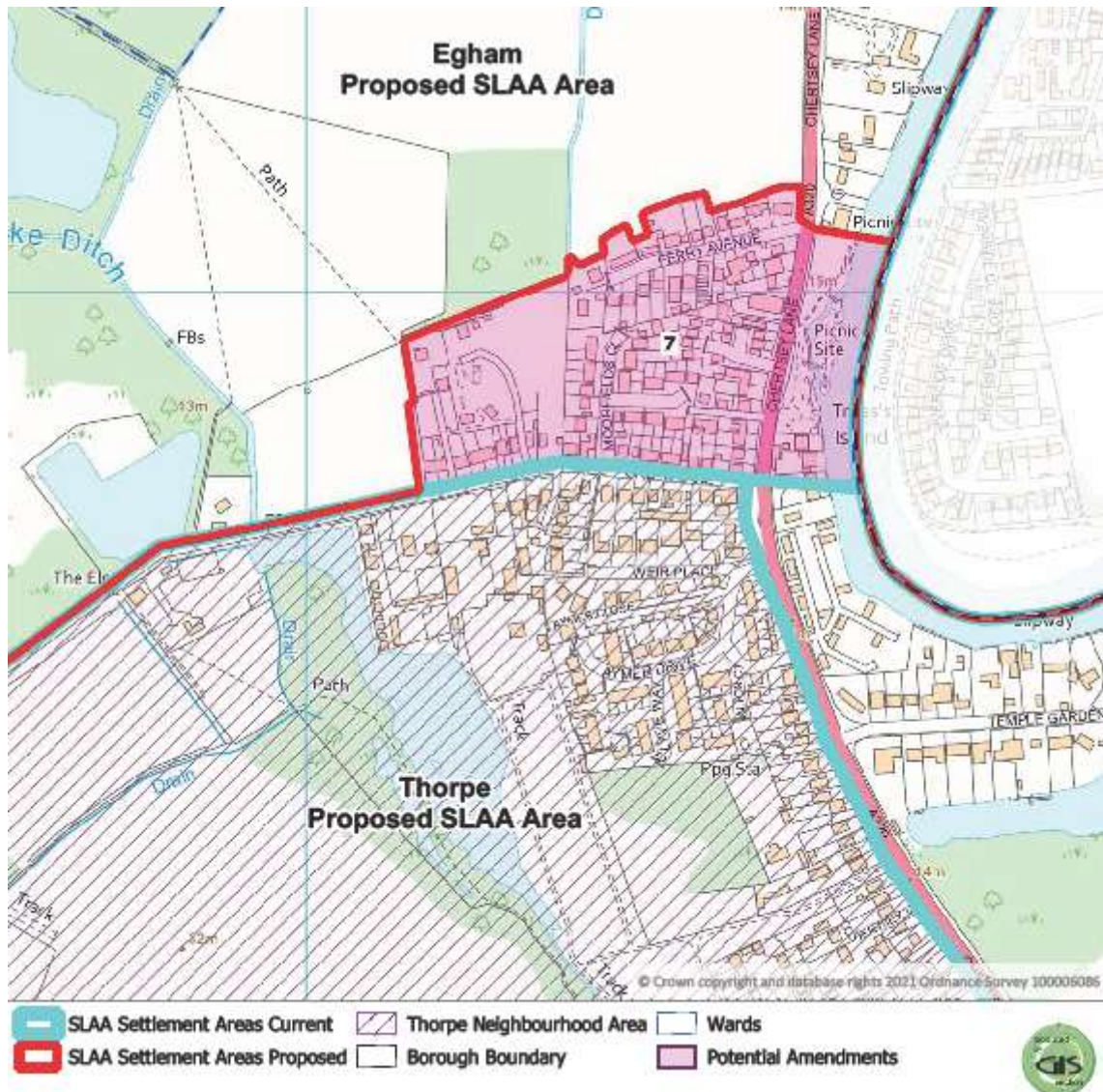
## Parcel 7

- 3.18 Parcel 7 is formed from the urban area just north of Green Lane/west of Chertsey Lane in Thorpe. This area is adjacent the urban area to the south of Green Lane and is also within Thorpe Ward but not in the Thorpe Neighbourhood Area. However, Thorpe ward

also extends northwards east of Chertsey Lane up to Timsway, but again is not included in the Thorpe Neighbourhood Area.

- 3.19 Development east of Chertsey Lane moving south, is also separated by a park/picnic area adjacent the river Thames and as such the area north of Green Lane/east of Chertsey Lane is not wholly contiguous with the urban area to the south and east of Chertsey Lane. On this basis it is proposed to amended boundaries so that Parcel 7 is moved to the Thorpe settlement (SLAA) area. The boundary east of Chertsey Lane would be placed between 121 Chertsey Lane and the park/picnic area to the south.

**Plan 2-9: Proposed Settlement Boundary Realignment at Parcel 7**



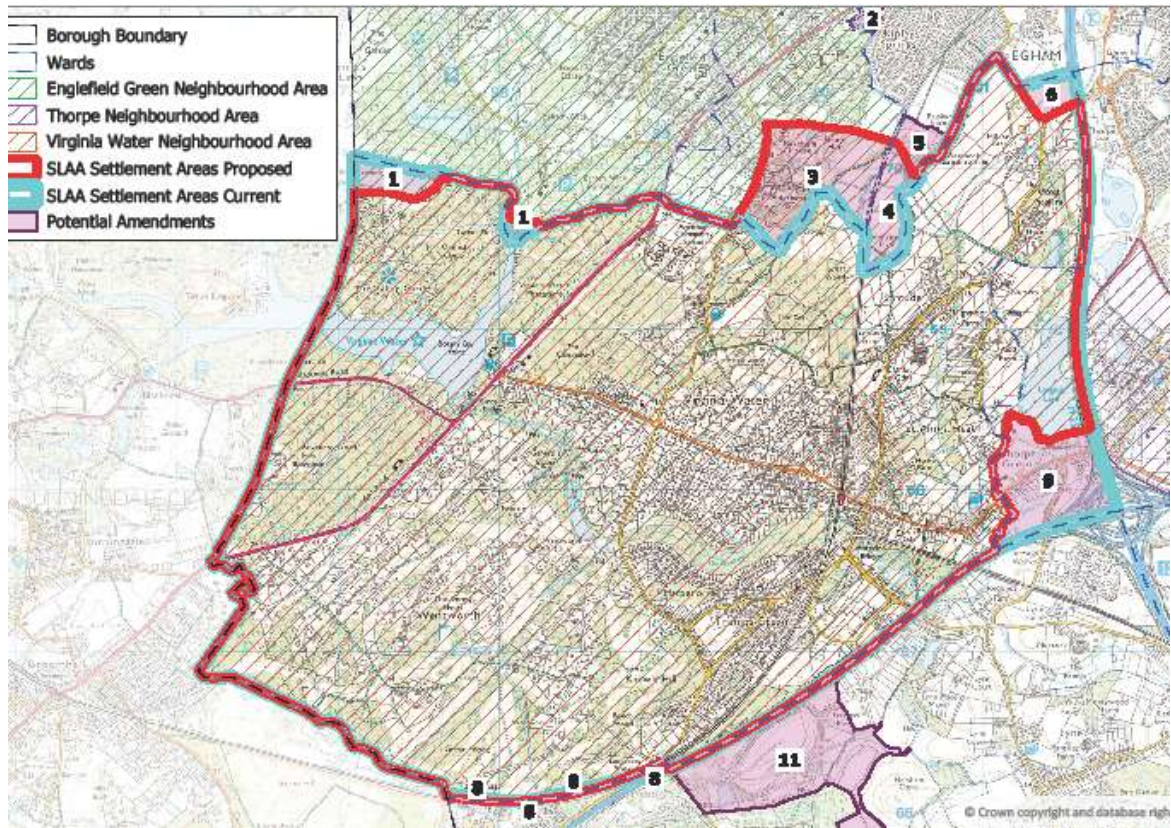
**Virginia Water**

- 3.20 The Virginia Water settlement area is largely based on electoral ward boundaries. The northern boundary is formed by the boundary with the Englefield Green East/West & Egham Town wards, the eastern boundary by the M25, the southern boundary by the M3 and rail line and to the west by the borough boundary with the Royal Borough of Windsor & Maidenhead. Plan 2-10 shows parcels with potential boundary changes,



although parcels 1-6 are discussed above and parcel 11 is discussed under Longcross.

