

Runnymede 2030

Local Plan

Authority Monitoring Report
2020-21

January 2022

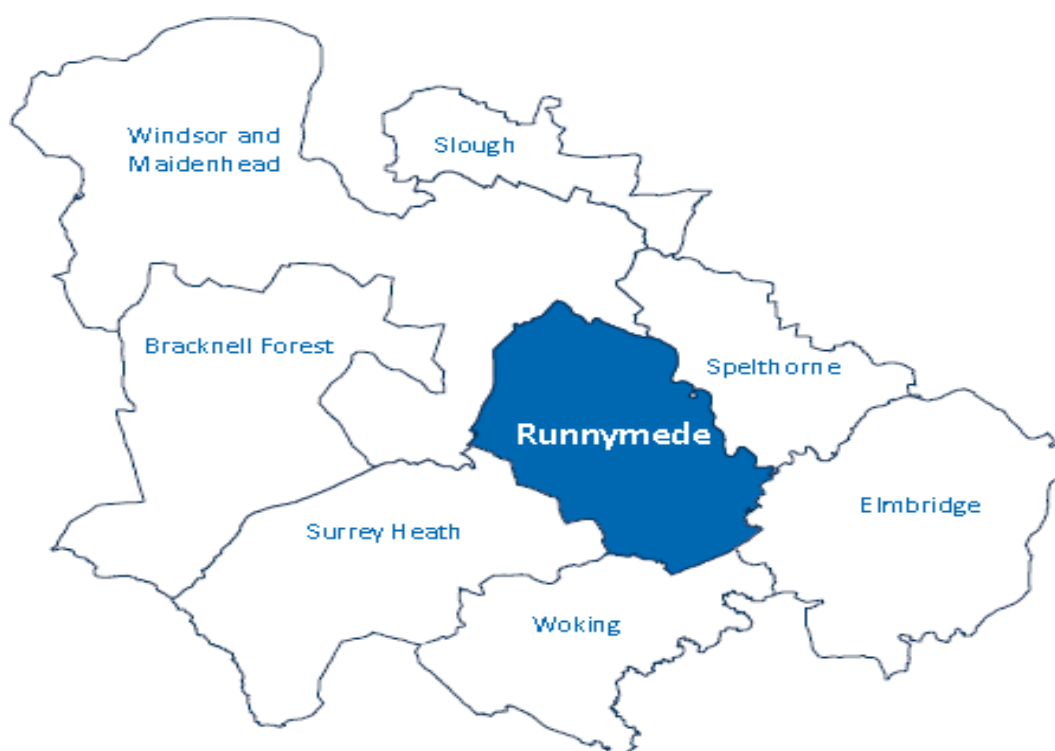
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Portrait of Runnymede Borough

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

Figure 1 Runnymede and neighbouring Boroughs



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

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

5. The population of Runnymede also continues to grow. Runnymede has an estimated population of 89,400 (Office for National Statistics (ONS), July 2020), an increase of 8,890 people compared to the 2011 Census. By 2028, Runnymede is expected to have a population of 94,236. During mid-2019 to mid-2020 the population of the Borough grew by approximately one percent. This is lower than the previous 2018-2019 year which saw an increase of 1.6%. In April 2020 there were approximately 36,826 households in the Borough (at an average household size of 2.36 people). The age profile of Runnymede's population is shown in figure 3 below.
6. In recent years there has been considerable redevelopment and intensification of Runnymede's mainly low-rise lower density housing, together with development and redevelopment of commercial premises in business areas. House prices are on average higher than in the rest of the South East and similar to those in parts of London. According to the ONS, Runnymede's average house price as of March 2021 was approximately £568,330. In comparison to neighbouring authorities such as Spelthorne (£445,421) this is significantly higher. Some neighbouring authorities such as Woking (£535,882) have similar averages, however Runnymede is still higher. The availability of affordable housing to meet local need remains a key issue in the Borough.
7. Runnymede also has a rich architectural and environmental heritage, including a number of Grade II, II* and I nationally listed buildings. The Borough also contains some important statutorily listed parks and gardens such as Great Fosters (Grade II*) and Savill Garden (Grade I) and several Scheduled Ancient Monuments, including the Bowl Barrows at Longcross, Chertsey Abbey and the hill fort and chapel at St Ann's Hill.
8. Similarly, the Borough contains a number of nationally and internationally important nature conservation sites, including Windsor Forest and Great Park to the north west which is a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI). The Runnymede Meadows to the north of the Borough include an SSSI (Langham Pond), and the remainder is a Site of Nature Conservation Importance (SNCI). A small part of the Borough on its western side is also within 400 metres of Chobham Common SSSI, an integral unit of the Thames Basin Heaths Special Protection Area (TBHSPA). The Borough contains a number of Suitable Alternative Natural Greenspaces (SANGs) to encourage walkers and dog walkers away from the Special Protection Area (TBHSPA). There are two Local Nature Reserves (LNRs) at Chertsey Meads and the Riverside Walk at Virginia Water. The Borough also contains a number of ancient woodland sites and open spaces covering a number of categories including parks and gardens, allotments and cemeteries and churchyards.
9. Watercourses and lakes are a key characteristic of the Borough, with the River Thames running along the Borough's eastern boundary and the Basingstoke Canal forming the south eastern boundary. The River Wey, Addlestone Bourne and Chertsey Bourne run through the Addlestone and Chertsey areas of the Borough, and consequently much of the eastern side of the Borough is subject to flood risk. The water courses are designated in part as Sites of Nature Conservation Interest (SNCI) or Sites of Special Scientific Interest (SSSI). Recreationally, there are a number of water-based activities available in Runnymede including sailing, water-skiing, windsurfing, canal

¹ Nomis Employee Jobs 2019

and river boating and fishing. The Thorpe Park No. 1 Gravel Pit is a flooded former gravel pit, which is an SSSI and a Ramsar site. It is also an integral unit of the South West London Water Bodies Special Protection Area (SPA) and is especially renowned for its wetland bird interest as it supports many wintering birds, including significant numbers of wintering Gadwall and Shoveler.

