

**Runnymede 2030 Local Plan
Authority Monitoring Report
2022 - 2023**



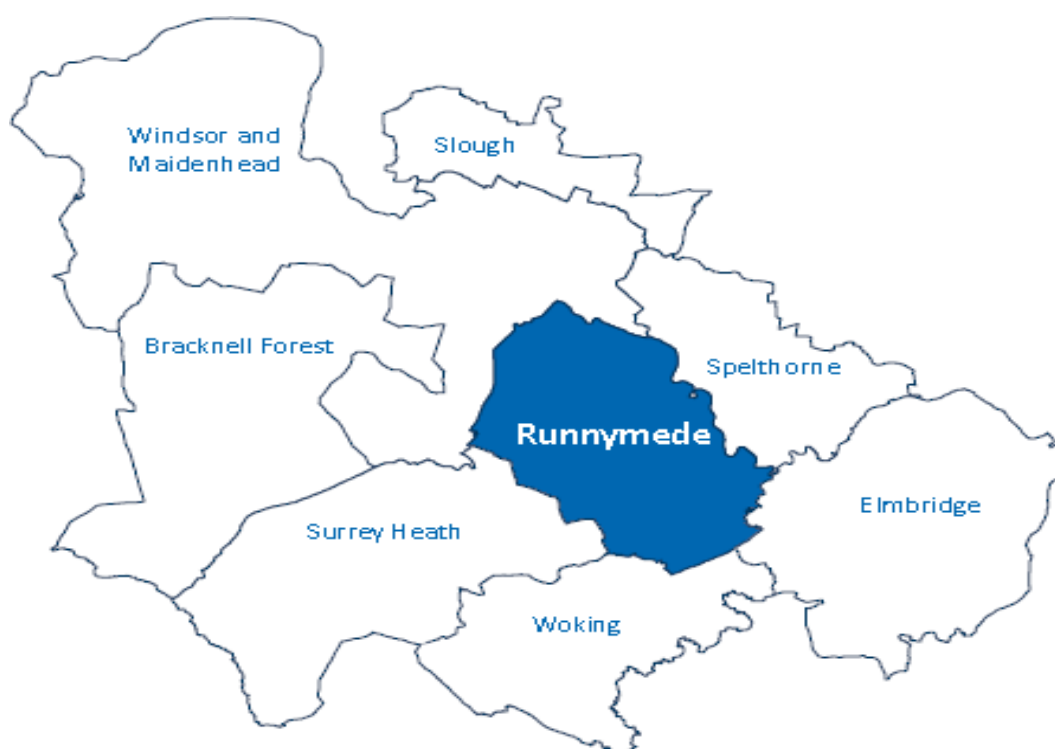
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Portrait of Runnymede Borough

1. Runnymede Borough lies in Northwest 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 Southeast 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 UK Competitiveness Index, compiled by Cardiff University and Nottingham Business School, is a leading study that ranks the economic competitiveness of areas across the UK. The index combines statistics on factors including economic activity, business start-up rates, skill levels, GVA per head, productivity, and gross

weekly pay to produce a ranking of 362 local authority areas across the United Kingdom from the most to the least competitive. Runnymede ranks as the 9th most competitive area of the United Kingdom and is the only area in the top ten located outside of London. The report singles out Runnymede as the one exception to the dominance of London in the higher end of the competitiveness rankings, attributing the borough's success to it being centred around high-tech sectors and having a large service-based economy¹.

5. 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%². 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 current price GVA per filled job (£), Runnymede was found to be the 5th highest performing borough in Great Britain according to the ONS in 2020 Runnymede had a Nominal GVA of £100,715, making it much higher than average of £53,762.³
6. The population of Runnymede also continues to grow. Runnymede has an estimated population of 88,100 (Office for National Statistics (ONS), June 2022), an increase of 7,590 people (9.4%) compared to the 2011 Census. There has been an increase of 12.1% in people aged 65 years and over, an increase of 8.1% in people aged 15 to 64 years, and an increase of 10.6% in children aged under 15 years. The age profile of Runnymede's population is shown in figure 3 below.
7. In terms of housing provision, several of the sites allocated in the Runnymede 2030 Local Plan are now coming through the planning system and gaining consent, following the adoption of the Local Plan in 2020. These sites are now starting to be developed (see Objective 2 Indicator 1 below on page 11) which provides more detail on what is happening on these allocated sites.
8. House prices are on average higher than in the rest of the South East, and similar to those in parts of London. According to government statistics, Runnymede's average house price, as of March 2022, was approximately £470,254, up from £428,804 (9.7%) the previous year. In comparison to neighbouring authorities such as Spelthorne (£410,048) this is significantly higher. The availability of affordable housing to meet local needs remains a key issue in the Borough.
9. 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 of Special Historic Interest 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.
10. 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

¹ [UKCI 2023](#)