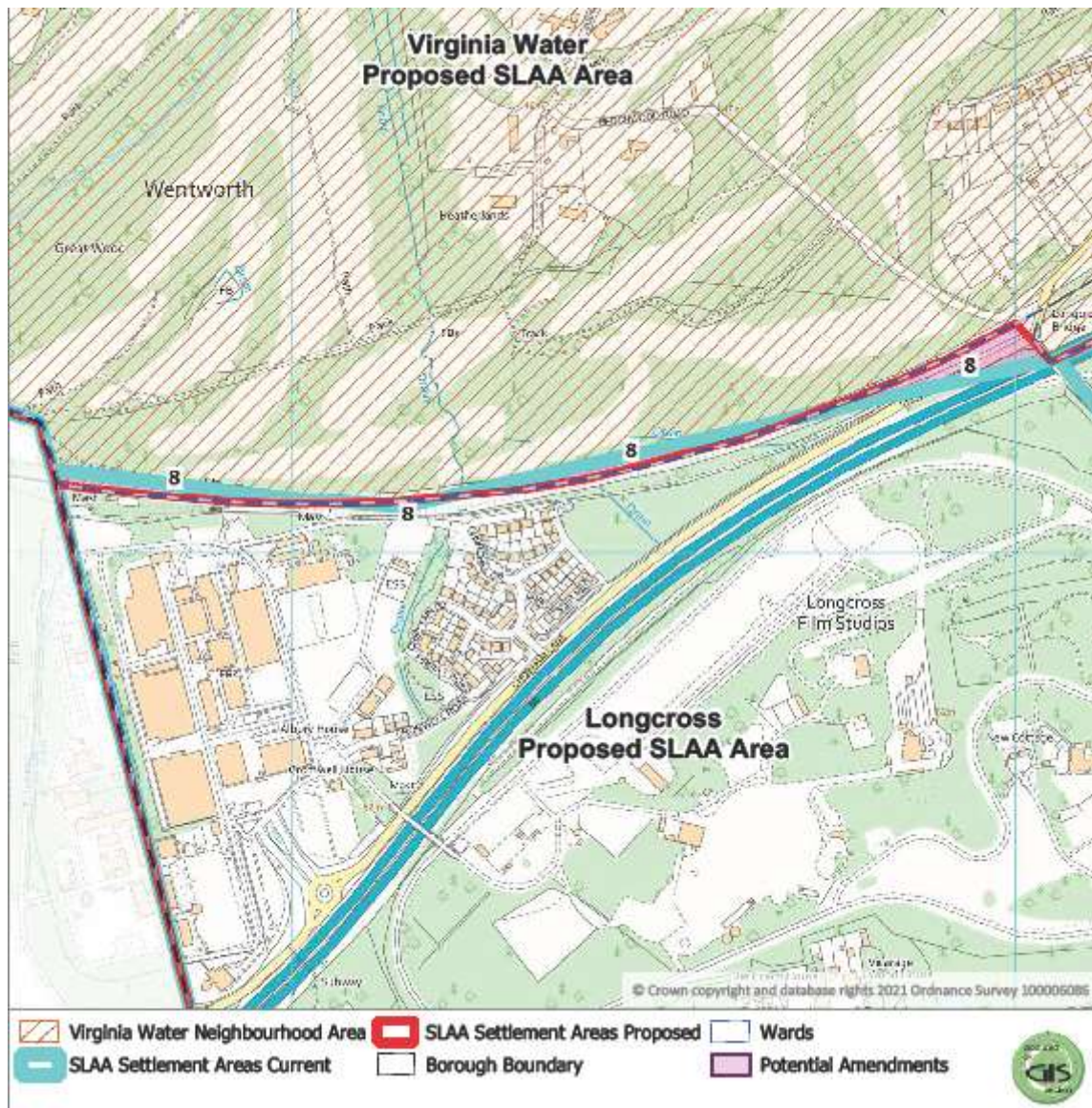
### Plan 2-10: Virginia Water Settlement Area & Potential Boundary Changes



#### Parcel 8

3.21 Parcel 8 is formed from 4 areas along the boundary with the rail line and M3 at Longcross. The current settlement area boundary is not a tight fit to the rail line/M3 and it is proposed that the settlement area boundary is tidied up to realign with the Virginia Water Neighbourhood Area designation. Plan 2-11 shows the proposed settlement (SLAA) area boundary changes for each area of parcel 8.

## Plan 2-11: Proposed Settlement Boundary Realignment at Parcel 8

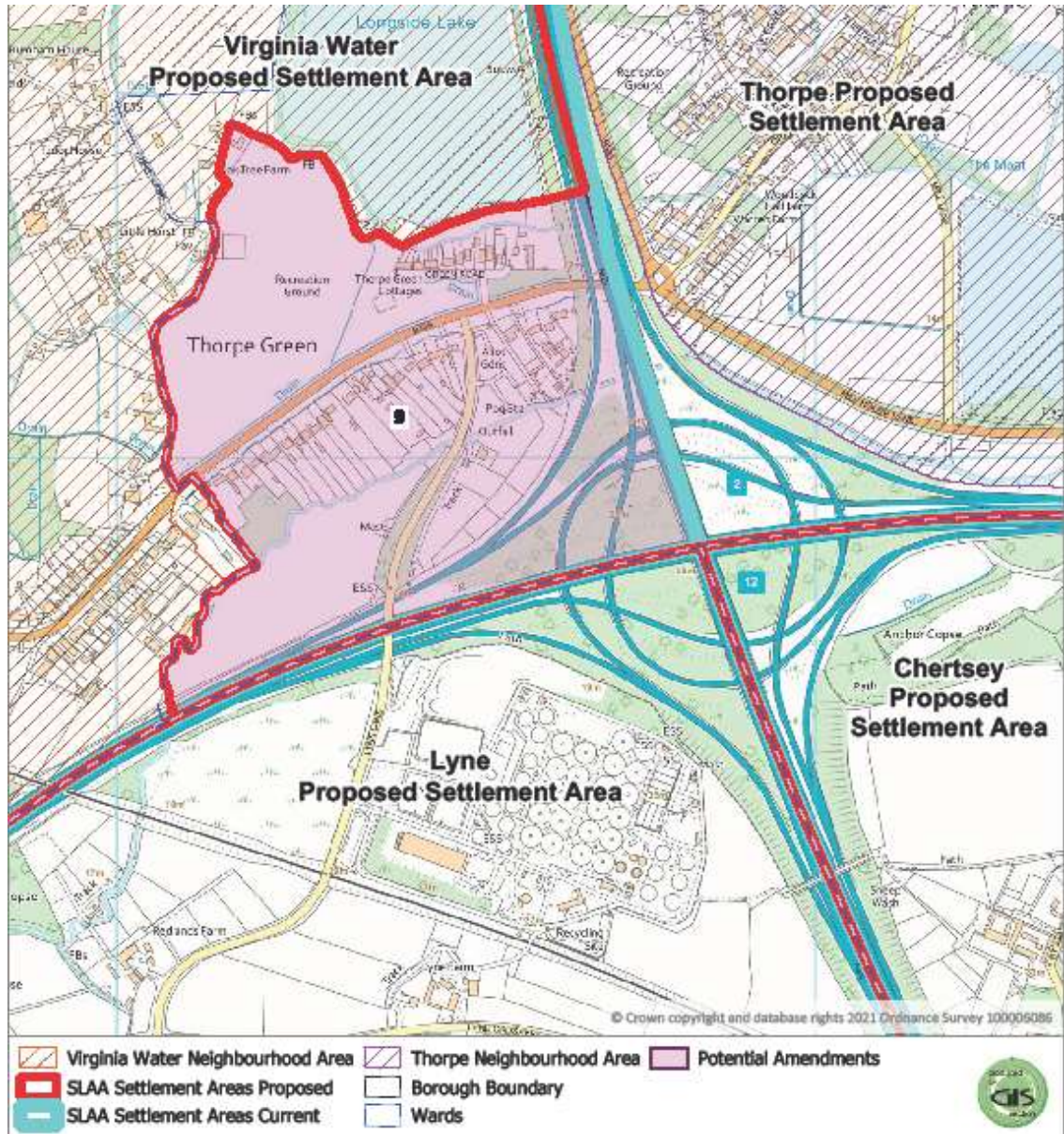


### Parcel 9

- 3.22 Parcel 9 is bounded by the M25 motorway to the east, but the ward boundary sits west of this such that the area of Thorpe Ward which encompasses Thorpe Green moving northwards up to Black Lake Farm sits within the Virginia Water settlement area. Part of this parcel including Longside Lake up to Black Lake Farm is included within the Virginia Water Neighbourhood Area designation, but the Thorpe Green area is neither within Virginia Water or Thorpe Neighbourhood Area designations.
- 3.23 The area at Longside Lake and up to Black Lake Farm within Thorpe Ward but also Virginia Water Neighbourhood Area is physically separated from Thorpe village by the M25 and sits just east of Hurst Lane, which is more closely associated with Virginia Water. As such, this area remaining in a Virginia Water settlement area is considered to be the most rational.
- 3.24 The Thorpe Green area just south of Longside Lake is separated from Thorpe village by the M25 aside from a road/pedestrian route under the M25 which links the east and west sides of Green Road and the Thorpe Bypass. Historically, Thorpe Green formed part of Thorpe prior to the construction of the M25 and sits within Thorpe Ward but

outside the Virginia Water Neighbourhood Area designation. On this basis, the Thorpe Green area should be placed within the Thorpe settlement (SLAA) area and Plan 2-12 shows the proposed boundary changes for parcel 9.

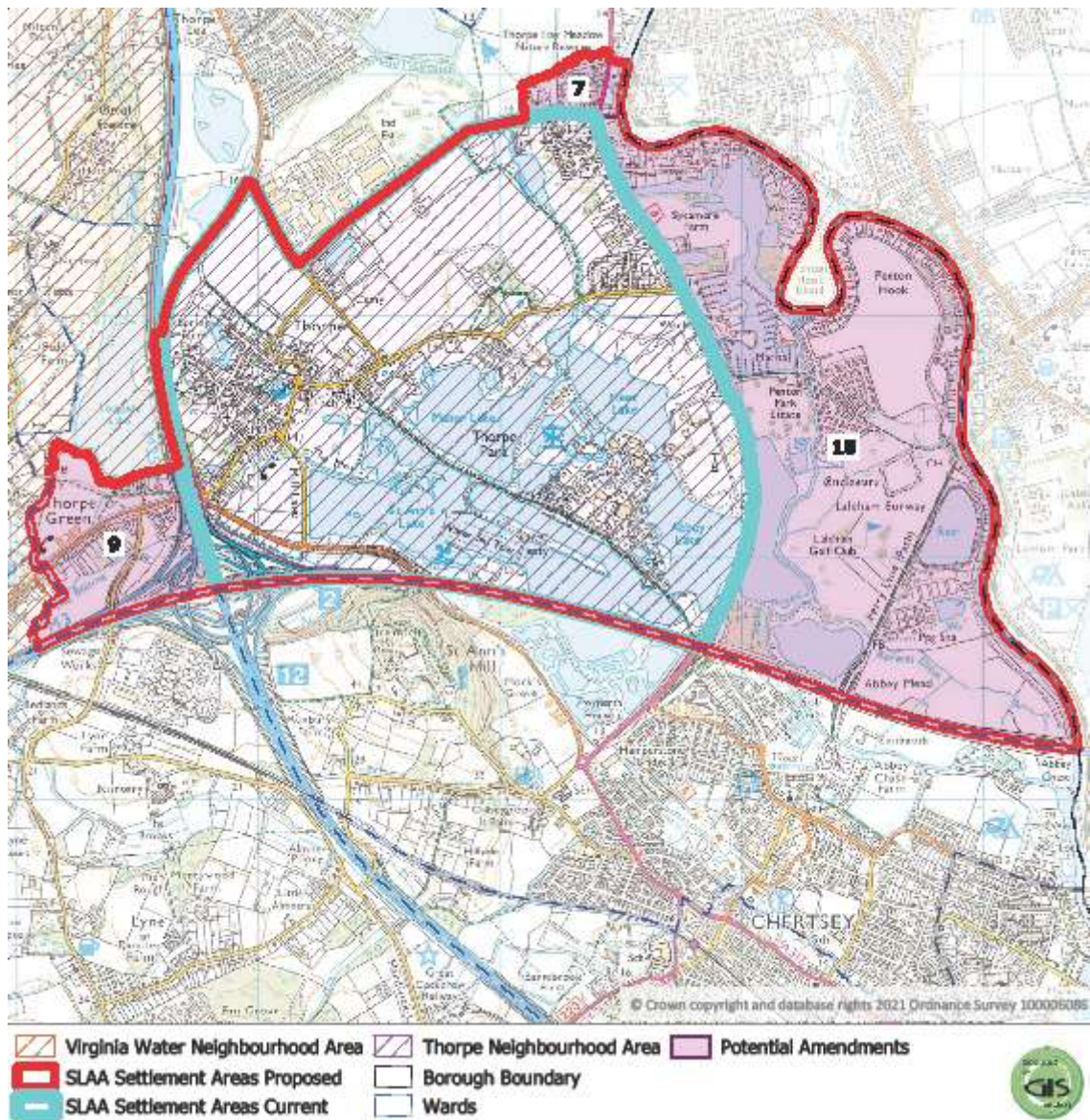
**Plan 2-12: Proposed Settlement Boundary Realignment at Parcel 9**



