

Appendix 3

EMPLOYMENT LAND REVIEW - SITE ASSESSMENT CRITERIA

The criteria used for assessing the quality/condition of existing commercial sites, reflecting the particular circumstances of the Borough, are set out below. These criteria mainly relate to the inherent value of a site and building(s) for employment use. Additional criteria would apply to undeveloped/vacant land found through the course of the site assessments although ownership and availability information is often not possible to obtain in such cases and a judgement may need to be made on these matters.

Each site is given a score of between 1 and 5 against each criterion (1 = poor, 5 = very good). No individual weightings were attached to different criteria.

EXISTING DEVELOPED EMPLOYMENT AREAS

Public Access (including access to local labour supply and access to local facilities):

- 5 = very good: close to range of frequent public transport linking residential areas and services, availability of cycle lanes/routes in vicinity of site, with good access to nearby labour supply and reasonable access to facilities and/or services for employees e.g. shops and services. Site itself has good availability of parking and servicing arrangements.
- 1 = poor: remote site, poor and infrequent or no public transport access, no cycleways/routes in locality, no services or residential areas nearby. Site itself has limited/no parking/serving arrangements.

Private Access (including access to strategic road network and also local road access to existing sites):

- 5 = very good: site in close proximity to motorway junction with good access to strategic road network, via good unconstrained roads; local roads are free moving, reasonable width and not within predominantly residential areas; site has no difficult junctions;
- 1 = poor: site is remote from motorway junction/access, and access is obtained through constrained/local roads, and/or through town centre or residential areas etc.

Quality of Environment & Site characteristics:

- 5 = very good: generally level site, regular shape. Age and condition of buildings on site and overall external environmental quality also relevant e.g. generous landscaping and pleasant outlook and no significant other constraints on development would see a site score well.
- 1 = poor: sloping/uneven site; irregular/narrow shape, aging and poor quality of existing building(s) on the site, poor quality of external environment on the site e.g. limited/no landscaping within the site, other severe constraints.

Compatibility of Adjoining Uses:

- 5 = very good: No incompatible land use surrounding or in close proximity to the employment area and employment use has no adverse impact on neighbouring land uses. Overall no compatibility issues identified.
- 1 = poor: B2/B8 uses adjoining residential/other sensitive uses which results in potential for conflicts/reports of conflict.

Market Attractiveness:

- 5 = very good: relevant factors include; high profile/high quality appearance, environment and quality of occupiers; high quality grounds/landscaping, accommodation provided is flexible and adaptable to suit either single or multiple occupiers; visually prominent site; critical mass of employment uses in area to give site market visibility; managed site; strong demand.

1 = poor: run-down unattractive appearance/location; attracts lower end users, less attractive if significant alterations/changes are likely to have to be made to a site and/or buildings to accommodate alternative occupiers.

Other criteria (not scored)

-Total floorspace (based on VOA data or planning records in the absence of such data)

-Vacancy rate (based on business rates information, evidence from site visits (i.e. agents' boards, visual assessment from looking at sites), on line searches of property agents websites etc.

-Vacant land remaining (based on evidence from site visits)

-Potential uses and scope for intensification and/or redevelopment (assessment made on whether there appears to be scope for the existing business or future business to expand or intensify; does built development cover most of the site; are there neighbouring properties that would limit the site's potential; is there an opportunity for re-development of the site if the buildings are considered old outdated)

-Planning and deliverability factors (are there policy constraints which would limit the development potential of the site or other relevant factors)

Appendix 4

CBRE – Rob Madden

Curchod & Co - Richard Newsam

Cushman & Wakefield – Henry Harrison

Hurst Warne - Clare Charrett

New Ballerino – Steve New

Appendix 5 Definition of B Class Sectors

The method for apportioning employment forecasts by sector into B class uses is summarised below, which has drawn upon 2013 BRES data.