10. Tourism is an important part of the Borough's economy. The main attractions include Thorpe Park, the River Thames, the Runnymede Meadows and Coopers Hill Slopes (site of the Magna Carta Memorial, the John F Kennedy Memorial and the Air Forces Memorial), Wentworth Golf Club, Virginia Water Lake, Savill Garden and Windsor Great Park, Chertsey Meads and the site of Chertsey Abbey.

Figure 2 Runnymede Key Diagram (taken from the Adopted Runnymede 2030 Local Plan)

Runnymede Borough
Key Diagram

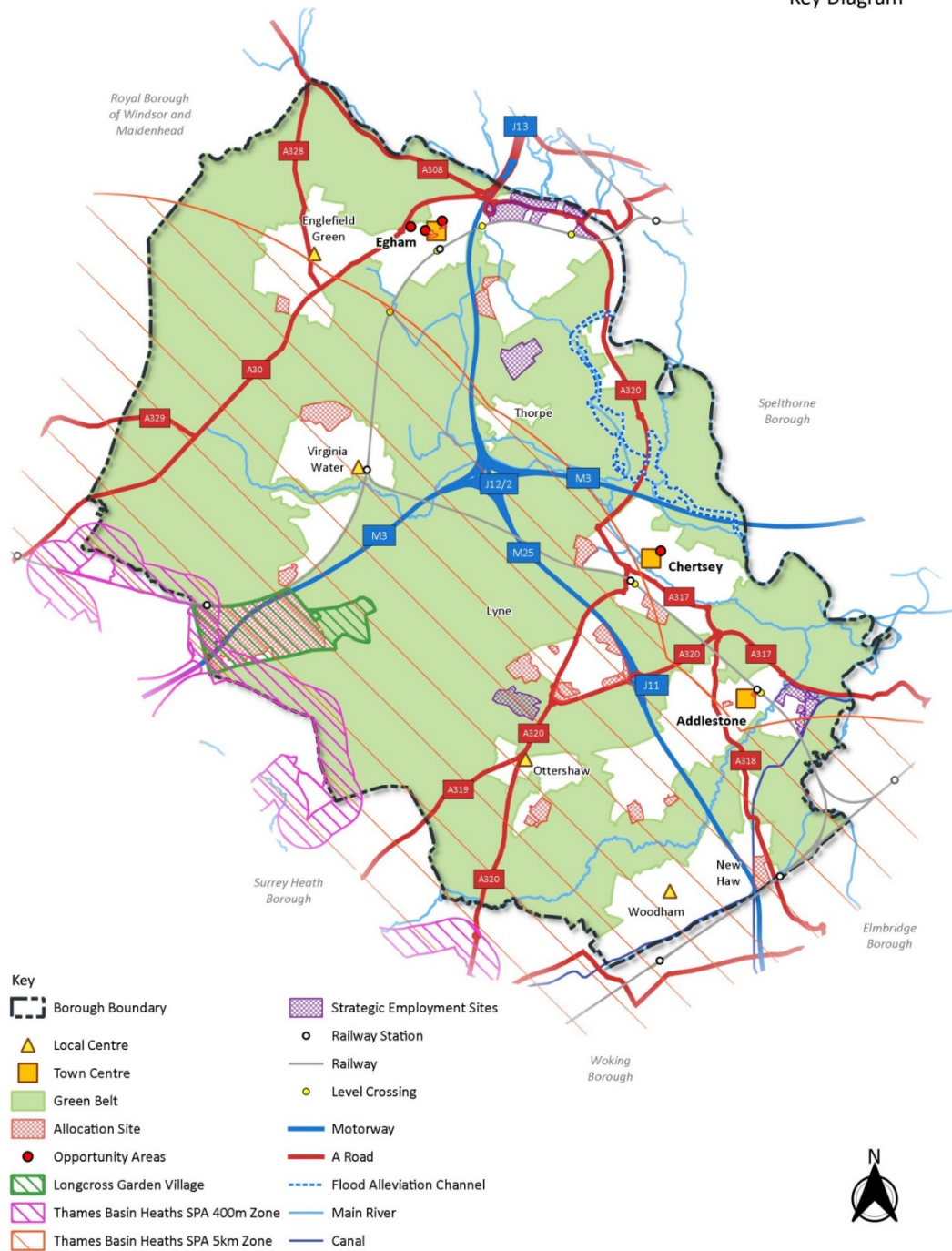
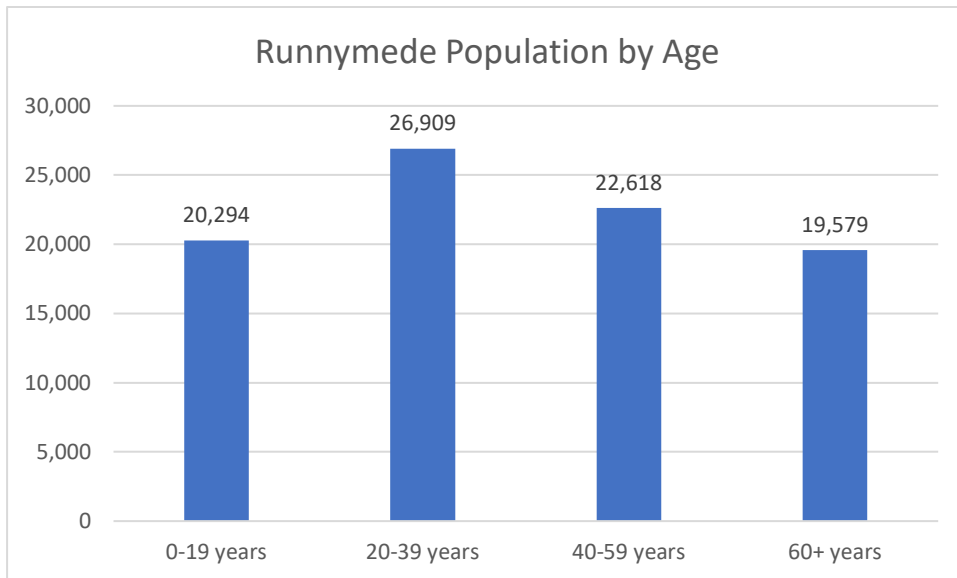