**Thorpe**

3.25 The Thorpe settlement area boundary reflects the Thorpe Neighbourhood Area and is shown on Plan 2-13. Parcels 7 and 9 have been discussed above and are not repeated here. The area includes Thorpe Village, Thorpe Park and lakes but excludes Thorpe Industrial Estate.

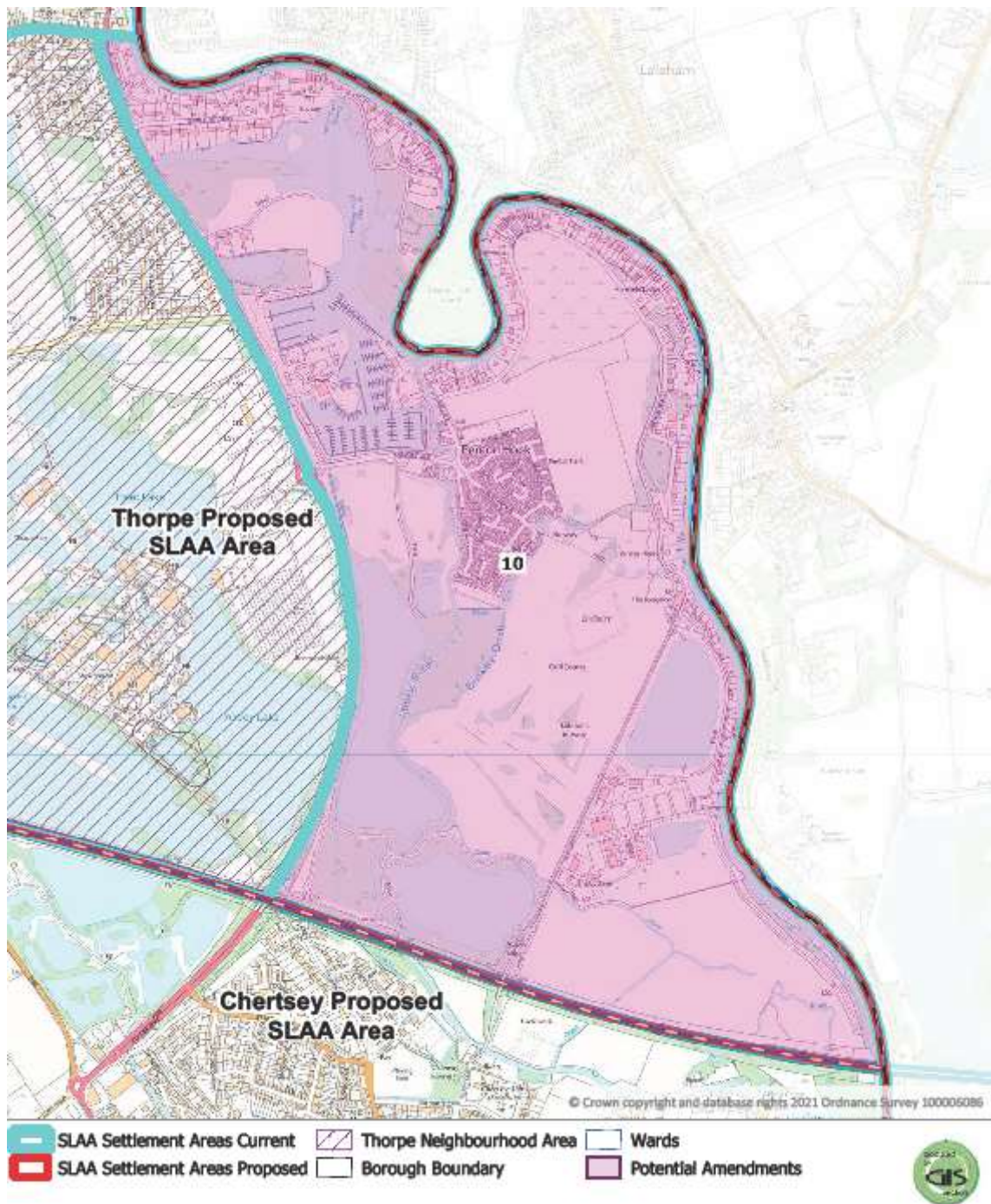
## Plan 2-13: Thorpe Settlement Area & Potential Boundary Changes



### Parcel 10

3.26 Parcel 10 lies within Thorpe Ward and sits east of the A320 Staines Road and north of the M3 and contains Temple Gardens, Penton Hook and Ferry Lane. The area around Penton Hook is currently within the Chertsey settlement area, but is physically separated from Chertsey by the M3, but linked by the A320. The majority of existing built development at Temple Gardens, Laleham Reach and Mixnams Lane sits in the northern sector of this area and is considered to be more physically linked with Thorpe and its Neighbourhood Area than Chertsey. As such, it is considered that the Thorpe settlement (SLAA) area be enlarged to take account of the area at Penton Hook north of the M3. Plan 2-14 shows the proposed boundary changes for parcel 10.

## Plan 2-14: Proposed Settlement Boundary Realignment at Parcel 10

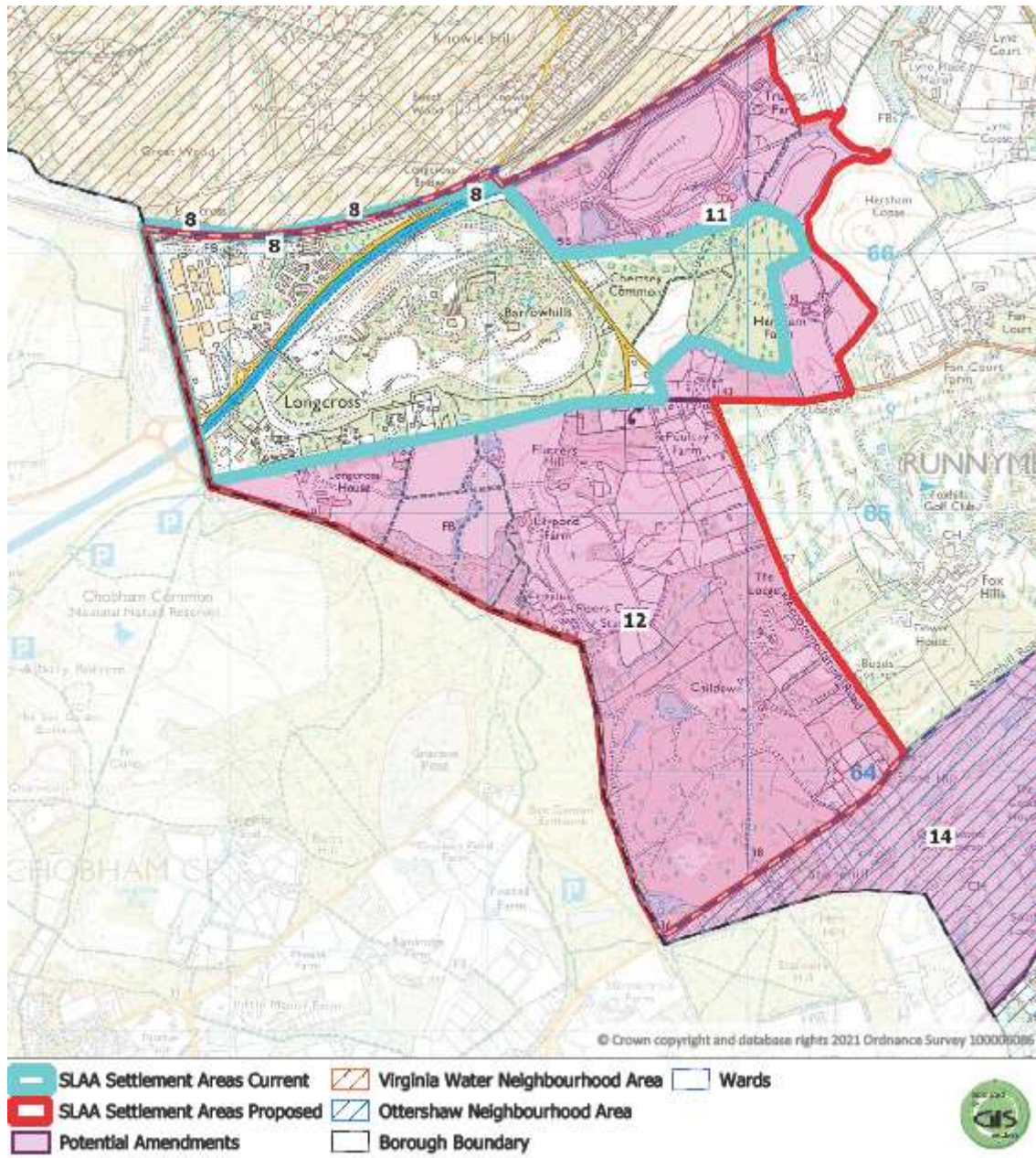


### Longcross

- 3.27 The Longcross settlement area is based on the Longcross Garden Village area as allocated in 2030 Local Plan Policy SD9, plus a few smaller areas of existing development along Longcross Lane and Kitsmead Lane. The area sits within the Longcross, Lyne & Chertsey South electoral ward and is not within any designated Neighbourhood Area.
- 3.28 The area as currently defined is expected to form its own distinctive settlement over the period of the 2030 Local Plan and as such its strongest geographical and functional link will be with itself as a sustainable new garden village. Any quantum of development

assigned to the Longcross area will, in the main, be in reference to the Longcross Garden Village allocation only and not a wider area. However, the area south of Longcross Road up to Stonehill Road and eastwards to Accommodation Road, would be a closer link, geographically to Longcross, than to Lyne (east of Longcross) or Ottershaw (south of Longcross). This area is not within a designated Neighbourhood Area and the Longcross settlement area boundary can be amended to accommodate this. The Longcross area is shown on Plan 2-15. Parcel 8 has been discussed above and is not repeated here. Parcel 14 is discussed under Ottershaw.