² Nomis Employee Jobs 2019

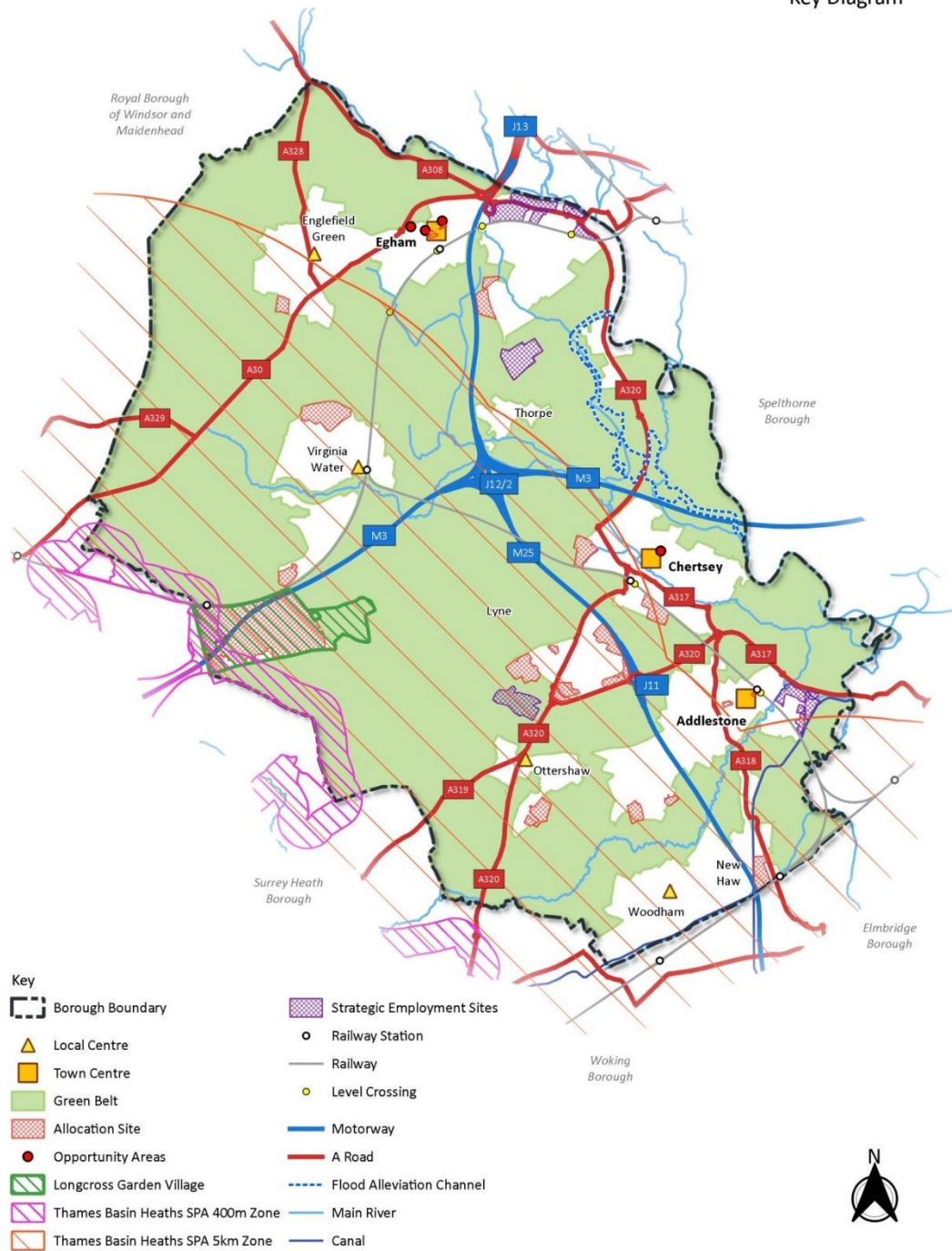
³ Runnymede Economic Assessment 2023

spaces covering a number of categories including parks and recreation grounds, allotments and cemeteries and churchyards.

11. 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 Importance (SNCI) or Sites of Special Scientific Interest (SSSI). Recreationally, there are a number of water-based activities available in Runnymede including sailing, water-skiing, windsurfing, canal and river boating and fishing. The Thorpe Park No. 1 Gravel Pit is a flooded former gravel pit, which is an SSSI and a Ramsar site. It is also an integral unit of the Southwest 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.
12. 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.

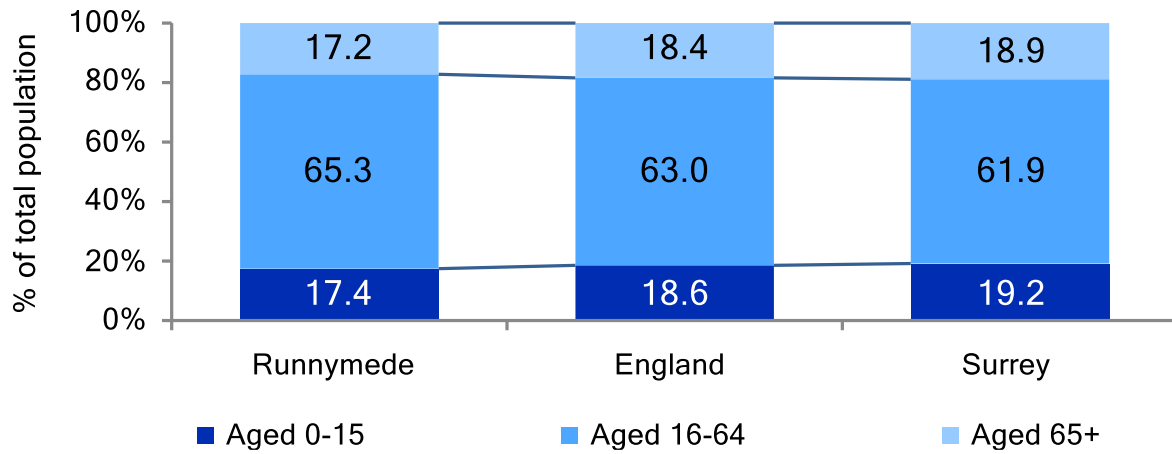
Figure 2 Runnymede Key Diagram (taken from the adopted Runnymede 2030 Local Plan)

Runnymede Borough
Key Diagram



13. Figure 3 shows the age breakdown of the population in Runnymede compared with Surrey and England as a whole. It shows that Runnymede has a higher proportion of working aged residents, with fewer people aged 0-15 and fewer residents over the age of 65.