Sector	Share of Jobs by Use Class		
	B1 Offices	B2 Industrial	B8 Warehousing
Agriculture, Forestry & Fishing	Non B Class		
Extraction & Mining	Non B Class		
Food, Drink & Tobacco (manufacture of)	0%	100%	0%
Textiles & Clothing (manufacture of)	0%	100%	0%
Wood & Paper (manufacture of)	0%	100%	0%
Printing & Recorded Media (manufacture of)	0%	100%	0%
Fuel Refining	0%	100%	0%
Chemicals (manufacture of)	0%	100%	0%
Pharmaceuticals (manufacture of)	0%	100%	0%
Non-Metallic Products (manufacture of)	0%	100%	0%
Metal Products (manufacture of)	0%	100%	0%
Computer & Electronic Products (manufacture of)	0%	100%	0%
Machinery & Equipment (manufacture of)	0%	100%	0%
Transport Equipment (manufacture of)	0%	100%	0%
Other Manufacturing	0%	100%	0%
Utilities	0%	38%	0%
Construction of Buildings	Non B Class		
Civil Engineering	Non B Class		
Specialised Construction Activities	0%	53%	0%
Wholesale	0%	33%	67%
Retail	Non B Class		
Land Transport, Storage & Post	0%	0%	68%
Air & Water Transport	Non B Class		
Accommodation & Food Services	Non B Class		
Recreation	Non B Class		
Media Activities	100%	0%	0%
Telecoms	100%	0%	0%
Computing & Information Services	100%	0%	0%
Finance	100%	0%	0%
Insurance & Pensions	100%	0%	0%
Real Estate	100%	0%	0%
Professional Services	100%	0%	0%
Administrative & Supportive Services	6%	0%	0%
Other Private Services	Non B Class		
Public Administration & Defence	10%	0%	0%
Education	Non B Class		
Health	Non B Class		
Residential Care & Social Work	Non B Class		

Appendix 6 Baseline Employment Forecasts

Workforce job growth by industry associated with the baseline labour demand scenario is summarised below, which uses economic projections produced by the Experian Regional Planning Service (September 2015).

Sector	Workforce Jobs in Runnymede		
	2015	2035	Change
Accommodation & Food Services	3,340	3,890	550
Administrative & Supportive Services	7,370	10,760	3,390
Agriculture, Forestry & Fishing	160	130	- 30
Air & Water Transport	90	110	20
Chemicals (manufacture of)	40	20	- 20
Civil Engineering	240	240	0
Computer & Electronic Products (manufacture of)	170	70	- 100
Computing & Information Services	5,640	6,910	1,270
Construction of Buildings	1,710	2,000	290
Education	5,700	7,240	1,540
Extraction & Mining	10	0	- 10
Finance	980	1,230	250
Food, Drink & Tobacco (manufacture of)	30	20	- 10
Fuel Refining	0	0	0
Health	5,380	5,510	130
Insurance & Pensions	1,240	1,270	30
Land Transport, Storage & Post	1,670	1,970	300
Machinery & Equipment (manufacture of)	30	10	- 20
Media Activities	350	470	120
Metal Products (manufacture of)	320	180	- 140
Non-Metallic Products (manufacture of)	320	180	- 140
Other Manufacturing	210	130	- 80
Other Private Services	1,710	1,940	230
Pharmaceuticals (manufacture of)	10	10	0
Printing & Recorded Media (manufacture of)	100	40	- 60
Professional Services	8,770	11,640	2,870
Public Administration & Defence	1,240	1,040	- 200
Real Estate	860	1,170	310
Recreation	3,340	4,150	810
Residential Care & Social Work	2,270	2,740	470
Retail	2,770	2,730	- 40
Specialised Construction Activities	2,220	2,570	350
Telecoms	730	870	140
Textiles & Clothing (manufacture of)	20	10	- 10
Transport Equipment (manufacture of)	40	10	- 30
Utilities	2,450	3,050	600
Wholesale	5,290	7,150	1,860
Wood & Paper (manufacture of)	10	0	- 10
Total (rounded)	66,770	81,610	14,840