**Plan 2-15: Longcross Settlement Area & Potential Boundary Changes**

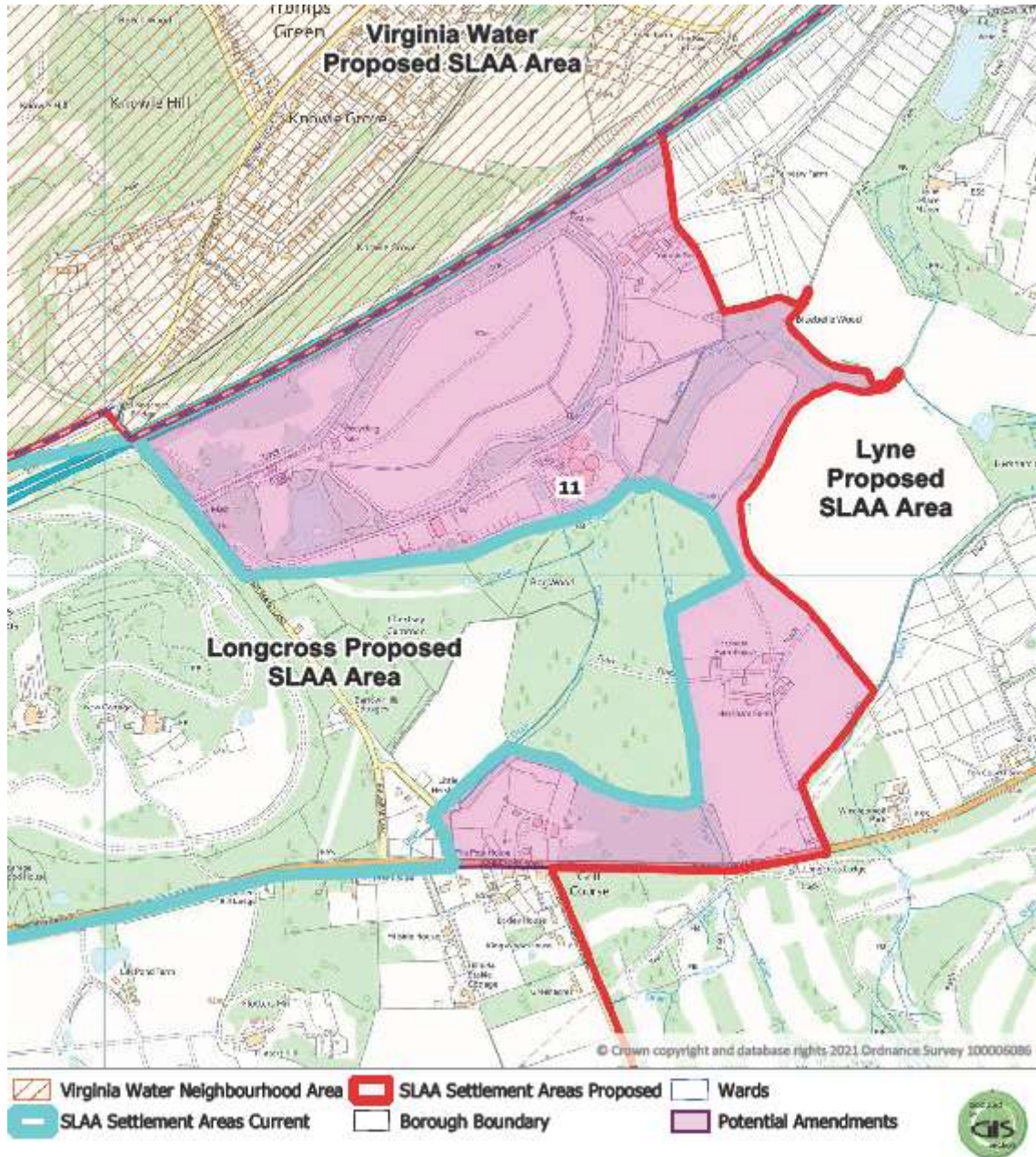


**Parcel 11**

3.29 Parcel 11 stretches northwards and eastwards in the area around Hersham Farm and Trumps Farm. Trumps Farm is more closely aligned geographically to Longcross and

Hersham Farm with Lyne. As such, the Longcross settlement (SLAA) boundary can be realigned to accommodate this. This may require that any quantum of development figure assigned to Longcross is split between the garden village site and the rest of the area. Plan 2-16 shows the proposed boundary changes for parcel 11.

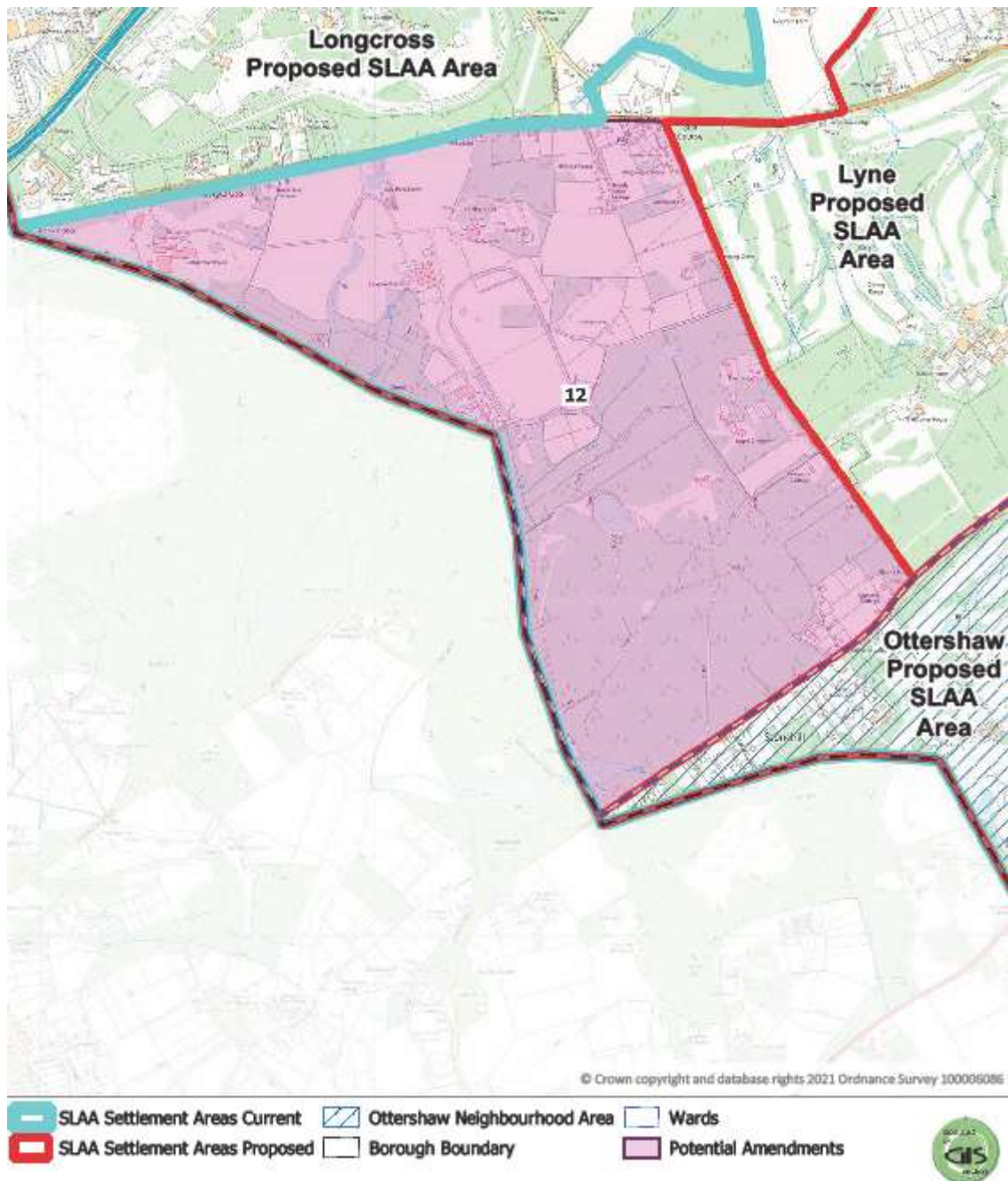
**Plan 2-16: Proposed Settlement Boundary Realignment at Parcel 11**



**Parcel 12**

3.30 Parcel 12 lies between Stonehill Road and Longcross Road and east of Accommodation Road up to the Borough boundary and is situated close to the Longcross Garden Village site and Chobham Common to the west. The parcel lies within the Longcross, Lyne and Chertsey South electoral ward and outside of the Ottershaw Neighbourhood Area designation. On this basis, the Longcross settlement (SLAA) boundary can be realigned to include parcel 12. This is shown on Plan 2-17.