Figure 3 - Runnymede Population by age (April 2020)



Office of National Statistics 2020

Monitoring Overview

11. Monitoring is an essential part of the ongoing planning process, providing important feedback as to the effectiveness of Local Plan objectives and policies.
12. Following enactment of the Localism Act, Councils are required to prepare and publish a monitoring report known as an Authority Monitoring Report (AMR) on a regular basis.
13. The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires Local Planning Authorities (LPAs) to produce Authority Monitoring Reports containing specific information such as status and progress of the Authority's Local Plan, the performance of policies and details as to the Authority's endeavours with regard to Duty to Co-operate. The relevant regulations with regard to the production of the AMR can be viewed on the Government website at: <http://www.legislation.gov.uk/ukxi/2012/767/regulation/34/made>
14. From 1 April 2011, all previous Government set National (Core Output) Indicators were abolished, leaving LPAs to monitor what they considered relevant. New local indicators have been developed as part of the work undertaken for the Runnymede 2030 Local Plan which was adopted on 16th July 2020.
15. This AMR reports on indicators for the period 1st April 2020 to 31st March 2021.

Local Development Scheme Progress & Duty to Cooperate

16. The latest Local Development Scheme (LDS) (September 2020) can be found on the Council's website at [Local Development Scheme \(LDS\) – Runnymede Borough Council](#). During the 2020/21 Monitoring Year, the following progress was made on the documents listed in the Runnymede LDS:

Statement of Community Involvement (SCI)

17. An SCI sets out how a Local Planning Authority intends to carry out consultation and engagement with its communities and other stakeholders during the preparation of its Local Plan and other planning policy documents, as well as during the consideration of planning applications. Runnymede adopted its new SCI in March 2021 and can be found at [Statement of Community Involvement \(SCI\) – Runnymede Borough Council](#).

Runnymede 2030 Local Plan & Policies Map

18. The Council adopted the Runnymede 2030 Local Plan on the 16 July 2020, and this now forms part of the Development Plan for the Borough. The policies within the Runnymede 2030 Local Plan replace all the remaining saved policies from the Runnymede Local Plan 2001 (second alteration). These policies determine the location, scale and timing of new development in the Borough in the period up to 2030, including the spatial development strategy, allocations for housing, employment and retail development and protection of the environment.

Community Infrastructure Levy (CIL)

19. The Community Infrastructure Levy (CIL) for Runnymede came into effect on 1st March 2021. CIL is a planning charge for developers and landowners, which is used to support local infrastructure. In Runnymede, CIL is charged per square metre on new developments and applies to:
- New dwellings of any size.
 - Any development where the internal area of new build floorspace, extension exceeds 100 square metres.
20. To support the implementation of the Community Infrastructure Levy (CIL), Runnymede has prepared an Infrastructure Delivery & Prioritisation Supplementary Planning Document (SPD). The SPD sets out a hierarchy of infrastructure and how the Council will prioritise its infrastructure spending. The SPD also clarifies the Council's approach to Section 106 contributions and sets out the basis for calculating developer contributions through Section 106 agreements.

Duty to Cooperate

21. The Duty to Cooperate (DtC) is a requirement of the Localism Act 2011. Its aim is to ensure that local planning authorities engage constructively, actively and on an ongoing basis, so that strategic, cross-boundary matters are dealt with effectively in individual Local Plans.
22. During the 2020/21 monitoring year, the Council entered into a Statement of Common Ground (SoCG) with the London Borough of Hounslow. This SoCG can be viewed on the Council's website at [The Duty to Cooperate – Runnymede Borough Council](#).

23. The Council also continued to attend meetings of the Joint Strategic Partnership Board for the Thames Basins Heaths Special Protection Area and continued to discuss with partners/comment on cross boundary proposals coming forward in other Boroughs and Districts as appropriate. Of note, during this monitoring year, joint working to progress the delivery of mitigation works to the A320 continued with Surrey County Council and Highways England.