Appendix 7

Appendix D...FAQ's

- Why does Experian's history for variable x differ from another source / raw survey data?
 - There are several possible reasons.
 - The first is a vintage mismatch. The ONS frequently revises its economic data in order to take account of new information or improved methodology. The date at which Experian has taken data for the current RPS is given in the body of this guide. Another source may have used earlier or later data.
 - The second relates to data processing. As explained in the body of this guide, it is sometimes necessary at the regional level and (particularly) at the local level to process or construct data. Our approach to doing this is explained in the body of this guide. We apply consistent methodologies to process the data. Other sources may carry this out in different ways. When compared against the raw source, our data may differ because, for example:
 - It has been constrained to other sources.
 - It has been converted into CVM data or quarterly data.
 - It has been made consistent with other data or a later vintage of data.
 - The third relates to raw survey data. Raw survey data is often volatile and does not take into account information outside the survey. Official statistics and our data are constructed from the raw survey data to take into account volatility, sampling issues and all available data sources.
- Why does Experian's job history differ from the *ABI* or *BRES*?
 - The *ABI/BRES* are surveys taken from a particular year; they are not updated.
 - *ABI/BRES* is a source for ONS' workforce jobs but it is not the only source.
 - Experian's workforce job history is designed to be consistent with the latest available ONS workforce jobs estimates (which may represent additional data or improved methodology.)
 - Raw survey is often incomplete and suffers from sampling variability, which does not represent true volatility in the underlying population data. This must be removed to ensure high quality data.
- How often are data updated?
 - We always use the latest available data at the cut-off date for history.
 - New GVA data is available from the ONS
 - At the UK Level, three times a quarter.
 - At the Regional and Local level, annually (normally in December.)
 - New Expenditure data is available from the ONS at the UK level twice a quarter.
 - New LFS Employment data is available from the ONS once a quarter.
 - New Workforce Jobs data is available from the ONS once a quarter.
 - New *BRES* is published once a year (normally in December.)
 - New Income data is available from the ONS
 - At the UK level, once a quarter.
 - At the Regional and Local level, once a year (normally in April.)
 - Population projections are published once every two years.
 - New mid-year population estimates are published annually.
 - New *LCFS* is published annually.
- How do revisions to historical data affect your history and forecasts?
 - As explained above, we always take into account the latest historical data.
 - The monthly UK macro forecast is updated after each ONS revision of GDP for a quarter.
 - The RPS is based on a particular UK macro forecast and includes the latest available regional and local data.
 - Forecasts are updated to be consistent with the latest historical data. While this will typically only affect the short-to-medium term, there are times when the long-run is necessarily affected. This will usually be when there has been a substantial revision to history.
- How are past growth trends captured in the forecasts?
 - All our models are econometric models.
 - An econometric model is a model estimated on historical data.

- The coefficients (i.e. interactions) in the model embed historical relationships between variables and historical growth rates in a variable.
- Where we believe that the forecast relationships may differ from history, we make appropriate adjustments to the forecast. This may be the case, for example, where an area has been substantially redeveloped in recent years.
- How are industry/regional/local developments and policies reflected in forecasts?
 - If past developments and policies are reflected in model inputs (for example population) or in history then they will be automatically captured by the model.
 - Our forecasts are policy-neutral in the sense that in our baseline assumes that sufficient projects, infrastructure, jobs etc. will be provided in order to meet the needs of the population in the long term. Thus although the project may not be explicitly included, an assumption that a project of its nature may have been included in the baseline.
 - It is important to realise that many developments or policies may not be sufficiently large enough to affect growth rates or may be implicitly included in the forecast from a higher level of aggregation.
 - We are able to make appropriate adjustments to the forecast to take into account certain large projects.
 - At the industry level we can take into account announced developments in that industry which are large enough to affect the growth in the industry at the national, regional or local level (as the case may be).
 - At the regional and local, we taken into account announced developments or policies which are large enough to affect growth at the regional or local level. The local model, in particular, has the facility to take into account the impact of additional population or jobs in a particular area.
 - The final forecast will show the net effect of the adjustment, after the effects of population constraints, job cannibalisation, commuting patterns etc.
- How does population relate to the employment forecasts?
 - This is discussed in detail in the methodology section above for the regions and the locals.
 - It is important to remember that employment is forecast on both a residence and workplace basis.
 - Residence based employment depends on local population (labour supply) growth but also on demand for work throughout the region and across the regional boundary.
 - Workplace based employment depends on labour supply throughout the region and across the regional boundary.
- What is working age?
 - The definition of working age used based on the state pension age.
 - As the state pension age for men and women changes in line with announced policy, the working age population will change to take this into account.
 - The key changes to the state pension age that have been announced are:
 - A gradual equality in state pension age for men and women.
 - A gradual rise in state pension age for both men and women to 67 (and 68 after the forecast horizon.)
- What is the participation rate / economic activity rate?
 - The participation rate or economic activity rate is the proportion of the population who are either employed or seeking employment (i.e. unemployed.)
 - The participation rate used in our models is based on the entire adult population (16+). This differs from earlier versions of our models which used only the working age population.
 - The participation rate is an endogenous variable in all our models. It is not a fixed assumption.
- What assumptions have been made regarding commuting in the local model?
 - Commuting in the local model is based on estimates given by the ONS.
 - These are based on the Census 2011.
 - Commuting assumptions are fixed over the forecast.
 - However, the outcome for commuting may differ from the assumption because (for example) there is insufficient demand or supply for labour to provide as many workers across a particular commuting relationship.
- How is Full-Time Equivalent employment derived?