## Plan 2-17: Proposed Settlement Boundary Realignment at Parcel 12

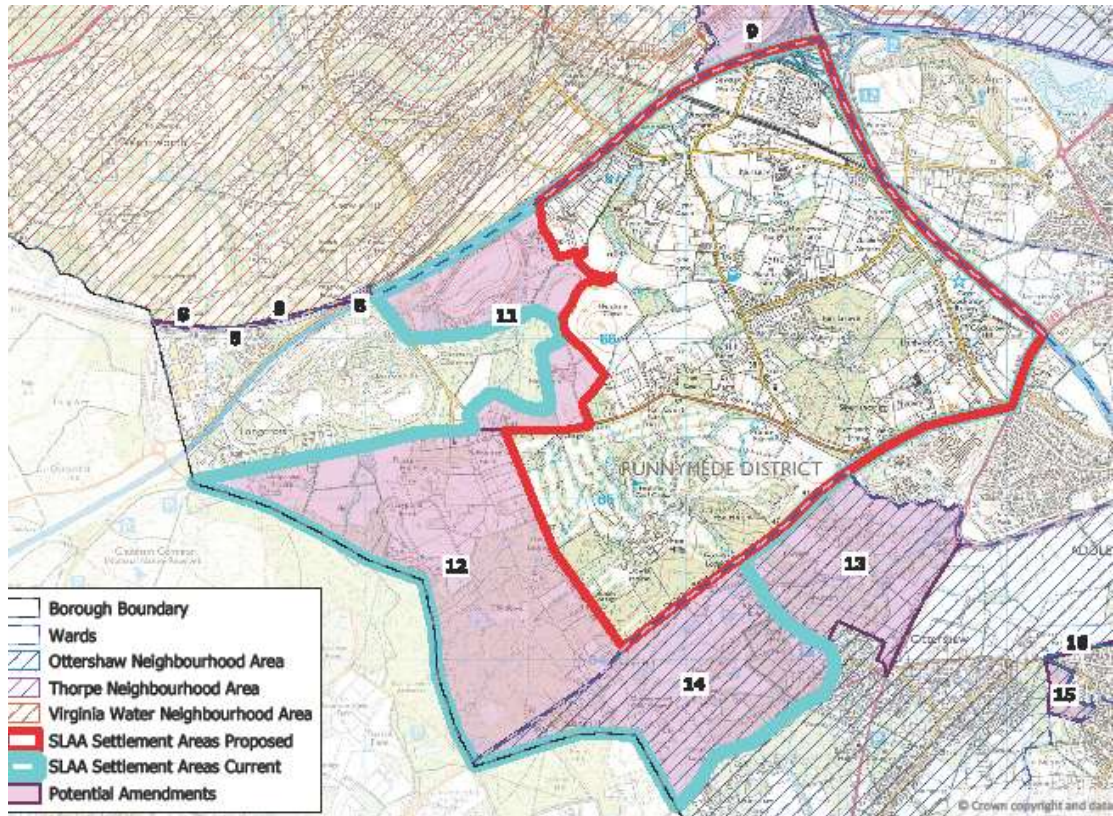


### Lyne

3.31 Table 3 in Policy SD1 of the 2030 Local Plan identifies a certain amount of development to an area defined as 'other (area beyond identified settlements...primarily the area west of the Borough, south of the M3)'. This in the main is formed by the Longcross, Lyne & Chertsey South electoral ward and includes the area around Lyne, but also includes land south of Longcross Road and eastwards from Lyne up to the M25 then running south to Guildford Road and Holloway Hill. The Lyne settlement area is shown in Plan 2-18. Parcels 9, 11 & 12 have been discussed above and parcel 13 is discussed under Chertsey & 14 under Ottershaw.



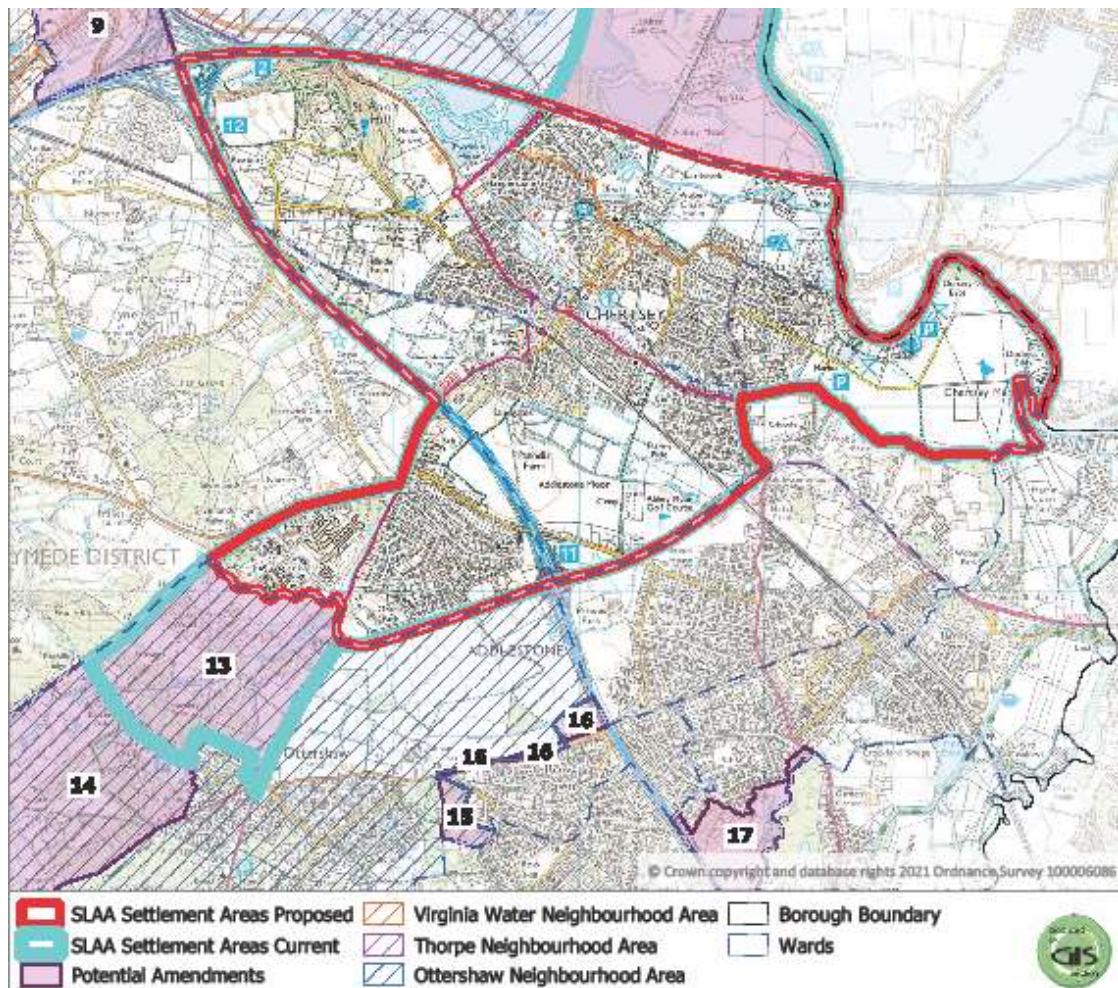
## Plan 2-18: Lyne Settlement Area & Proposed Boundary Changes



### Chertsey

3.32 The Chertsey settlement area is generally formed from the Chertsey St Ann's and Chertsey Riverside electoral wards, but also includes areas of the Longcross, Lyne & Chertsey South ward around St Peter's Hospital and Chertsey Bittams. Plan 2-19 shows the extent of the Chertsey settlement (SLAA) area. The area north of the M3 has been considered above in parcel 10 and is not repeated here.

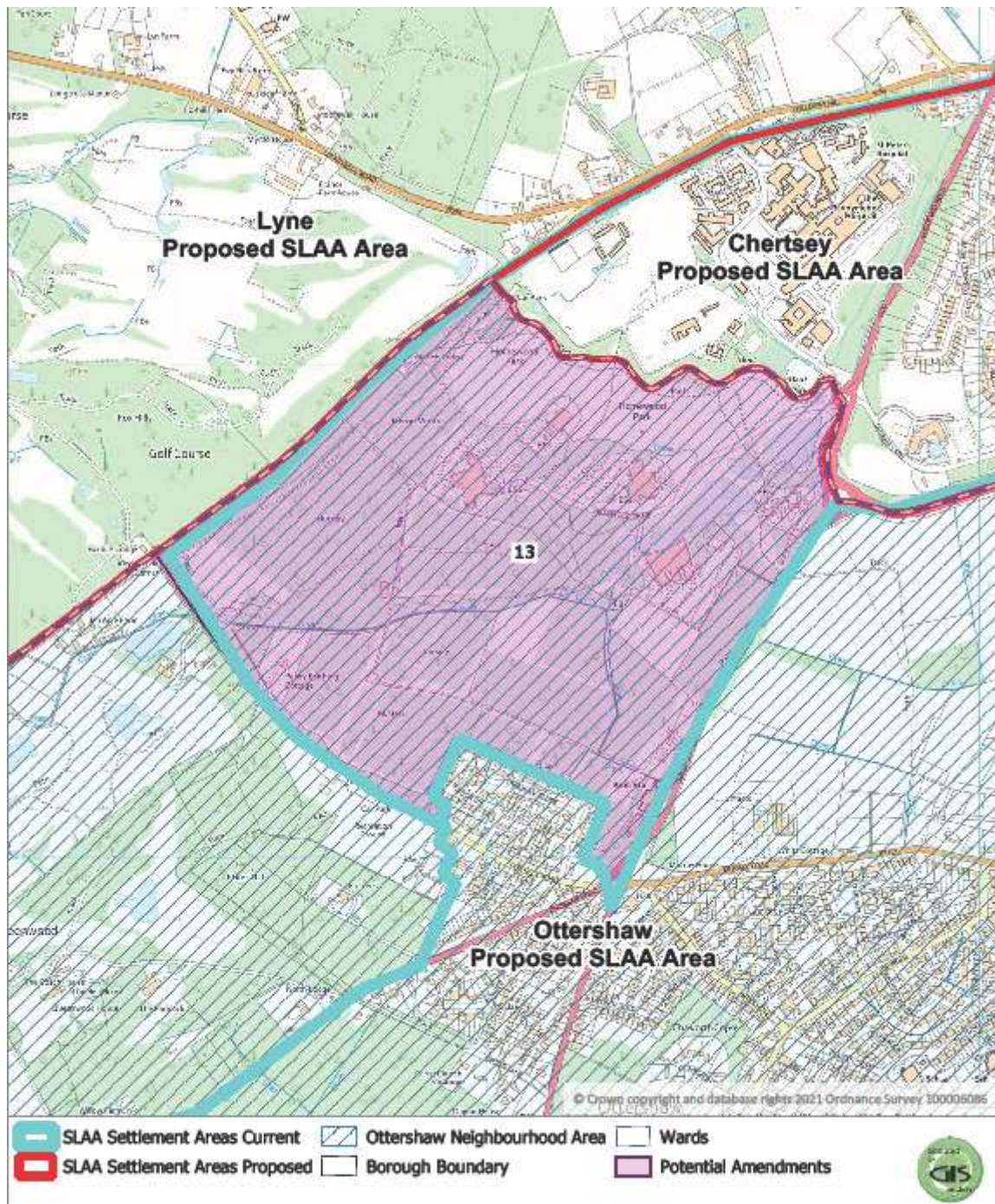
## Plan 2-19: Chertsey Settlement Area & Proposed Boundary Changes