Neighbourhood Plans

24. Neighbourhood Planning was introduced through the Localism Act 2011. It gives the opportunity for communities to help shape development in their areas through the production of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders. Any plans prepared must however conform with national planning policies and the strategic policies and proposals set out in an adopted Local Plan.

Neighbourhood plans are in the process of being produced by neighbourhood forums in four parts of the Borough – Virginia Water, Englefield Green and Ottershaw and Thorpe.

CIL & Infrastructure Funding Statements

26. An important element of the monitoring process in the future will be to report on how contributions collected through CIL and other developer contributions have been spent, and to understand what future infrastructure projects funds will be spent on. The Community Infrastructure Levy Regulations 2010 (as amended) require this information to be set out within an Infrastructure Funding Statement.
27. This statement will be produced as a standalone document which will be published annually by the 31st December and so will not be included as part of future AMRs.

Runnymede 2030 Local Plan Monitoring Indicators

28. The following indicators are taken from Appendix A (Monitoring Framework) of the Runnymede 2030 Local Plan adopted 16th July 2020.

A) Local Plan Objectives for ‘Supporting Local People’

Objective 1:

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

Monitoring Indicators and progress during 2020/21:

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

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

Progress in 2020/21 Monitoring Year: This requirement relating to Part M4(2) and M4(3) only came into force on the adoption of the Runnymede 2030 Local Plan (July 2020). Any applications determined prior to this date would not have been subject to this requirement. No applications have been completed in this monitoring year where this requirement was applicable.

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

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

Progress in 2020/21 Monitoring Year: No net loss of playing pitches in the monitoring year, or during the Local Plan period to date.

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

No Target – Contextual.

Progress in 2020/21 Monitoring Year: This will begin to be monitored in future AMR’s.

Number of dwellings completed contrary to minimum internal space standards

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

Progress in 2020/21 Monitoring Year: No dwellings completed contrary to minimum internal space standards.

Objective 2:

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

Monitoring Indicators and progress during 2020/21:

Commencement of development at allocated sites

Target: Development to commence as specified in Policy SD2.

Progress in 2020/21 Monitoring Year: In the monitoring year 2020/21 no sites allocated in the Runnymede 2030 Local Plan commenced.

The sites below commenced in previous monitoring years with completions expected in the 2020/21 monitoring year and future years:

Policy SL3: Hanworth Lane

Policy SL4: Coombelands Lane

Policy SL13: St Peter's Hospital.

The following developments have been permitted since the start of the Plan period, but development has not yet commenced:

Policy SL2: Brox End Nursery, Ottershaw

Policy IE7: Addlestone East

Policy IE10: Egham Gateway West

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

Plan period net housing target (running total)

Target: Achieve 7,507 dwellings over plan period.

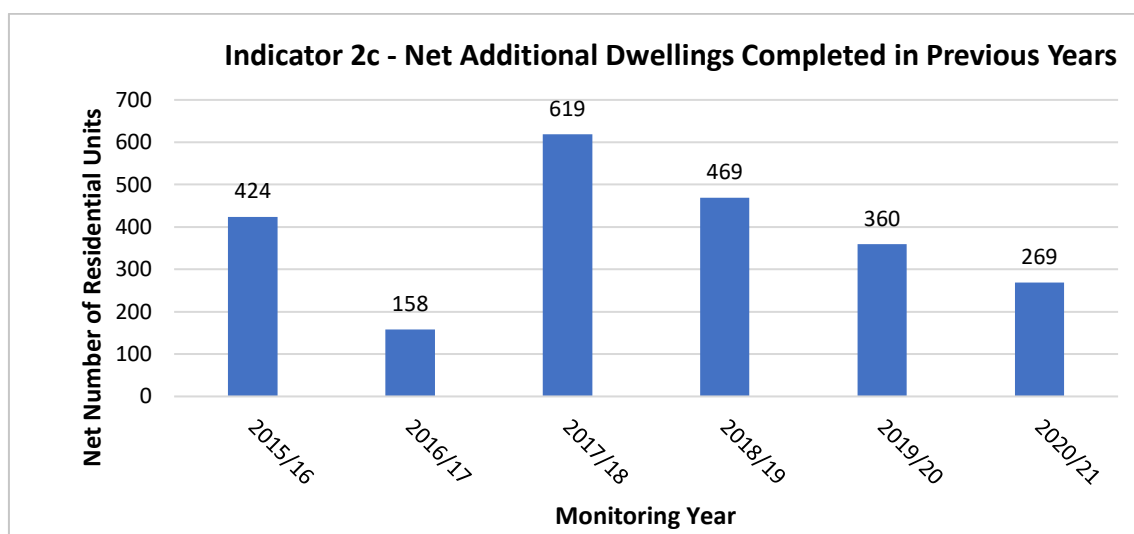
Progress in 2020/21 Monitoring Year: A total of 2,298 dwellings have been completed since the commencement of the plan period on 1 April 2015.

Net additional dwellings completed in previous years

Target: N/A

Progress in 2020/21 Monitoring Year: Graph 1-1 provides a breakdown of net residential completions since 1st April 2015. It should be noted that previous year's completions in 2016/17, 2017/18, 2018/19 and 2019/20 are amended from previous AMRs. This is due to a review of C2 and student accommodation data held on the Council's monitoring database.