- This is based on the total hours worked (please see the glossary.)
- The relationship between FTEs and hours is fixed by definition.
- In different industries, the hours worked per job will differ.
- Historical data for this is taken from ASHE (please see the body of the guide.)
- The forecast takes into account changing trends in hours per job. This will necessarily alter the relationship between Full-Time Equivalent employment and jobs.
- How does the weighting of different factors change over the forecast period?
 - There is no fixed rule about the changes in this time.
 - The coefficients of the econometric equations are fixed over time
 - However, at the local level population growth becomes more important as unemployment decreases.

Appendix 8

Appendix 8-Summary of responses received to consultation on draft Employment Land Review and officer responses

Organisation commenting	Summary of comments made	Officer response
Surrey Heath Borough Council (SHBC)	<ul style="list-style-type: none"> - SHBC welcome the recognition of the importance of the DERA site and the need to engage fully with SHBC on matters arising from the site especially given that the approved commercial development on the site is an untested proposition. - SHBC welcomes the acknowledgment that the DERA site has limited potential for large scale distribution uses. - It would be helpful if the ELR recognised the links to the SHMA earlier in the document as not referred to until section 7. The wider needs of the HMA identified in the Runnymede SHMA should also be recognised, particularly as Spelthorne sits within both the HMA and FEA. - Surrey Heath undertook a joint ELR with Rushmoor and Hart in June 2015. This document is in the process of being updated and regard will need to be given to any changes in this document in respect of land supply. - It might be useful to mention the EM3 Strategic Economic Plan (2014 SEP) and its objectives, as well as the EM3 priority sectors in relation to Runnymede's economy. - From paragraph 4.11 to 4.12 inclusive of Table 20, the commercial vacancy rates in Runnymede are demonstrated. If available, it could be a useful exercise to split the type of vacancy rates into office and industrial space. This may be helpful in fully understanding which has the greatest demand for floorspace in Runnymede and in the context of the 2 wider FEAs in which Runnymede sits. - In the sections of the report entitled '<i>Office Uses</i>' and '<i>Industrial Space</i>', policy issues and options are identified which would appear logical in taking account of the differences in these markets locally. - Paragraph 5.15 and Table 26 provides an assessment of the quality of existing employment sites in Runnymede. To provide a degree of protection for the sites assessed as 'Good quality' whilst considering whether some of the sites assessed as having 'Lower quality' need to remain (if currently) allocated, it could be beneficial to identify a hierarchy of policy/allocation options that correspond to the assessed quality of individual sites. This could be useful in giving an indication of categories that may feed into forthcoming allocations or policies in Runnymede's emerging local plan, but would not necessarily need to be explicit in the identification of particular sites within the categories at this stage. 	<p>-Comment noted.</p> <p>-Comment noted.</p> <p>-Agreed, additional text added at paras 2.13 to 2.15 on the SHMA.</p> <p>-Comment noted.</p> <p>-Agreed, additional text added at paras 2.20 to 2.22.</p> <p>-Additional text has been added into paragraphs 4.11 and 4.12 to address this point.</p> <p>-Support for approach noted.</p> <p>-Runnymede welcomes this suggestion and has considered these points in the formulation of its Issues, Options and Preferred Approaches (IOPA) document. Indeed the Strategic Employment Site designation is recommended in 'E1' in table</p>