### Parcel 13

- 3.33 The area of Hillswood Business Park and Homewood Park SANG lies within the Chertsey settlement area but also within the Ottershaw ward and Ottershaw Neighbourhood Area. The area around Hillswood Business Park and Homewood Park is separated from Ottershaw geographically but sits in closer proximity to Ottershaw than the main urban area of Chertsey. Given the proximity to Ottershaw and that the area lies within Ottershaw ward and Neighbourhood Area, it is proposed to amend the settlement (SLAA) boundary in this location to align with the ward/Neighbourhood Area boundary. This is shown on map 2-20.

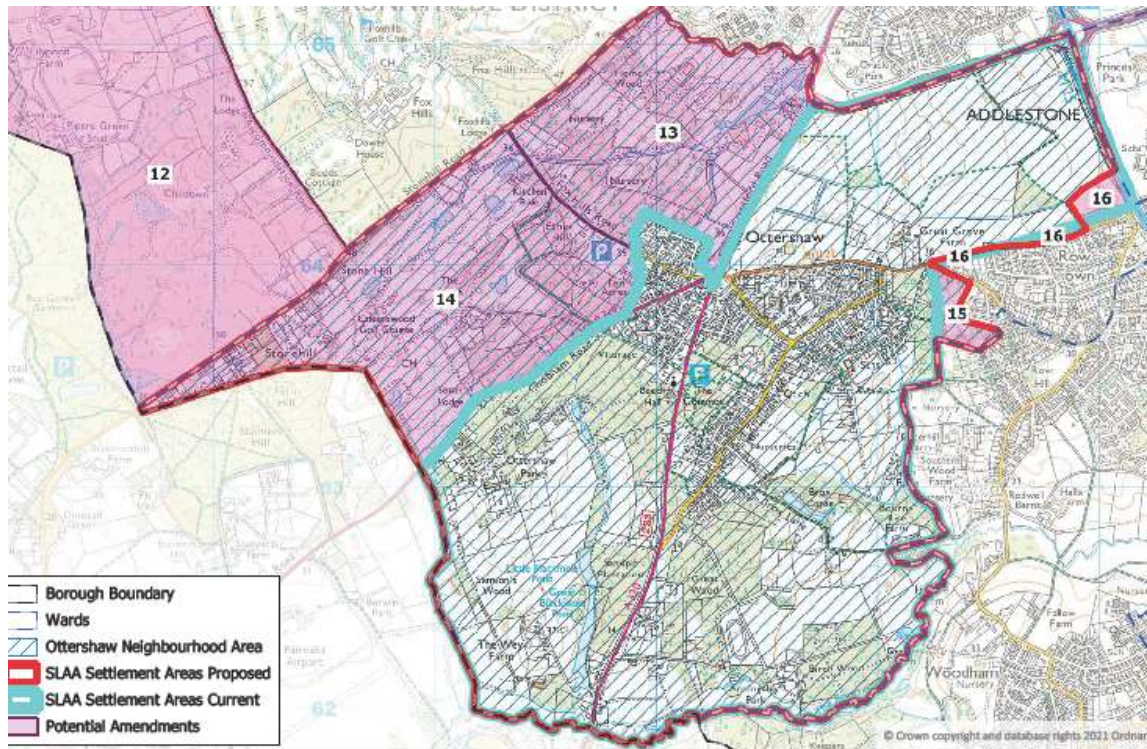
## Plan 2-20: Proposed Settlement Boundary Realignment at Parcel 13



### Ottershaw

- 3.34 The Ottershaw settlement area is largely formed from the Ottershaw electoral ward and is bounded to the north by Chobham Road/St Peter's Way, to the east, south and west predominantly by the ward boundary with Woodham & Rowtown and the borough boundary. The Ottershaw settlement area is shown in Plan 2-21. Several boundary changes are proposed, however parcels 12 & 13 have already been discussed above.

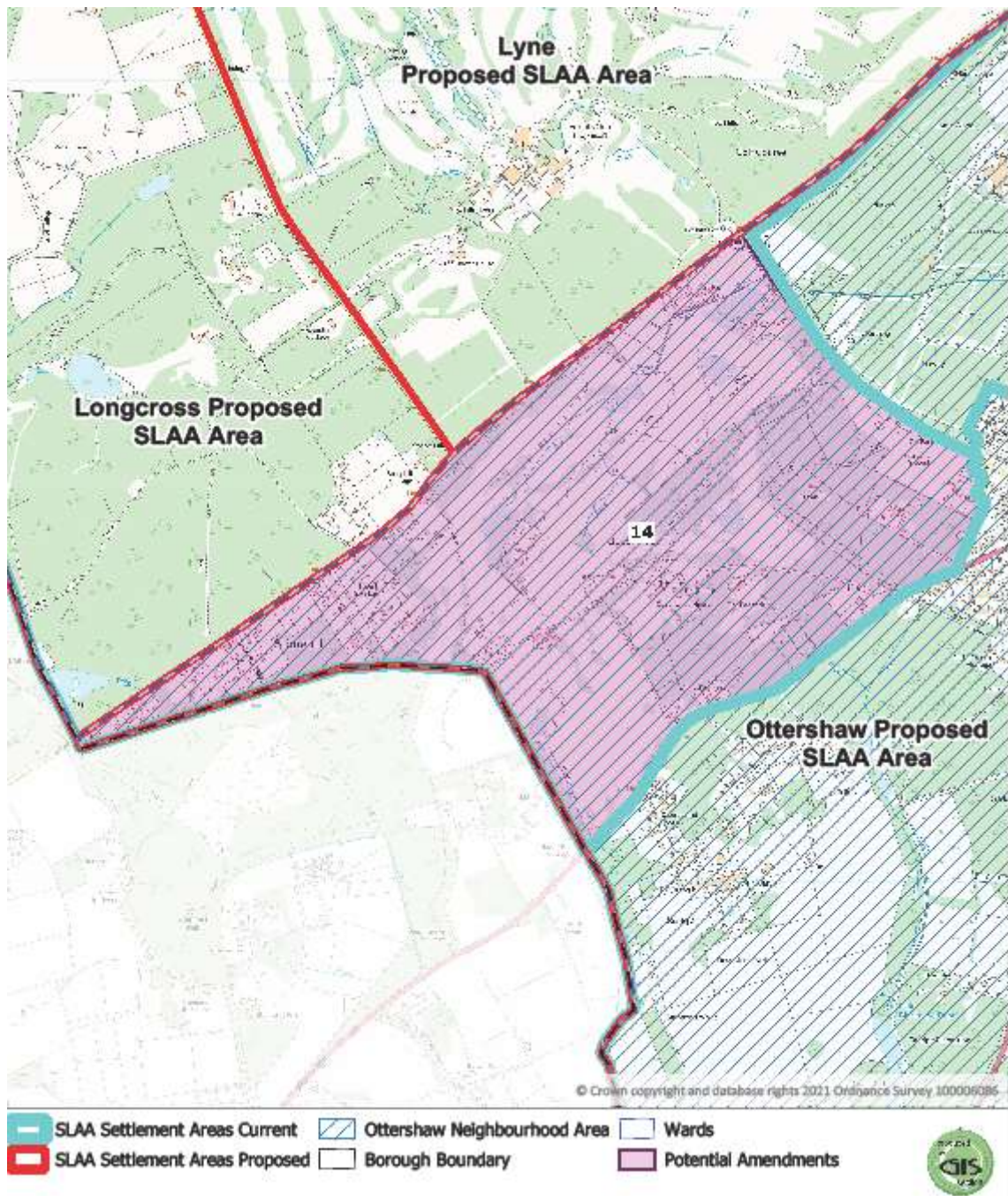
## Plan 2-21: Ottershaw Settlement Area & Proposed Boundary Changes



### Parcel 14

- 3.35 Parcel 14 lies between Chobham Road and Stonehill Road and is located within the Ottershaw ward and Neighbourhood Area designation. As such, it is proposed to realign settlement boundaries so that parcel 14 sits within the Ottershaw settlement (SLAA) area. This is shown in Plan 2-22.