Figure 3: Population of Runnymede by Age



Source: Census 2021

Monitoring Overview

14. Monitoring is an essential part of the ongoing planning process, providing important feedback as to the effectiveness of Local Plan objectives and policies.
15. 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.
16. 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 at: <http://www.legislation.gov.uk/uksi/2012/767/regulation/34/made>
17. 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.
18. This AMR reports on indicators for the period 1st April 2022 to 31st March 2023.

Local Development Scheme Progress & Duty to Cooperate

19. As a result of the uncertainty surrounding the Government's Levelling Up Agenda and, in particular, the Government's plans to meet housing needs across the country and the status of Green Belt land for housing development, work on the review of the Runnymede 2030 Local Plan was paused in September 2022. This pause to the Local Plan was revisited in June 2023⁴ and again in October 2023⁵ and a high-level timetable for resuming work on the Local Plan considered. A decision was taken to wait for the introduction of the new plan-making system, expected to be at the end of 2024, before preparing a new Local Plan.
20. An amended timetable for the Local Plan will need to be produced once the details of the new system are known and the Council's commencement window for plan making confirmed. At the time of publishing this report, the publication of the updated NPPF as well as additional legislation to implement relevant sections of the Levelling Up and Regeneration Act were awaited.

Statement of Community Involvement (SCI)

21. 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 SCI in March 2021 and this can be found at [Statement of Community Involvement \(SCI\) – Runnymede Borough Council](#).

Runnymede 2030 Local Plan & Policies Map

22. The Council adopted the Runnymede 2030 Local Plan on 16 July 2020, and this forms part of the Development Plan for the Borough. 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)

23. 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.
24. 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. Developer Contributions Governance Arrangements were approved by the Council in early 2023. This document sets the framework relating to the governance of the CIL funding process, as well as the Council's approach to Section 106 (S106) obligations which are also used to fund new

⁴ – [Runnymede Borough Council](#)

⁵ – [Runnymede Borough Council](#)

infrastructure.

Duty to Cooperate

25. 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.
26. The Levelling Up and Regeneration Bill, which received Royal Assent on 26th October 2023, and is now an Act, sets out that the DtC is being repealed, and is to be replaced by a more flexible alignment test, the details of which have not yet been made available at the time of producing this report.
27. Until more detail is known on the new test, the Council will continue to engage constructively and attend meetings of the Joint Strategic Partnership Board for the Thames Basins Heaths Special Protection Area and continue to discuss with partners/comment on cross boundary proposals coming forward in other Boroughs and Districts as appropriate (including in relation to preparation of Local Plans). Of note, during this monitoring year, joint working to progress the delivery of mitigation works to the A320 continued with Surrey County Council and National Highways. The Council has also continued to work collaboratively with the Environment Agency, Surrey County Council and partner Local Authorities on the River Thames Scheme proposal. Council officers also regularly attend the Surrey Planning Working Group and Surrey Planning Officers Association meetings to discuss a range of matters of common interest and which span local authority boundaries.

Neighbourhood Plans

28. 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.
29. Neighbourhood plans are in the process of being produced by neighbourhood forums in several parts of the Borough. The Thorpe Neighbourhood Plan was made (adopted) on 30th June 2021. A referendum was held on the Englefield Green Neighbourhood Plan on 13th December 2023 and, as a majority of those who voted supported the Plan, it will now form part of the Development Plan for the borough. The first draft of the Virginia Water Neighbourhood Plan is being consulted on by the Neighbourhood Forum (Regulation 14). In addition, the Ottershaw Neighbourhood Forum are also currently producing a draft neighbourhood plan for consultation for their area.
30. The Levelling Up and Regeneration Act, once fully enacted, will introduce a new neighbourhood planning tool called a 'neighbourhood priorities statement', providing communities with a simpler and more accessible way to set out their key priorities and preferences for their local areas. The Council will need to take these into account, where relevant, when preparing the next iteration of the local plan, enabling more communities to better engage in the local plan-making process.

CIL & Infrastructure Funding Statements

31. 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.

32. 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

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 2022/23:

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 – Unless it can be demonstrated that it is not feasible to do so, in major residential schemes, achieve compliance with Part M4(2) of the Building Regulations with 5% of dwellings achieving Part M4 (3).

Progress in 2022/23 Monitoring Year: No ‘major’ developments, where this standard is applicable, were completed in this monitoring year.

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 2022/23 Monitoring Year: No net loss of playing pitches occurred in the monitoring year. In the 2017/18 monitoring year an outdoor football pitch was built at Egham leisure centre at a size of 2,544sqm. This is the only net loss or gain of a playing pitch since the start of the plan period.

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

No Target – Contextual.

Progress in 2021/22 Monitoring Year: 14 discharge of condition applications were determined by the Local Planning Authority in the monitoring year which considered the acceptability of submitted Construction Management Reports, Construction Traffic Management Plans or Construction Environmental Management Plans.