Organisation commenting	Summary of comments made	Officer response
	<ul style="list-style-type: none"> - SHBC would wish to be able to make comment on any potential release of Green Belt to meet industrial supply. 	<p>6.2 of the IOPA document. -Request noted.</p>
Bracknell Forest Council	<ul style="list-style-type: none"> - A report on the Functional Economic Market Areas (FEMAs) in Berkshire was finalised in February 2016 – this states that Bracknell Forest falls within a Central Berkshire FEMA. The report draws upon similar data to that quoted in the RBC report. It is recommended that RBC checks that the reports are aligned. - Furthermore, the Bracknell Forest Employment Land Review 2009 that is referred to in the Runnymede ELR is now quite dated and there are signs that trends have changed. As a result an Economic Development Needs Assessment is currently being prepared for those Authorities (RBWM, Wokingham Borough Council, Reading Borough Council and Bracknell Forest Borough Council) in the Central Berkshire FEMA by NLP. 	<p>-Officers at RBC have reviewed this report and believe there to be no notable conflict between this work and the employment work carried out by RBC. -Noted, although at the time of writing it appears that this study has not been published. As such, the existing text relating to Bracknell Forest has been retained in chapter 4 but it is noted in both paragraphs 4.33 and 4.43 that an Economic Development Needs Assessment is being undertaken.</p>
Transport for London	<p>No comment to make on the Employment Land Review but look forward to receiving the next stage Issues and Options consultation in the Summer.</p>	<p>-Comments noted.</p>
The Royal Borough of Windsor and Maidenhead	<ul style="list-style-type: none"> - The response provided forms part of our ongoing engagement under the Duty to Cooperate. - It would be helpful to have an Executive Summary and RBWM requests that this be included in the final report. - The report suggests that Runnymede falls within two FEMAs, with the strongest links being found with Spelthorne, Hillingdon and Hounslow, Woking and Elmbridge. It suggests that some links were found with RBWM but that overall this borough falls within a different FEMA. This tallies with the outcome of RBWM’s research and so this conclusion is supported. 	<p>-Comment noted. -Agreed. An executive summary has been provided in the final report. -Support for FEMA conclusions noted. Officers also note the comments of RBWM about the former DERA site. Officers at</p>

Organisation commenting	Summary of comments made	Officer response
	<p>Nevertheless, there will be links between our two boroughs, particularly given the proximity of the DERA site at Longcross which will create cross boundary issues in particular around transport and employment. RBWM would like to remain part of an ongoing dialogue relating to the development of this site and the amelioration of its effects.</p> <ul style="list-style-type: none"> - 4.29 – 4.32: These paragraphs summarise the most recent published LR and employment commitments for RBWM. This situation can be updated as follows: <ol style="list-style-type: none"> 1. The council has undertaken, jointly with the other Berkshire authorities, an examination of the functional geography of the FEMA(s) in Berkshire. This report is available at http://www3.rbwm.gov.uk/info/200414/local_development_framework/1075/employment/2 and confirms Runnymede’s conclusion that RBWM and Runnymede fall within different FEMAs. 2. Joint work is also being undertaken on an Economic Development Needs Assessment for each FEMA. This work is currently in progress. If it is published before the Runnymede ELR is finalised, it would be helpful for it to be referenced in the ELR. 3. Employment commitments have been updated to March 2015. The raw data (spreadsheet plus various tables and graphs) is available although not yet published. It can be provided on request. - RBWM looks forward to continuing positive engagement with Runnymede on matters of strategic interest, in particular the development of the DERA site. 	<p>RBC will continue to involve RBWM in discussions about the site, at appropriate stages.</p> <p>-Comments noted. Additional text added to address the points made.</p> <p>-Comments noted. RBC looks forward to continuing engagement with RBWM under the Duty to Cooperate as both local authorities progress their Local Plans.</p>
Surrey County Council	<ul style="list-style-type: none"> - Paragraph 3.55 refers to the presence of a tech cluster in Runnymede and paragraph 3.57 to the growth of the ICT/Cybersecurity sector however there is no specific mention of the other key sectors identified by Enterprise M3 LEP or SCC. It would be helpful to identify how future needs will support the growth of these specific sectors and any others identified which the Borough is particularly looking to encourage and support. 	<p>-Paragraph 2.21 and new paragraphs 2.32 and 2.33 set out the key sectors identified by the LEP and SCC. Paragraphs 3.49 to 3.60 then seek to provide a more focussed analysis of dominant sectors in Runnymede. Some additional</p>