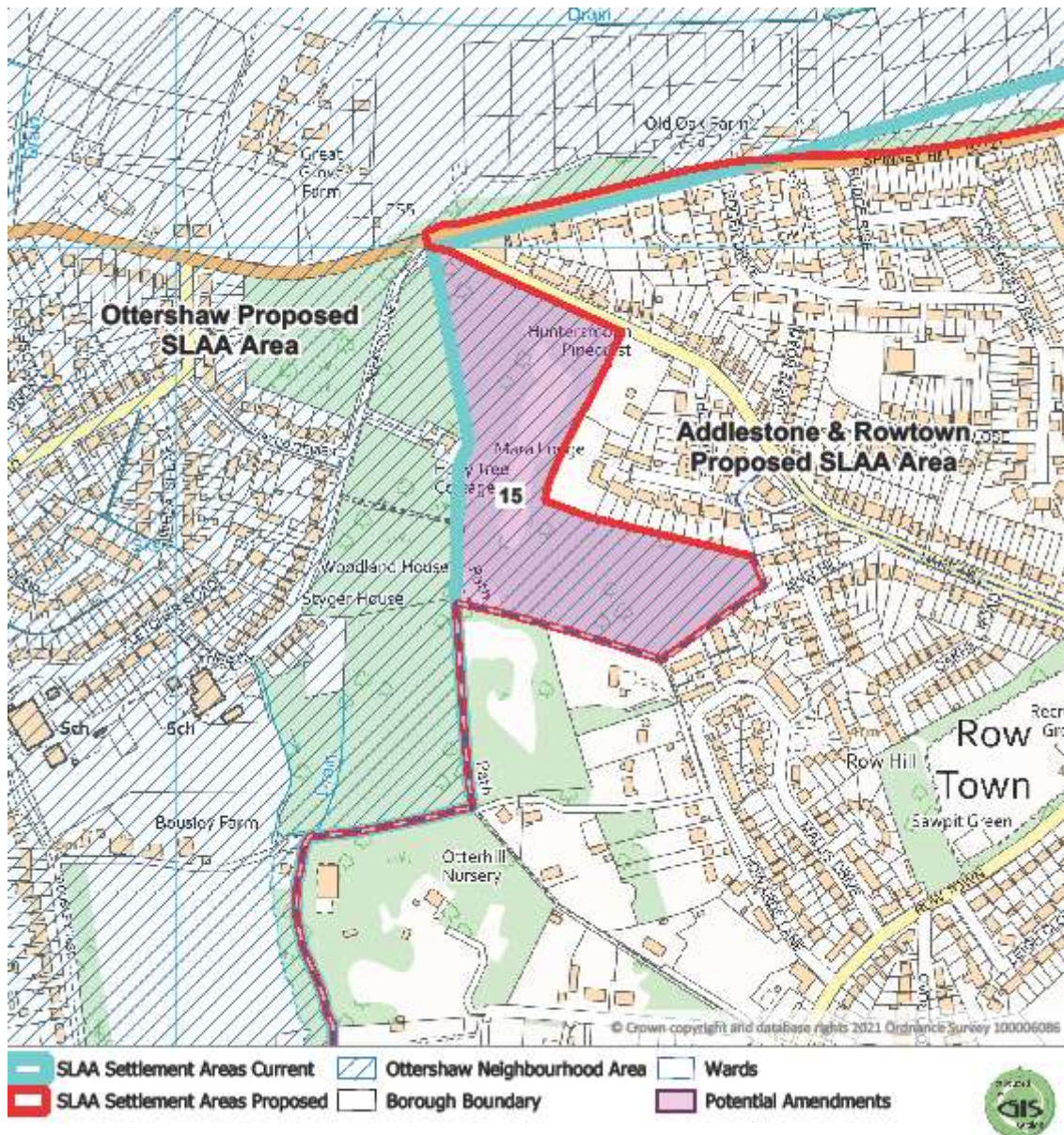
**Plan 2-22: Proposed Settlement Boundary Realignment at Parcel 14**



**Parcel 15**

Parcel 15 encompasses the SANG at Hare Hill between the Rowtown area of Addlestone and Ottershaw. The area lies within the Ottershaw ward and within the Ottershaw Neighbourhood Area designation. As such, it is proposed to amend the Ottershaw settlement (SLAA) boundary to encompass parcel 15. This is shown in Plan 2-23.

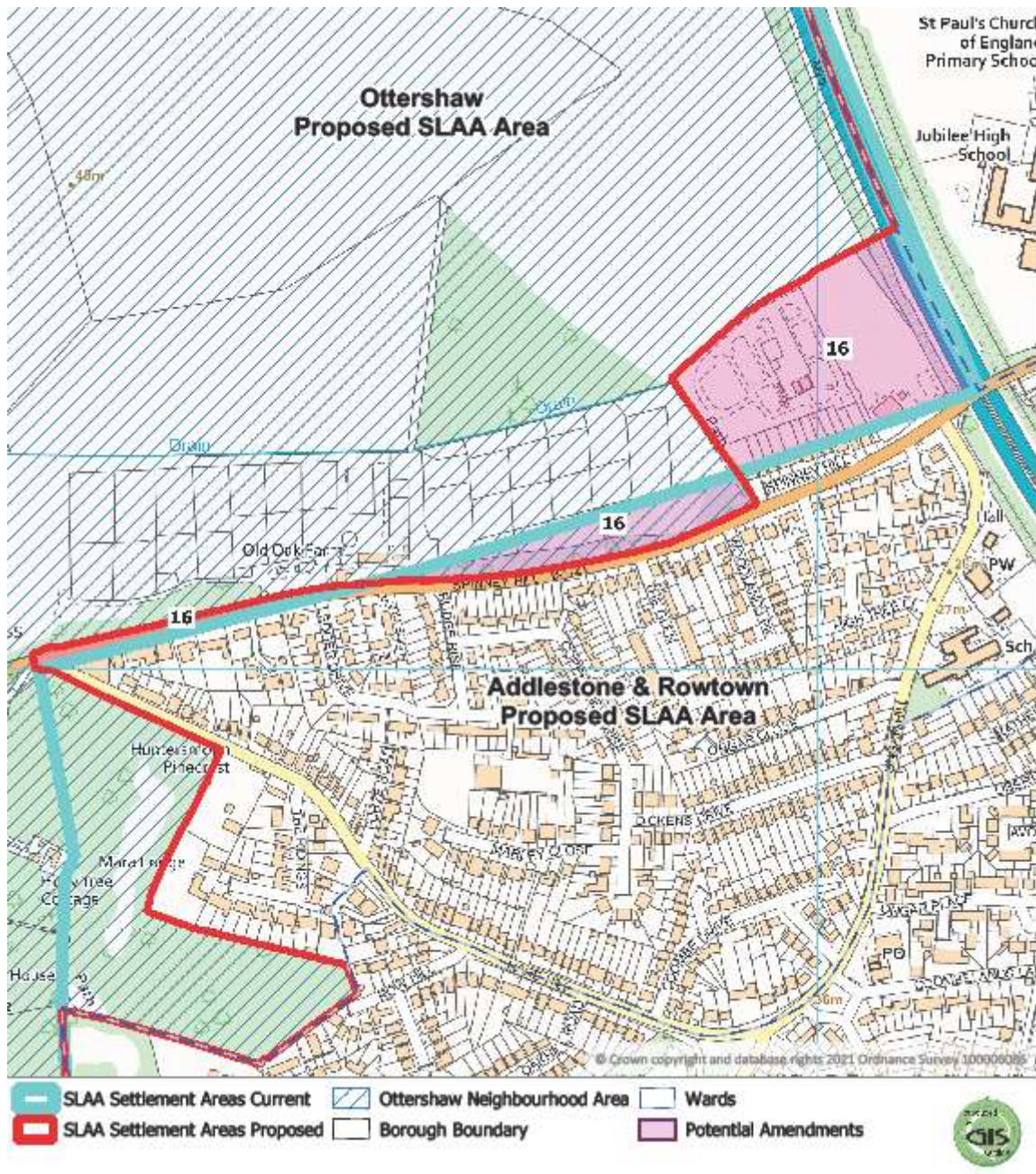
## Plan 2-23: Proposed Settlement Boundary Realignment at Parcel 15



## Parcel 16

Parcel 16 is formed from a series of small areas lying along and to the north of Spinney Hill where boundary realignment is required as a tidying up exercise. This includes a larger area within parcel 16 immediately west of the M25 which lies within the Ottershaw ward but outside of the Ottershaw Neighbourhood Area. Again, for simplicity, proposed settlement (SLAA) boundary amendments are aligned with Neighbourhood Area designations. This is shown in Plan 2-24.

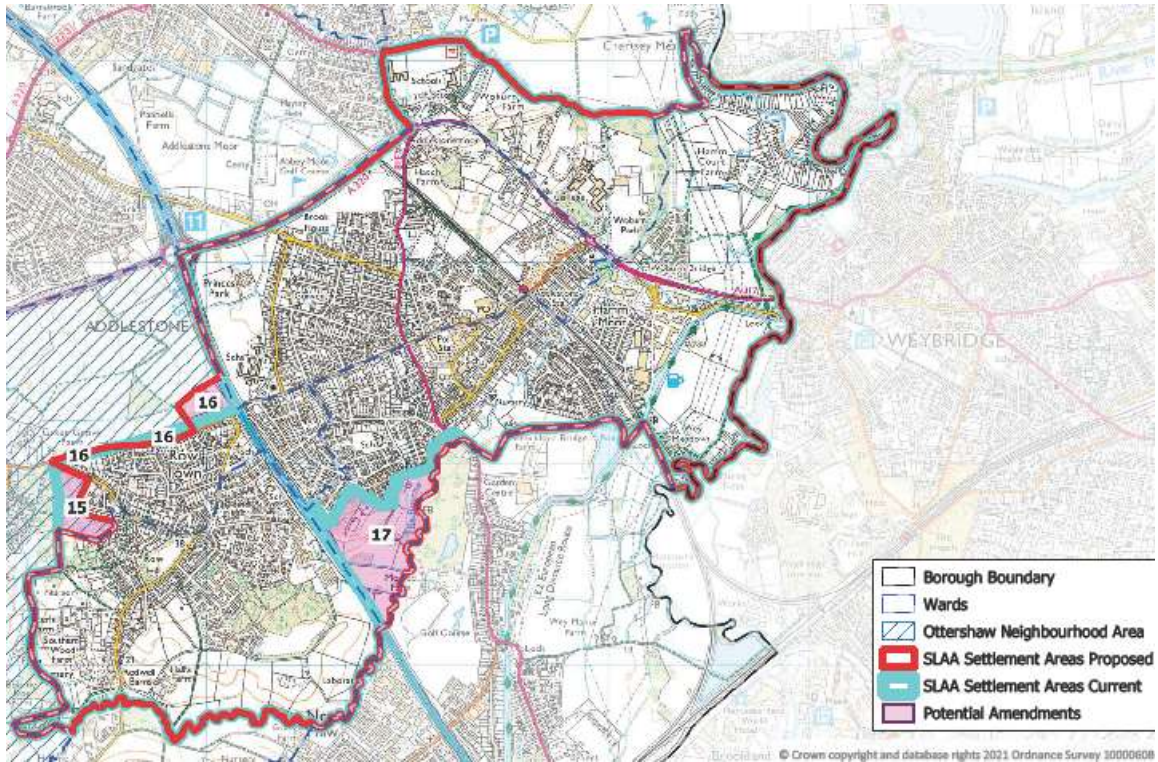
## Plan 2-24: Proposed Settlement Boundary Realignment at Parcel 16