Graph 1-1: Progress against Indicator



Net additional dwellings in monitoring year

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

Progress in 2020/21 Monitoring Year: A total of 269 dwellings were completed in the 2020/21 monitoring year, 231 dwellings below the annualised target of 500 units per annum. This figure includes C2 completions where a conversion rate to C3 equivalent has been applied.

Target: In line with housing trajectory.

Progress in 2020/21 Monitoring Year: A total of 2,298 dwellings have been completed since 1st April 2015. Based on the current need of 7,507 dwellings over the plan period, this leaves a residual need of 5,209 dwellings over the remaining 10 years of the Local Plan Period. On adoption of the Local Plan in July 2020, the Inspector who examined the Plan was satisfied that the Council had a five year housing land supply.

Managed delivery target

Target: In line with housing trajectory.

Progress in 2020/21 Monitoring Year: Completions since 1 April 2015 (2,298) have fallen short of the target of 3,000 net additional dwellings by 702 units. To make up this shortfall from previous years and applying a 5% housing buffer gives a requirement over the next 5 years of 3,362 dwellings or annualised to 672 per annum. The latest 5 Year Housing Land Supply position is due to be set out in the Council's 2021 Strategic Housing Land Availability Assessment (SLAA). This is due to be published in early 2022 and will set out in detail the trajectory of sites and supply going forward.

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

Target: In line with Spatial Strategy Policy SD1.

Progress in 2020/21 Monitoring Year: The table below provides details of the number of units completed in each settlement since 1 April 2015 and in 2020/21.

Settlement	Net Number of Dwellings Completed 1 April 2015-31 March 2020	Net Number of Dwellings completed in 2020/21	Total Dwellings Completed since 1 April 2015
Addlestone	793	55	848
Chertsey	528	54	582
Egham	204	19	223
Englefield Green	260	107	367
Longcross	107	0	107
Ottershaw	9	3	12
Thorpe	12	1	13
Virginia Water	60	20	80
Woodham & New Haw	55	10	65
Other	1	0	1
TOTAL	2,029	269	2,298

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

Target: Achieve SHMA housing mix for market & affordable dwellings.

Progress in 2020/21 Monitoring Year: The following tables provide details of the SHMA housing mix both for affordable and market housing, which has been adopted through Policy SL19 of the Local Plan.

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

	<i>1-bed</i>	<i>2-bed</i>	<i>3-bed</i>	<i>4+ bed</i>
Market (SHMA target)	5-10%	25-30%	40-45%	20-25%
2015-21 Running total (No of Units)	475 (59)	1,019 (71)	172 (51)	188 (25)
2015-21 Running total (Percentage)	25.6%	55%	9.3%	10.1%

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

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

	1-bed	2-bed	3-bed	4+ bed
Low-cost home ownership (SHMA Target)	15-20%	40-45%	25-30%	10-15%
2018-21 Running total (No of Units)	6 (4)	16 (5)	0	0
2018-21 Running total (Percentage)	27.3%	72.7%	0%	0%
Affordable Housing (social/affordable rent) (SHMA Target)				
Affordable Housing (social/affordable rent) (SHMA Target)	10-15%	40-45%	35-40%	5-10%
2018-21 Running total (No of Units)	16	50	1	-3 (-3)
2018-21 Running total (Percentage)	25%	78.1%	1.6%	-4.7%

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

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

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

Progress in 2020/21 Monitoring Year: Of the 269 new dwellings that have been built in the 2020/21 Monitoring Year, 6 of those dwellings were 'affordable'. This represents 2.2% of the dwellings built in 2020/21. Since 1st April 2015, 496 affordable units have been completed representing 21.6% of total completions. This therefore falls short of the 30% target. However, it is expected that once development starts on some of the larger Plan allocations that the percentage of affordable housing being delivered will increase towards the target.

The following table provides a breakdown of the affordable split in Runnymede since 1 April 2015 including the 2020/21 Monitoring Year and the percentage split in brackets.

Year	Social/Affordable Rent	Discounted Market
2015/16	18	246
2016/17	3	7
2017/18	70	66
2018/19	30	0
2019/20	37	13
2020/21	-3	9
Total	155 (31%)	341 (69%)

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

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

Progress in 2020/21 Monitoring Year: Zero permanent pitches were completed in 2020/21. The following table provides the running total of pitches completed since 1 April 2015.

Year	Location	App Number	Net Pitch/Plot Number
2015/16	N/A	N/A	0
2016/17	N/A	N/A	0
2017/18	High Trees, Holloway Hill, Chertsey-certificate of existing lawfulness Lynns Park, Stonehill Road, Ottershaw	RU.16/0505 RU.18/0649	2 1
2018/19	High Trees, Holloway Hill, Chertsey-certificate of existing lawfulness	RU.18/0494	2
2019/20	N/A	N/A	0
2020/21	N/A	N/A	0
Total			5

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

No Target for Student Accommodation: Contextual

Progress in 2020/21 Monitoring Year: A total of 125 student units/bedspaces have been completed in 2020/21, and a total of 1,449 from 1st April 2015 to 31st March 2021

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

Progress in 2020/21 Monitoring Year: 125 additional extra care units have been completed in the 2020/21 monitoring year. One scheme provided a total loss of 28 residential bedspaces that was completed in the monitoring year. The providers have advised that the mix of nursing and residential bedspaces can change depending on demand at any given time.