Organisation commenting	Summary of comments made	Officer response															
	<p data-bbox="459 885 1635 1093"> <ul style="list-style-type: none"> - Welcome that RBC has identified the role that mineral workings have in the local economy. - Support the sites assessment approach being used in the review of existing and potential – employment sites and the constraints identified. SCC have provided an indication of the status of each site and would be happy to discuss any particular sites with the Council as they progress the Local Plan: </p> <table border="1" data-bbox="414 1129 1541 1396"> <thead> <tr> <th>Site ID</th> <th>Address</th> <th>Uses site being promoted for</th> <th>Constraints</th> <th>MWPA comments</th> </tr> </thead> <tbody> <tr> <td>204</td> <td>Bellbourne Nurseries, Egham</td> <td> <ul style="list-style-type: none"> - Residential - Commercial </td> <td>Site in a mineral safeguarding area</td> <td>Also adjacent to a Preferred Area Whitehall Farm. We would continue to safeguard the site.</td> </tr> <tr> <td>227</td> <td>Woburn Park Farm, Addlestone</td> <td> <ul style="list-style-type: none"> - Residential - Mixed use including commercial, retail </td> <td>Site in a mineral safeguarding area</td> <td>We would continue to safeguard the site.</td> </tr> </tbody> </table>	Site ID	Address	Uses site being promoted for	Constraints	MWPA comments	204	Bellbourne Nurseries, Egham	<ul style="list-style-type: none"> - Residential - Commercial 	Site in a mineral safeguarding area	Also adjacent to a Preferred Area Whitehall Farm. We would continue to safeguard the site.	227	Woburn Park Farm, Addlestone	<ul style="list-style-type: none"> - Residential - Mixed use including commercial, retail 	Site in a mineral safeguarding area	We would continue to safeguard the site.	<p data-bbox="1657 271 2049 1308"> text has been added in paragraph 3.49 and 3.61 to better link the text in this section of the report to the earlier text on key sectors in chapter 2. Since the consultation on the ELR Runnymede has taken forward the recommendations in the ELR and carried out its reg 18 Local Plan consultation. Issue E6 on page 80 of the consultation document confirms Runnymede’s preferred approach to supporting the growth of key sectors in Runnymede. </p> <p data-bbox="1657 885 2049 1308"> -Support for inclusion of text noted. -Comments welcomed. The Council will continue to liaise with Surrey County Council to ask for comments on waste and minerals matters during the preparation of its annual Strategic Land Availability Assessment (SLAA) which considers the suitability of sites for various uses. </p>
Site ID	Address	Uses site being promoted for	Constraints	MWPA comments													
204	Bellbourne Nurseries, Egham	<ul style="list-style-type: none"> - Residential - Commercial 	Site in a mineral safeguarding area	Also adjacent to a Preferred Area Whitehall Farm. We would continue to safeguard the site.													
227	Woburn Park Farm, Addlestone	<ul style="list-style-type: none"> - Residential - Mixed use including commercial, retail 	Site in a mineral safeguarding area	We would continue to safeguard the site.													