Number of dwellings completed contrary to minimum internal space standards

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

Progress in 2022/23 Monitoring Year: A review of the approved plans for each residential development completed during the 2022/23 monitoring year has been undertaken. This shows that none include units which fall below the Council’s adopted 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 2022/23:

Commencement of development at allocated sites

Target: Development to commence as specified in Policy SD2: Site allocations.

Progress in 2022/23 Monitoring Year: In the 2022/23 monitoring year the site allocation at: Brox End Nursery (Policy SL2) commenced development, delivering 6 net additional dwellings.

The permitted development on Egham Gateway West (Policy IE10) was completed in the 2022/23 monitoring year. Egham Gateway West delivered 62 net dwellings, plus an additional 100 student units.

Hanworth Lane (Policy SL3) was part completed (south site) in the 2022/23 monitoring year and is currently awaiting permission to develop the north section of the development.

The site allocation at St Peter's Hospital (Policy SL13) is currently under construction with completion expected to take place between 2023/24 – 2025/26. This site is expected to deliver a minimum of 400 net additional dwellings.

The following site allocations have been permitted in full or in part since the start of the Plan period, but development has not yet commenced:

- Chertsey Bittams – Parcel D (Policy SL17) – This site is expected to deliver a minimum of 125 additional net dwellings together with retaining the existing 93 bed care home on the site. An outline application (RU.17/1749) was permitted 11.08.22 on part of the site, excluding Parklands Manor, for up to 200 dwellings.
- Addlestone East (Policy IE7) – This site is expected to deliver a minimum of 70 additional net dwellings. A planning application (RU.22/1373) was permitted for this site (22nd March 2023) comprising 75 affordable residential units and 330 sqm of commercial floorspace at ground floor level (Use Class E).
- Pyrcroft Road, Chertsey (Policy SL6) – This site is expected to deliver a minimum of 275 additional net dwellings. RU.21/0893 permits the erection of 170 dwellings and five serviced pitches for gypsies and travellers on part of this site (decision 01/03/23).
- Virginia Water South (Policy SL10) – This site is expected to deliver a minimum of 140 additional net dwellings. RU.22/0278 provides outline permission for 67 new homes and one traveller pitch on part of this site (about a third) (decision 15.02.23).

No development has commenced or been permitted at the following Local Plan allocation sites during the monitoring year:

Blays House, Blays Lane, Englefield Green (Policy SL5)

Thorpe Lea Road North, Egham (Policy SL7)

Thrope Lea Road West, Egham (Policy SL8)

Virginia Water North (Policy SL9)

Parcel B, Vet Labs Site, Addlestone (Policy SL11)

Chertsey Bittams – Parcel A (Policy SL14)
 Chertsey Bittams – Parcel B (Policy SL15)
 Chertsey Bittams – Parcel C (Policy SL16)
 Chertsey Bittams – Parcel E (Policy SL18)
 Addlestone West (Policy IE8)
 Egham Gateway East (Policy IE9)

Plan period net housing target (running total)

Target: Achieve 7,507 dwellings over the plan period.

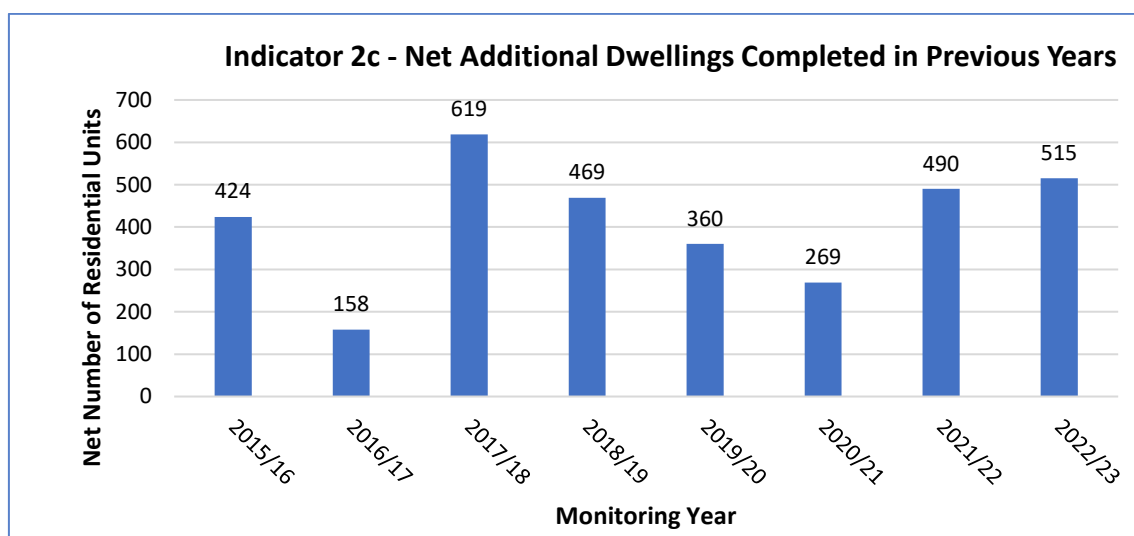
Progress in 2022/23 Monitoring Year: A total of 3,304 dwellings have been completed since the commencement of the plan period on 1 April 2015.

Net additional dwellings completed in previous monitoring years:

Target: N/A

Progress in 2022/23 Monitoring Year: Graph 1-1 provides a breakdown of net residential completions since 1st April 2015.

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 2022/23 Monitoring Year: A total of 515 dwellings were completed in the 2022/23 monitoring year, 15 dwellings above 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 2022/23 Monitoring Year: A total of 3,304 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 for 4,203 dwellings over the remaining 7 years of the Local Plan Period. The most up to date housing trajectory can be viewed in the Council’s [2021 Strategic Land Availability Assessment](#).