Year	Extra Care Units	Schemes containing nursing bed spaces only	Schemes containing residential bed spaces only	Schemes with a mix of nursing and residential bed spaces
2015/16	0	0	-6	0
2016/17	0	-14	0	0
2017/18	0	0	0	93
2018/19	58	0	0	0
2019/20	0	0	-30	127
2020/21	125	0	-28	0
Total	58	-14	-64	220

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

Progress in 2020/21 Monitoring Year: No units known to be specifically for self/ custom build have been completed in the 2020/21 monitoring year or over the plan period. At year end (2020/21) there were only 2 qualifying individuals on the Self-Build Register.

Objective 3:

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

Monitoring Indicators and progress during 2020/21:

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

No Target: Contextual

Progress in 2020/21 Monitoring Year: In September 2020 the 'use classes' were updated leaving the previous D2, with it now being categorised as either E(d) or F2 as seen in the table below. C1 however was unaffected by the update so we will continue to monitor its progress. There were no C1 floorspace completions during 2020/21.

Monitoring Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
C1	No Data	No Data	No Data	0	0	0
Running Total (sqm)	No Data	No Data	No Data	0	0	0
E(d)	0	155	2,705	325	0	470
Running Total (sqm)	0	155	2,860	3,185	3,185	3,655
F2	0	0	2,544	0	0	0
Running Total (sqm)	0	0	2,544	2,544	2,544	2,544

E(d) can now be identified as 'indoor sport', and F2 'outdoor sport'. The large increase for E(d) in 2017/18 was a new gym built in Addlestone, similarly in 2017/18, the large increase in F2 was for an outdoor football pitch at Egham leisure centre.

Objective 4:

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

Monitoring Indicators and progress during 2020/21:

List of infrastructure projects completed in monitoring year.

Target: Achieve delivery in accordance with the IDP.

Progress achieved in 2020/21 Monitoring Year: The construction of a new 6FE Secondary School (Chertsey High School) with sports hall completed in this monitoring year, following the demolition of the existing Runnymede Centre (former The Meads School).

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

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

Progress achieved in 2020/21 Monitoring Year: The table below provides a breakdown of the running total of social, community or cultural loss/gain in the new E & F1 (Updated from D1, July 2020) use classes dating back to 1st April 2015. The total floorspace completions currently stands at an additional 8,355sqm. The majority of the additional F1 floorspace in this monitoring year comes from the construction of a new sports hall at Chertsey High School.

Monitoring Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
E (sqm)	0	0	0	1,323	0	-58
Running Total (sqm)	0	0	0	1,323	1,323	1,265
F1 (sqm)	439	0	357	4,747	0	1,547
Running Total (sqm)	439	439	796	5,543	5,543	7,090

Objective 5:

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

Monitoring Indicators and progress during 2020/21:

Commencement of Development

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

Progress in 2020/21 Monitoring Year: Expected to start 2023/24.

Net additional dwellings completed (running total)

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

Progress in 2020/21 Monitoring Year: 108 homes have been completed on the north site in total since development commenced in the 2017/18 monitoring year.

Monitoring Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Completed dwellings - Phase 1	0	0	64	33	11	0

Number of Affordable Units Completed by Tenure (running total)

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

Progress in 2020/21 Monitoring Year: 37 affordable units were completed at the Longcross North site in the 2017/18 monitoring year, with no affordable units completed since. This gives an overall affordable delivery to date of 34%.

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

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

Progress in 2020/21 Monitoring Year: N/A, no dwellings completed in the 2020/21 monitoring year.

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

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

Progress in 2020/21 Monitoring Year: None completed in 2020/21.

Total (gross) commercial/community floorspace (sqm) completed (running total)

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

Progress in 2020/21 Monitoring Year: No floorspace has been completed in 2020/21, or since the start of the Plan period (1st April 2015).

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

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

Progress in 2020/21 Monitoring Year: We are awaiting information from the developer and will report in the 2021/22 AMR.

Implementation of Infrastructure by type

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

Progress in 2020/21 Monitoring Year: None completed in 2020/21.

Traffic generation

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

Progress in 2020/21 Monitoring Year: The traffic generation targets are being followed as agreed in the planning application.

B) Local Plan Objectives for ‘Enhancing Our Environment’

Objective 6:

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

Monitoring Indicators and progress during 2020/21:

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

Target: Achieve 80% of dwellings with water efficiency standards of 110 litres per person per day.
Progress in 2020/21 Monitoring Year: N/A – No developments completed in this monitoring year where this was a policy requirement.

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

Target: Achieve compliance with Policy SD8.
Progress in 2020/21 Monitoring Year: 11 developments were granted permission in the monitoring year that required renewable, decentralised, or low carbon technologies.

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

Target: Achieve no net additional dwellings or commercial floorspace against Environment Agency advice.
Progress in 2020/21 Monitoring Year: No applications have been granted planning permission against Environment Agency flood advice in the monitoring year.

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

Target: Achieve no planning applications or appeals granted contrary to EE13.
Progress in 2020/21 Monitoring Year: No applications have been granted in this monitoring year contrary to policy EE13.

Objective 7:

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

Monitoring Indicators and progress during 2020/21:

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

Target: Achieve active electrical vehicle charging points in line with SCC Parking Guidance.
Progress in 2020/21 Monitoring Year: N/A – No developments completed in this monitoring year where this was a policy requirement.