### Addlestone & Rowtown

3.36 The Addlestone & Rowtown settlement area is largely formed from the Addlestone North, Addlestone South and Woodham & Rowtown wards, but also parts of the Ottershaw ward and Chertsey Riverside. The northern boundary is formed from St Peter's Way heading east from J11 of the M25 and runs along a stream separating Chertsey Meads from Addlestone Moor. The eastern boundary is largely formed by the borough boundary with Elmbridge. A map of the Addlestone & Rowtown settlement area is shown in Plan 2-25. Parcels 15 & 16 were considered under Ottershaw above and only one further boundary change is proposed at Parcel 17.

## Plan 2-25: Addlestone & Rowtown Settlement Area & Proposed Boundary Changes

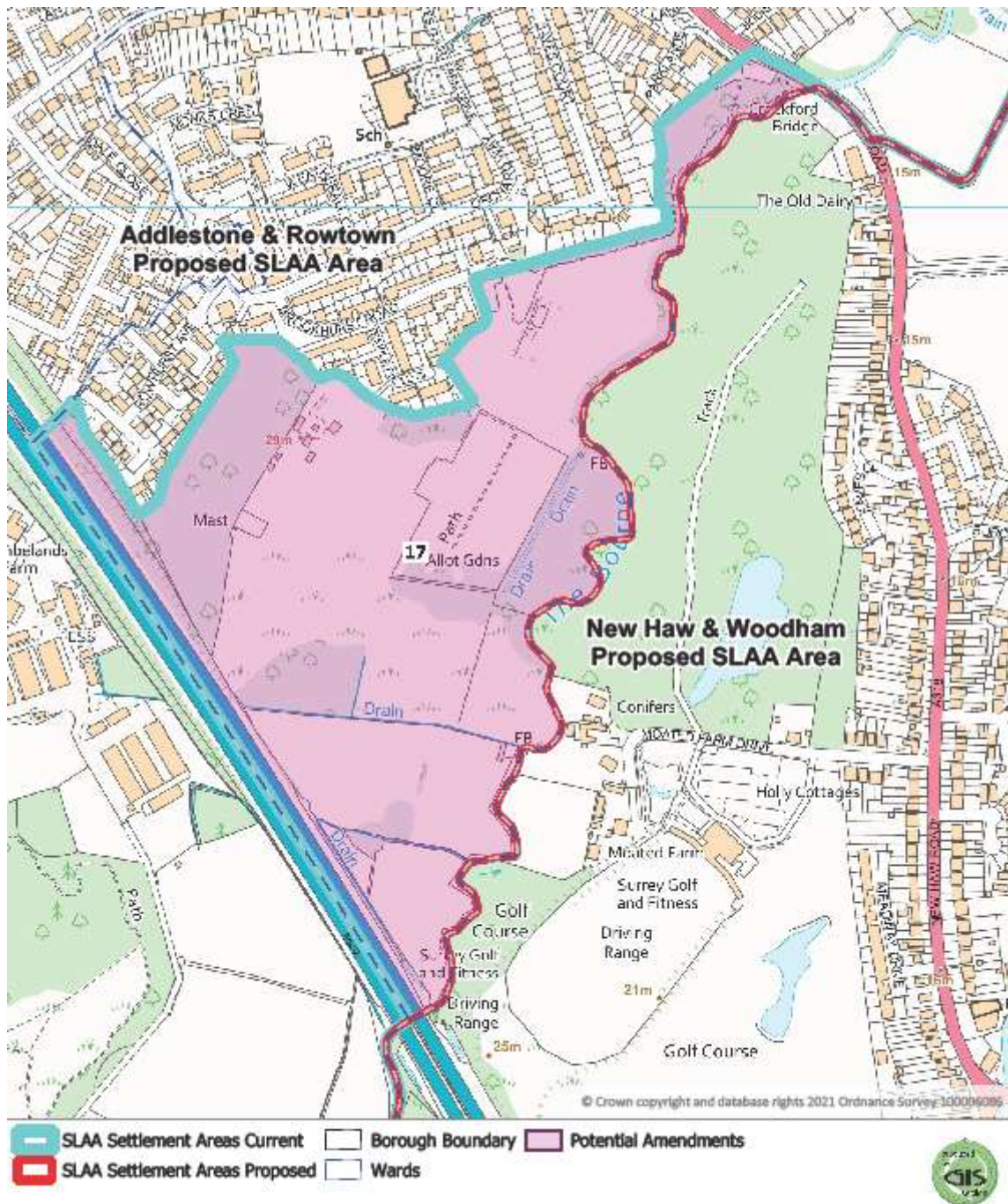


### Parcel 17

- 3.37 The southern boundary of the Addlestone & Rowtown settlement is largely formed from the ward boundary with Woodham & Rowtown and New Haw, although the current settlement boundary departs from this at New Haw Road, following the edge of the urban area of Addlestone, whereas the ward boundary follows The Bourne down to the M25 with the area north of The Bourne up to the edge of Addlestone within the Addlestone South ward. The area north of the Bourne is considered to be more closely linked both geographically and functionally with Addlestone being partly formed by open space and allotments serving and accessed from the Addlestone area. As such, it is proposed to amend the settlement (SLAA) boundary in this location to follow the ward boundary with New Haw. This is shown in Plan 2-26.

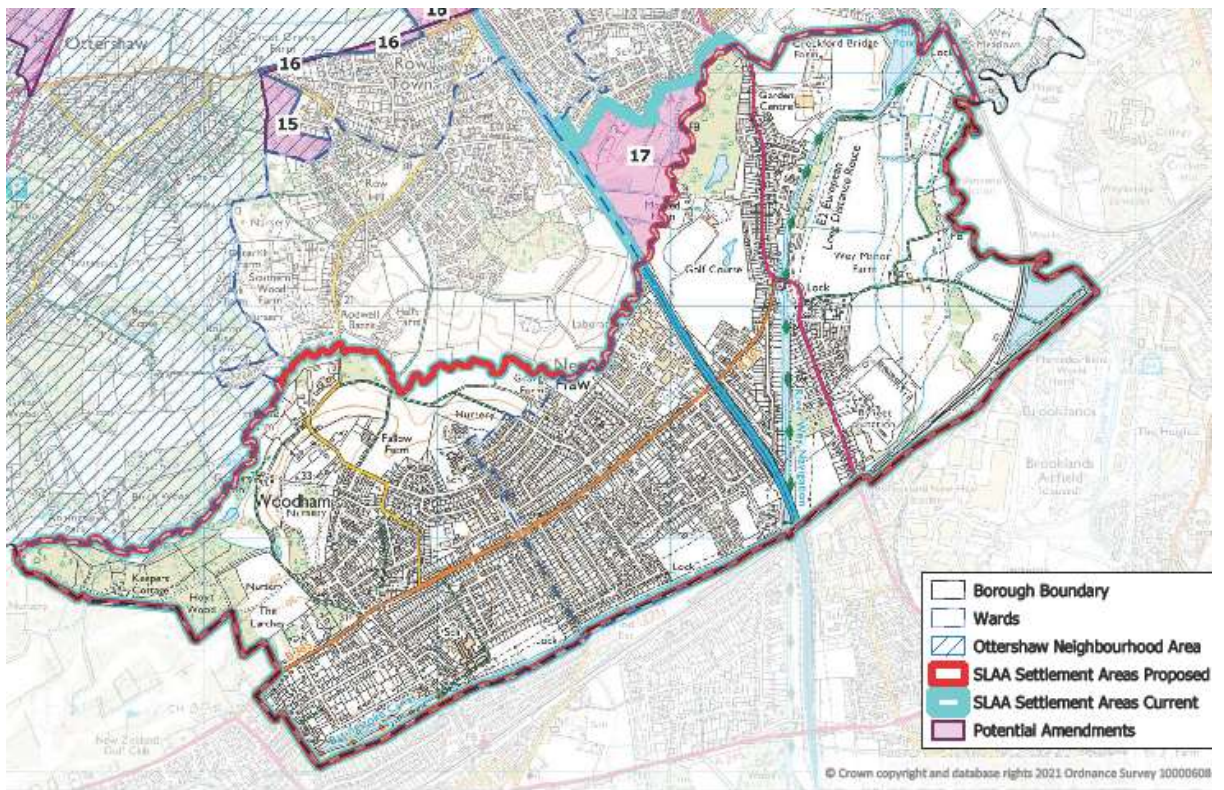


**Plan 2-26: Proposed Settlement Boundary Realignment at Parcel 17**



3.38 No other changes are proposed to settlement boundaries, however, for completeness the Woodham & New Haw settlement area is shown on Plan 2-27. This is formed largely from the Woodham & Rowtown and New Haw wards, bounded by the Borough boundary to the south, east & west and Ottershaw and Addlestone & Rowtown to the north. Parcels 15,16 & 17 have been discussed above.

### Plan 2-27: Woodham & New Haw Settlement Area & Proposed Boundary Changes



3.39 Plan 2-28 shows the new SLAA settlement boundaries across the Borough with the amendments as discussed above.

**Plan 2-28: SLAA Settlement boundaries with all proposed amendments**



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