Managed delivery target

Target: In line with housing trajectory.

Progress in 2022/23 Monitoring Year: Completions since 1 April 2015 (3,304) have fallen short of the target of 4,000 net additional dwellings by 696 units. To make up this shortfall from previous years and applying a 5% housing buffer gives a requirement over the next 5 years for 3,355.8 dwellings or annualised to 671.16 per annum. For context, this leaves 4,203 units that need to be delivered over the remainder of the Plan period to 2030. Of these there are currently 2,159 net additional units that have secured planning consent and remain extant. In total, this accounts for 51% (rounded) of units against the number of remaining units to be delivered.

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

Target: In line with the Spatial Development Strategy: Policy SD1.

Progress in 2022/23 Monitoring Year: The table below provides details of the number of units completed in each settlement since 1 April 2015 and in 2022/23.

Settlement	Net Number of Dwellings Completed 1st April 2015 - 31st March 2022	Net Number of Dwellings completed in 2022/23	Total Dwellings Completed since 1st April 2015	Expected minimum growth delivery over plan period as set out in Policy SD1
Addlestone	1,055	165	1,220	1,265
Chertsey	721	90	811	2,212
Egham	268	80	348	951
Englefield Green	379	94	473	611
Longcross	185	82	267	1,779
Ottershaw	15	7	22	298
Thorpe	13	0	13	89
Virginia Water	85	-6	79	424
Woodham & New Haw	67	3	70	123
Other	1	0	1	23
TOTAL	2,789	515	3,304	7,775

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

Target: Achieve Strategic Housing Market Assessment (SHMA) housing mix for market & affordable dwellings.

Progress in 2022/23 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: Housing Mix and Size Requirements of the Local Plan. The figures in brackets are for the 2022/23 monitoring year and have been added to the running total.

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

	1-bed	2-bed	3-bed	4+ bed
Market (SHMA target)	5-10%	25-30%	40-45%	20-25%
2015-23 Running total (No. of Units)	823 (181)	1,157 (98)	231 (41)	293 (87)
2015-23 Running total (Percentage)	32.9%	46.2%	9.2%	11.7%

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. It would appear the size of units being delivered in the borough is quite small i.e., one and two beds with the percentage of 3 and 4 beds being delivered being well below the target set out in the SHMA.

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%
2018-22 Running total (No of Units)	19 (10)	24 (5)	3	1
2018-22 Running total (Percentage)	40.4%	51.1%	6.4%	2.1%
Affordable Housing (social/affordable rent) (SHMA Target)				
Affordable Housing (social/affordable rent) (SHMA Target)	10-15%	40-45%	35-40%	5-10%
2018-22 Running total (No of Units)	46 (20)	160 (68)	0 (1)	-3 (0)
2018-22 Running total (Percentage)	22.7%	78.8%	0%	-1.5%

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.

It is clear from the table above that, the low-cost home ownership units being delivered in the borough have been predominantly one and two bed units since the start of the data available in 2018. These sized units are lower cost to build and predominantly easier to sell on the market, making them a more viable option for developers.

For affordable/ social rent, the majority of units provided are two-bedroom units with the remaining units being one bedroom units. Two bedroom Social/Affordable rent affordable units are in high demand from those that are currently on the Council's housing, and as such, this size of units is frequently requested by the affordable housing team.

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. NB This target was amended as a result of the publication of the Interim Policy Guidance for First Homes in Runnymede Borough in January 2022. The split was amended to 53% social/ affordable rent; 25% First Homes and 22% other forms of affordable housing.

Progress in 2022/23 Monitoring Year: Of the 515 new dwellings that have been built in the 2022/23 Monitoring Year, 104 of those dwellings were 'affordable'. This represents 20.2% of the dwellings built in 2022/23. Since 1st April 2015, 687 affordable units have been completed representing approximately 20.8% of total completions. This therefore falls short of the 30% target.

The following table provides a breakdown of the affordable split in Runnymede since 1 April 2015 including the 2022/23 Monitoring Year and the percentage split in brackets. In future AMRs, the tenure split in the table below will be amended to reflect the new tenure split expected under the First Homes Regime. No First Homes were delivered in this monitoring year, although they have now been included in a number of s106s and are expected to come forward in future monitoring years.

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
2021/22	59	38
2022/23	89	15
Total	303 (44%)	384 (56%)

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 2022/23 Monitoring Year: 1 permanent pitch was delivered in 2022/23 at New Oak Farm, Chertsey. In addition, one site was brought forward as a result of an appeal decision on land adjacent to Lynn's Pak. 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	RU.16/0505	2
	Lynns Park, Stonehill Road, Ottershaw	RU.18/0649	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
2021/22	N/A	N/A	0
2022/23	Land at New Oak Farm Hardwick Lane Chertsey KT16 0AA	RU.21/1553	1
	Land adj. to Lynn's Park– Appeal decision.	RU.21/0777	1
Total			7

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

No Target for Student Accommodation: Contextual

Progress in 2022/23 Monitoring Year: A total of 207 student units/bedspaces have been completed in 2022/23, and a total of 1,822 from 1st April 2015 to 31st March 2023. This is against the 3,513 student bedspaces expected to be delivered over the Plan period, as set out in Policy SD1 of the Runnymede 2030 Local Plan.

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 2022/23 Monitoring Year: No additional C2 units for older people/people with care needs have been completed in the 2022/23 monitoring year.