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

No Target: Contextual.

Progress in 2020/21 Monitoring Year: A process is being established to monitor this objective in future AMR's.

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

Target: Achieve compliance with Policy EE2.

Progress in 2020/21 Monitoring Year: There were 3 applications that had noise as a contributing factor towards its refusal in this monitoring year.

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

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

Progress in 2020/21 Monitoring Year: No planning permissions granted contrary to Air Quality Strategy.

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

Target: Achieve average density no less than 30dph.

Progress in 2020/21 Monitoring Year: The average density of residential developments completed in this monitoring year is 54.27 dwellings per hectare.

Objective 8:

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

Monitoring Indicators and progress during 2020/21:

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

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

Progress in 2020/21 Monitoring Year: One Registered Park and Garden (grade II) remains on the Heritage at Risk Register; Woburn Farm.

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

No Target: Contextual

Progress in 2020/21 Monitoring Year: No change. This Council's Local List was last updated and agreed at the Planning Committee meeting held on 11/09/2019 and can be viewed at <https://www.runnymede.gov.uk/article/14934/Planning-Committee-Agendas-2019> .

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

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

Progress in 2020/21 Monitoring Year: In the 2020/21 monitoring year there were no amendments to any conservation area boundaries. The table below shows the changes to the Conservation Area boundaries that have occurred since the start of the Plan period.

Monitoring year	Conservation Area	Area prior to plan period (sqm)	New area (sqm)	Net loss/gain (sqm)
2019/20	Egham Hythe	29,221.97	28,248.94	-973.03
2019/20	Chertsey	249,050.36	236,420.41	-12,629.95
2019/20	Egham	109,321.19	120,782.86	+11,461.67

Number of archaeological finds associated with new development.

No Target: Contextual.

Progress in 2020/21 Monitoring Year: As stated in the previous monitoring report, this objective will be monitored by archaeological interventions rather than finds. The most recent year that data is available is for 2020 in which 6 archaeological interventions were conducted in Runnymede. Please see sites listed in table below.

Reference	Address
TQ 010 712	Egham Gateway West, Egham
TQ 010 713	The Red Lion Public House. 52 High Street, Egham
TQ 014 715	Land to the rear of Marchamont House 16 Egham High Street, Egham
TQ 023 653	St Peters Hospital, Chertsey, Greenland 2 Development (Area C)
TQ 025 651	St Peters Hospital Guildford Road, Chertsey (Areas E & F)
TQ 039 666	Land at the ear of 57 Guildford Street Chertsey

Objective 9:

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

Monitoring Indicators and progress during 2020/21:

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

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

Progress in 2020/21 Monitoring Year: There was no net loss of land area designated as SSSI in the 2020/21 monitoring year. Natural England hold data on the condition status of each SSSI in the Borough as set out in the table below and which can be found on the Magic Map website².

² <https://magic.defra.gov.uk/magicmap.aspx>

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

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

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

Progress in 2020/21 Monitoring Year: There was no net loss of land designated as SNCI.

Number of developments completed with biodiversity enhancements in monitoring year.

No Target: Contextual

Progress in 2020/21 Monitoring Year: N/A – No developments completed in this monitoring year where this was a policy requirement.

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

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

Progress in 2020/21 Monitoring Year: There was no new SANG delivered in the 2020/21 monitoring year but there was sufficient SANG available to support the delivery of new housing.

SANG capacity (number of dwellings)

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

Progress in 2020/21 Monitoring Year: On 31 March 2021 there was SANG capacity remaining for 959 dwellings, or 3,431 occupants.

Number of new Tree Preservation Orders made in monitoring year.

No Target: Contextual

Progress in 2020/21 Monitoring Year: There were 4 new Tree Preservation Orders confirmed in the 2020/21 Monitoring year. The table below shows how many new TPOs have been made since 1st April 2015.

Year	No. of TPO's
2015/16	5
2016/17	3
2017/18	18
2018/19	13
2019/20	10
2020/21	4

Objective 10:

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

Monitoring Indicators and progress during 2020/21:

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

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

Progress in 2020/21 Monitoring Year: This will begin to be monitored in future AMR's.

Objective 11:

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

Monitoring Indicators and progress during 2020/21:

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

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

Progress in 2020/21 Monitoring Year: No designs codes in existence or adopted during this monitoring year. However, for context, all of the 81 relevant applications refused in this monitoring year have been refused with design as a contributing factor towards its refusal.

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

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

Progress in 2020/21 Monitoring Year: For this monitoring indicator only TPO trees which were approved for felling through a formal tree application submitted to the Council are reported on. In the monitoring year a total of 5 trees were felled under TPO 244, under one permission. These trees had become a hazard to the public and were therefore granted to be felled, however replacement planting was conditioned meaning no overall net loss.

C) Local Plan Objectives for ‘Improving our Economy’

Objective 12:

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

Monitoring Indicators and progress during 2020/21:

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

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

Progress in 2020/21 Monitoring Year: Development of the site has yet to commence.

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

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

Progress in 2020/21 Monitoring Year: It is important to note that ‘B1a, B1b, and B1c’ use classes are now considered under the new ‘E’ use class following the September 2020 update to the Use Classes Order. To enable the continuous monitoring and an effective assessment of these B use classes we will continue to display the data as published in previous AMR’s.