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	0	0	-28	0
2021/22	0	0	0	0
2022/23	0	0	0	0
Total	58	-14	-64	220

Since the start of the plan period (2015) there has been a total net increase of 142 nursing and residential bed spaces over both singular and mixed types of developments. In addition, there have been 58 extra care units delivered. However, this increase has been offset by the loss of 78 units of nursing/ residential bedspaces. The reason for these losses is unlikely to be due to lack of demand but because many of the old-style nursing and residential homes are no longer economic to run and, as a result, have been closed down.

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

Progress in 2022/23 Monitoring Year: No units known to be specifically for self/ custom build have been completed in the 2022/23 monitoring year or over the plan period. As of January 2023, there were 9 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 2022/23:

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 2022/23 Monitoring Year: In September 2020 the ‘use classes’ were updated and, as a result, D2 uses relating to indoor and outdoor sporting uses are now categorised as either E(d), F2, or sui generis, as can be seen in the table below. The C1 use class, which covers hotels, boarding houses and guest houses has however been unaffected by the update, so the Council will continue to monitor its progress. There were no C1 floorspace completions during 2022/23.

Monitoring Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
C1	No Data	No Data	No Data	0	0	0	0	0
Running Total (sqm)	No Data	No Data	No Data	0	0	0	0	0
E(d)	0	155	2,705	325	0	470	0	2,083
Running Total (sqm)	0	155	2,860	3,185	3,185	3,655	3,655	5,738
F2	0	0	2,544	0	0	0	0	284
Running Total (sqm)	0	0	2,544	2,544	2,544	2,544	2,544	2,828
Sui Generis	0	0	0	0	0	0	0	1,247
Running Total (sqm)	0	0	0	0	0	0	0	1,247

E(d) can now be identified as ‘indoor sport’, and F2 ‘outdoor sport’. The large increase for E(d) in 2022/23 was a new three storey activity centre at St Georges College. The large increase in Sui Generis was for a cinema in Egham High Street, which was completed in the 2022/23 monitoring year.

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 2022/23:

List of infrastructure projects completed in monitoring year.

Target: Achieve delivery in accordance with the IDP.

Progress achieved in 2022/23 Monitoring Year: Many forms of local infrastructure continue to be developed; the following have been delivered in 2022/23:

Location	Type of Infrastructure
Longcross Station	Refurbished waiting room, renovated and additional waiting shelters, extra benches, platform upgrades and new public announcement and CCTV systems.
Virginia Water	Packers Surgery Refurbishment
St Peter's Hospital	New Spenser Ward, 62-bed priority assessment unit, redevelopment of car park to provide three storey/six deck multi-storey car park.
Magna Square development, Egham	Cinema and new public realm
Manor Mead School, Virginia Water	Specialist centre for pupils with SEND (Special educational needs and disabilities).
Philip Southcote School, Chertsey	Satellite provision for pupils with SEND.
Strode's College, Egham	8-classroom teaching block.
Longcross Garden Village	On-demand bus service.

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 2022/23 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 11,700sqm.

Monitoring Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
E(d) (sqm)	0	0	0	1,323	0	-58	-564	0
Running Total (sqm)	0	0	0	1,323	1,323	1,265	701	701
E(e),	0	0	0	0	0	0	0	0
Running Total (sqm)	0	0	0	0	0	0	0	0
E(f) (sqm)	0	0	0	0	0	0	0	62
Running Total (sqm)	0	0	0	0	0	0	0	62
F1 (sqm)	439	0	357	4,747	0	1,547	-210	4,057
Running Total (sqm)	439	439	796	5,543	5,543	7,090	6,880	10,937
Total (sqm)								11,700

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 2022/23:

Commencement of Development

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

Progress in 2022/23 Monitoring Year: The Longcross Garden Village development consists of a north and south site. The housing on the north site was completed in the 2021/22 monitoring year (see table below). The Council expects the live outline application for the South site (RU.22/0393) to be determined in the 2024/25 monitoring year.

Net additional dwellings completed (running total)

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

Progress in 2022/23 Monitoring Year: 186 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	2021/22	2022/23
Completed dwellings - Phase 1	0	0	64	33	11	0	0	0
Completed dwellings - Phase 2	0	0	0	0	0	0	78	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 2022/23 Monitoring Year: No change. A total of 49 affordable units have been completed at the Longcross north site. These were completed in the 2017/18 & 2021/22 monitoring year. This gives an overall affordable delivery to date of 26% against total completions. The breakdown of these units completed to date is set out in the table below.

Monitoring Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Affordable Units	0	0	37	0	0	0	12	0

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 2022/23 Monitoring Year: N/A, no dwellings were completed at Longcross Garden Village in the 2022/23 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 2022/23 Monitoring Year: None completed in 2022/23.

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 2022/23 Monitoring Year: There was a total net gain of 6,412 sqm of E class (previously B) floorspace in the 2022/23 monitoring year. The gain in floorspace is from the delivery of multiple large film stages. The table below shows the running total of commercial/community floorspace (sqm) currently delivered.

Monitoring Year	Commercial/Community floorspace (sqm) completed
2021/22	978sqm
2022/23	6,412sqm
Total	7,390sqm

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 2022/23 Monitoring Year: The area of Longcross Garden Village within Runnymede is identified in the adopted Policies Map and extends to some 137 hectares. This is divided into a north and a south site.

North site (33.62 hectares) - the first phase residential (as approved under RU.13/0856) included areas of green space (small pocket green, LEAP/LAP footway through woodland adjacent to the stream, on site – SANG – eastern corner of northern site). This application proposed that 5.85 hectares be publicly accessible open space (2.67 hectares) and Green Infrastructure (3.18 hectares) i.e 17% of the site⁶. In addition, further off-site SANG is being provided at Trumps Farm, close to the site, which increases the green infrastructure provision by 5.1 hectares.

Proposals to deliver the reserve matters for the station access, which includes playing pitches/village green and further green areas/woodland (RU.22/0512) is currently at appeal following a refusal.

⁶ Environmental Statement – Non-Technical Summary, July 2013

A data centre with green walls is also under construction on this site which, when completed, will increase the green infrastructure on that area of the site.

South site – the outline application (RU.22/0393) for this site has yet to be determined and so we are unable to say currently what proportion of the site will be green infrastructure. The indicative green infrastructure parameter plan, submitted to the Council by the developers, Crest Nicholson, clearly shows that a good proportion of the site is covered by green infrastructure. The plan includes the publicly accessible open space area, which lies outside the allocated development site, but excludes the adjoining Trumps Farm SANG (see above in north site). It is not however clear at this stage what percentage of the site will be green infrastructure or how this part of the policy will be met.

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 2022/23 Monitoring Year: None completed in the 2022/23 monitoring year.

Traffic generation

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

Progress in 2022/23 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 2022/23:

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 2022/23 Monitoring Year: The requirement relating to water efficiency standards came into force on the adoption of the Runnymede 2030 Local Plan (July 2020). Only applications approved after this date can therefore include a condition requiring developments to apply this higher water efficiency standard. There were 9 applications completed in this monitoring year where this requirement applied. All 9 of these applications included a condition relating to this higher water efficiency standard i.e., 100% compliance was achieved.

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 2022/23 Monitoring Year: 14 developments were granted permission in the monitoring year that were required to include 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 2022/23 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: Managing Flood Risk in the monitoring year.

Target: Achieve no planning applications or appeals granted contrary to EE13.

Progress in 2022/23 Monitoring Year: No applications have been granted in this monitoring year which are considered to be 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 2022/23:

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 2022/23 Monitoring Year: A total of 101 electric vehicle charging points have been required to be installed, as a result of planning applications, during the monitoring year. This requirement corresponds with the SCC Parking Guidance provision required as a result of the net gain in housing and commercial completions in this monitoring year.

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

No Target: Contextual.

Progress in 2022/23 Monitoring Year: Having spoken to the officer involved in this work it has been established that this indicator cannot be monitored.

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

Target: Achieve compliance with Policy EE2: Environmental Protection with regards to its noise provisions.

Progress in 2022/23 Monitoring Year: There were 6 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 2022/23 Monitoring Year: No planning permissions were granted which were considered to be contrary to the 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 2022/23 Monitoring Year: The average density of residential developments completed in this monitoring year is 48.5 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 2022/23:

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 2022/23 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 2022/23 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 [Conservation Areas and Listed Buildings – Runnymede Borough Council](#)

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 2022/23 Monitoring Year: In the 2022/23 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 2022/23 Monitoring Year: As established in the 2019/20 Annual Monitoring Report, this objective will be monitored by archaeological interventions rather than finds. The most recent year that data is available for is the 2022 calendar year. During this year 8 archaeological interventions were conducted in Runnymede. Please see the relevant sites listed in the table below.

Reference	Address
SU 988 713	Dial House and Wisteria, Northcroft Road, Englefield Green
TQ 006 701	Rusham Park, Egham, Surrey
TQ 006 720	Council Meadow Runnymede
TQ 009 713	40-44a High Street, Egham
TQ 022 652	St Peters Hospital, Guildford Road, Chertsey
TQ 026 637	Former Brockhurst Care Home, Brox Road, Ottershaw
TQ 027 654	St Peters Hospital Chertsey – Silverlands (Area D)
TQ 044 671	15 Abbey Gardens 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 2022/23:

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 2022/23 Monitoring Year: There was no net loss of land area designated as SSSI in the 2022/23 monitoring year. Natural England hold data on the condition/ status of each SSSI in the Borough. This data can be found on the Magic Map website⁷ and includes a filter setting out whether the SSSI is in favourable or unfavourable condition. The results are set out in the table below:

SSSI Name	Area (ha)	% in Favourable or Unfavourable Recovering Status
Basingstoke Canal (Unit 2 only)	23ha	0% Unfavourable
Dumsey Meadow	9.6	100% Favourable
Langham Pond	26.7ha	100% Favourable
Thorpe Hay meadow	6.4ha	100% Favourable
Thorpe No 1 Gravel Pit	42.5ha	100% Favourable
Windsor Forest (Units 10,11 & 16 Only)	230ha	100% Favourable

Favourable condition means that the sights of special scientific interests (SSSI’s) habitats and features are in a healthy state and are being conserved by appropriate management. It is clear from the table above that all the SSSI’s, with the exception of the Basingstoke Canal are in favourable condition.

⁷ <https://magic.defra.gov.uk/magicmap.aspx>

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

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

Progress in 2022/23 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 2022/23 Monitoring Year: The development at St. Peters, Chertsey (RU.17/1815) has been partially completed in the 2022/23 monitoring year (82 net dwellings). The completed dwellings included biodiversity enhancements, the details of which are required to be submitted to the planning authority in writing.