The amount of B use class floorspace lost/gained in SEAs in the monitoring year 2020/21 is as follows: -2,188sqm of E(g)(i) (B1a), 170sqm of E(g)(ii) (B1b), 0sqm of E(g)(iii) (B1c), -217sqm of B2, and 285sqm of B8. The large total loss of B2 & B8 floorspace in the 2018/19 monitoring year is the redevelopment of land east of Hawthorne Lane at The Causeway, Egham for A1 trade units and Sui Generis use. The table below sets out the running total of B use floorspace lost/gained in SEAs since 1st April 2015.

Year	E(g)(i) (B1a)	E(g)(ii) (B1b)	E(g)(iii) (B1c)	B2	B8
2015/16	0sqm	0sqm	0sqm	0sqm	0sqm
2016/17	12,705sqm	25sqm	79sqm	0sqm	-156sqm
2017/18	7,666sqm	0sqm	434sqm	434sqm	434sqm
2018/19	0sqm	0sqm	-925sqm	-2,965sqm	-4,471sqm
2019/20	0sqm	0sqm	0sqm	0sqm	0sqm
2020/21	-2,188sqm	170sqm	0sqm	-217sqm	285sqm
Total	18,183sqm	195sqm	-412sqm	-2,314sqm	-3,908sqm
Total Employment Space (B Use Class) Lost/Gained in SEAs Since 1 April 2015					+11,744sqm

Objective 14:

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

Monitoring Indicators and progress during 2020/21:

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

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

Progress in 2020/21 Monitoring Year: It is important to note that all 'A' use classes are now considered under the new 'E' use class following the September 2020 update to the Use Classes Order. To enable the continuous monitoring of this objective we have maintained the original A use classes used in previous AMR's and included their new use classes in brackets. The total net floorspace of A(E) use class development lost/gained in the Borough's three main centres since 1 April 2015 is set out in the tables below. The large gain in A1 (E(a) floorspace in Addlestone in 2017/18 was completion of the Addlestone One development, and the large gain in A1(E(a) floorspace in Chertsey in 2017/18 was a new Aldi store.

Addlestone

Year	A1 (E(a))	A2 (E(c))	A3 (E(b))	A4 (Sui Generis)	A5 (Sui Generis)
2015/16	-386sqm	0sqm	0sqm	0sqm	0sqm
2016/17	-177sqm	0sqm	-24sqm	0sqm	136sqm
2017/18	5,991sqm	0sqm	0sqm	0sqm	0sqm
2018/19	-592sqm	-185sqm	0sqm	0sqm	0sqm
2019/20	0sqm	0sqm	0sqm	0sqm	0sqm
2020/21	0sqm	-185sqm	0sqm	0sqm	0sqm
Total	4,836sqm	-370sqm	-24sqm	0sqm	136sqm

Chertsey

Year	A1 (E(a))	A2 (E(c))	A3 (E(b))	A4 (Sui Generis)	A5 (Sui Generis)
2015/16	-386sqm	0sqm	0sqm	0sqm	0sqm
2016/17	-189sqm	0sqm	0sqm	0sqm	0sqm
2017/18	1,045sqm	0sqm	0sqm	0sqm	0sqm
2018/19	-75sqm	0sqm	44sqm	0sqm	0sqm
2019/20	0sqm	-104sqm	0sqm	0sqm	0sqm
2020/21	-93sqm	0sqm	0sqm	-327sqm	0sqm
Total	302sqm	-104sqm	44sqm	-327sqm	0sqm

Egham

Year	A1 (E(a))	A2 (E(c))	A3 (E(b))	A4 (Sui Generis)	A5 (Sui Generis)
2015/16	-145sqm	0sqm	215sqm	0sqm	30sqm
2016/17	-140sqm	0sqm	70sqm	0sqm	70sqm
2017/18	0sqm	56sqm	0sqm	0sqm	0sqm
2018/19	133sqm	0sqm	-145sqm	0sqm	0sqm
2019/20	0sqm	0sqm	0sqm	0sqm	0sqm
2020/21	-164sqm	0sqm	0sqm	0sqm	0sqm

Total	-316sqm	56sqm	140sqm	0sqm	100sqm
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Percentage of total units in A1 retail use within Primary Shopping Frontages for town/local centres in monitoring year.

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

Progress in 2020/21 Monitoring Year: The amendment to the new use classes order in September 2020 has led to A1 retail being renamed 'E(a)' class. Some units previously considered as an A1 retail use have been removed from the new 'E(a)' class and are now classified 'Sui Generis', therefore the range of units considered to be in a retail use has declined. This will have a direct impact on the levels of retail units in town/local centres. In the 2020/21 monitoring year 47% of units in primary shopping frontages were E(a) class.

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

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

Progress in 2020/21 Monitoring Year: In the 2020/21 monitoring year 24% of units in secondary shopping frontages were E(a) class.

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

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

Progress in 2020/21 Monitoring Year: There was no loss to residential property on the ground level of primary shopping frontages in 2020/21.

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

No Target: Contextual.

Progress in 2020/21 Monitoring Year: A total of 0sqm of A1 (E(a)) floorspace was lost outside of town and local centres in 2020/21.

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

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

Progress in 20120/21 Monitoring Year: There were no applications permitted for out of centre retail development of 500sqm or more in 2020/21.

All enquiries about this paper should be directed to:

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