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 2022/23 Monitoring Year: There was no new SANG delivered in the 2022/23 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 2022/23 Monitoring Year: On 15th March 2023 (just before the end of this monitoring year) there was SANG capacity remaining for 2,234 occupants.

Number of new Tree Preservation Orders made in monitoring year.

No Target: Contextual

Progress in 2022/23 Monitoring Year: There were 18 new Tree Preservation Orders (TPOs) confirmed in the 2022/23 Monitoring year. The table below shows how many new Tree Preservation Orders 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
2021/22	7
2022/23	18

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 2021/22:

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 2022/23 Monitoring Year: Data has not been collected for this indicator in the 2022/23 monitoring year. It will however be included in next year's report (2023/24), together with past data for this monitoring year.

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 2022/23:

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 2022/23 Monitoring Year: No designs codes in existence or adopted during this monitoring year. (However, for context, 127 relevant applications in this monitoring year have been refused with design as a contributing factor towards its refusal when assessed against the relevant Local Plan policies and the Runnymede Design SPD - [Adopted July 2021](#)).

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 2022/23 Monitoring Year: Only TPO trees which were approved for felling through a formal tree application submitted to the Council are reported on in this indicator (and not trees lost or gained through other types of application). In the monitoring year a total of 32 applications were granted which included the felling of trees covered by TPOs. Some of these applications involved additional tree planting and as a result, through this type of application, there was a total net loss of 107 trees covered by TPOs in the monitoring year.

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 2022/23:

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 2022/23 Monitoring Year: Development of the site has yet to commence. A planning application was submitted at the site, prior to the monitoring year, in January 2021 (RU.21/0207) for the redevelopment of the site to provide industrial, storage and distribution (Class E(g)/B2/B8) floorspace, with ancillary office accommodation, associated parking, landscaping and infrastructure works. This application remained undetermined during the 2022/23 monitoring year.

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 2022/23 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 class floorspace lost/gained in SEAs in the monitoring year 2022/23 is as follows: -5,225sqm of E(g)(i) – the reason for this figure being negative is a result of the implementation of three prior approval schemes relating to the conversion of office to residential accommodation during the monitoring year (B1a), 0sqm of E(g)(ii) (B1b), 420sqm of E(g)(iii) (B1c), -225sqm of B2, and 271sqm of B8. 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
2021/22	11,567sqm	0sqm	1,930sqm	-1,594sqm	1,614sqm
2022/23	-5,225sqm	0sqm	420sqm	-225sqm	271sqm
Total	24,525sqm	195sqm	1,938sqm	-4,132sqm	-2,023sqm
Total Employment Space (B Use Class) Lost/Gained in SEAs Since 1 April 2015					+20,503sqm

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 2022/23:

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 2022/23 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. Whilst it is possible to give an estimate of uses based on the original A use class using the E(a) category of the E use class it is important to note that there is nothing to stop an A1 (E(a)) use from changing to another non-A1 without the need for planning permission.

To enable the continuous monitoring of this objective we have maintained the original A use classes used in previous AMRs 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
2021/22	-106sqm	0sqm	0sqm	0sqm	0sqm
2022/23	0sqm	0sqm	0sqm	0sqm	0sqm
Total	4,730sqm	-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
2021/22	50sqm	-88sqm	-262sqm	0sqm	0sqm
2022/23	0sqm	0sqm	0sqm	0sqm	0sqm
Total	352sqm	-192sqm	-218sqm	-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
2021/22	-296sqm	-290sqm	408sqm	0sqm	0sqm
2022/23	-1,166sqm	0sqm	0sqm	0sqm	0sqm
Total	-1,778sqm	-234sqm	540sqm	0sqm	100sqm

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

Target: Maintain 65% of total units in A1 retail use within primary shopping frontages in each town centre. The ability to achieve this target is now largely out of the control of the Council as changes of use can take place within the E use class without applicants needing to gain planning consent.

Progress in 2022/23 Monitoring Year: The amendment to the new use classes order in September 2020 has led to A1 retail becoming part of the new E use class. In the 2022/23 monitoring year, across all three town centres, an average of 37.46% of units in primary shopping frontages were E(a) class. All three centres are significantly below the 65% target. Below is a table showing the individual town centre values.

Town Centre	% of units within Primary Shopping Frontages in E (a) use
Addlestone	39.13%
Chertsey	36.59%
Egham	36.67%

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. The ability to achieve this target for secondary frontages is now largely out of the control of the Council, as changes of use can take place within the E use class without applicants needing to gain planning consent.

Progress in 2022/23 Monitoring Year: In the 2022/23 monitoring year, across the three town centres, an average of 19.26% of units in secondary shopping frontages were E(a) class. All three town centres are below the 30% target. Below is a table showing the individual town centre values.

Town Centre	% of units within Secondary Shopping Frontages in E (a) use
Addlestone	21.57%
Chertsey	14.58%
Egham	21.62%

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 2022/23 Monitoring Year: There were no residential units permitted within the ground floor of the Borough's primary shopping frontages in 2022/23.

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

No Target: Contextual.

Progress in 2022/23 Monitoring Year: A total of 220sqm of A1/ (E(a)) floorspace was lost from retail to residential uses across 2 premises, 9-11 Victoria Street, Englefield Green, and 10 Woodham Lane, New Haw. These applications were for change of use from E(a) to C3 (residential). However, losses from E(a) to other uses within the E use class are no longer directly monitored, as a result of the changes to the use classes referred to above.

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 2022/23 Monitoring Year: There were no applications permitted for out of centre retail development of 500sqm or more in 2022/23.

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