Organisation commenting	Summary of comments made					Officer response
	225	Land adjacent Sandgates, Chertsey	and leisure uses - Residential - Mixed use including commercial and leisure uses	Site in a mineral safeguarding area	We would continue to safeguard the site.	<p>-Additional text has been added into the report at paragraphs 2.23 to 2.25 to address these comments.</p> <p>-Concerns noted although it is considered that the existing text in the document adequately covers the points raised. The report sets out that Runnymede is set to oversupply office space over the Plan period. Whilst the need for small office units is highlighted in the report, the former DERA site has permission to provide grade A HQ style premises to ensure that a range of unit sizes is provided to meet market demand.</p> <p>-comments noted.</p> <p>-new text has been added into</p>
213	Holme Farm, Woodham Park Road	- Residential - Other uses considered	Safeguarded waste site to east of the site	We would continue to safeguard the waste site.		
<ul style="list-style-type: none"> - Reference should be made to the current research of reviewing the Enterprise M3 2013 Commercial Property Market Study – the emerging findings have reinforced that there is an Upper M3 market area and the property market trends outlined in the ELR. - In sections of the report there is analysis and reference as to why the allocation of sites for new office development might be encouraged to meet potential demand, SCC are concerned about the potential risk of economic growth within the Borough being lost if demand is not met. SCC suggests that consideration is given to strengthening the conclusions of the document to reinforce the need for the supply of employment land to appropriately meet demand in terms of scale and type. In taking the report forward SCC would encourage Runnymede to seek to encourage the provision of larger units as well as smaller units. SCC accepts that it is not the place of the ELR to consider how the Council should balance its economic needs but the ELR might be stronger in putting forward the case for the supply of employment land to better seek to meet identified demand. - In terms of rural economy – there might be potential opportunities for sustainable, rural based employment development with co-locating small-scale waste management uses. SCC will continue to keep the Council informed of any viable opportunities that they may identify. - Monitoring table 1 could be added to paragraph 9.36 on future monitoring. 						

Organisation commenting	Summary of comments made	Officer response
		para 9.36 to confirm that the relative success or failure of adopted policies should also be monitored.
Elmbridge Borough Council	<ul style="list-style-type: none"> <li data-bbox="461 421 1637 523">- Welcome the overview of the local commercial market within the report. Enterprise M3 Commercial Property Market Study has recently been updated and continues to indicate an Upper M3 property market comprising Elmbridge, Runnymede and Spelthorne. <li data-bbox="461 673 1637 916">- Note that the draft ELR suggests the potential for over supply of office floorspace within the Borough against forecast need, but also a significant deficit of industrial floorspace. Whilst EBC make no specific comments on the quantum of floorspace set out, the totals suggested in the higher two scenarios are significant. Given the high range of suggested floorspace requirements within the report, we feel that there may be cross boundary policy implications arising from this level of demand. EBC recognises the importance of further duty to cooperate discussion relating to these issues. <li data-bbox="461 922 1637 1024">- EBC also recognise the difficulties related to the provision of industrial floor space given high land values in the area and feel that these matters need to be considered within the FEA and that further collaboration is necessary. <li data-bbox="461 1104 1637 1206">- EBC are currently finalising their evidence base and will be seeking approval for new Local Development Scheme in the summer. EBC will look to review forecast commercial floorspace requirements based on a range of scenarios. 	<p data-bbox="1659 421 2042 628">-comments noted. Additional text on the Enterprise M3 Commercial Property Market Study has been added at paragraphs 2.23-2.25 of the report.</p> <p data-bbox="1659 673 2042 1059">-Agreed. The Council remains committed to discussing any cross boundary employment issues with its FEA partners during the preparation of its Runnymede 2035 Local Plan. Runnymede has recently contacted EBC to discuss the cross boundary employment/economic matters in more detail.</p> <p data-bbox="1659 1104 1883 1129">-Comments noted.</p>
Spelthorne Borough Council	<ul style="list-style-type: none"> <li data-bbox="461 1216 1637 1318">- The Employment Land Review provides a comprehensive analysis which is in compliance with national guidance and the points made in the report are well supported by the evidence presented. <li data-bbox="461 1324 1637 1386">- SBC recently published its draft Functional Economic Market Assessment and the findings in this report support those in paragraph 2.9. 	<p data-bbox="1659 1216 1850 1241">-Support noted.</p> <p data-bbox="1659 1324 2042 1386">-Comments noted. Additional text added at para 4.53 to this</p>

Organisation commenting	Summary of comments made	Officer response
	<ul style="list-style-type: none"> - It may be useful to provide some information on the possible expansion of Heathrow Airport and any potential implications for Runnymede in terms of employment and economic links and the requirement for employment space. - Caution must be given to the use of Experian data, especially if the 'future labour supply' scenario is utilised. - Runnymede may be required to 'export' demand through the Duty to Cooperate, should the Borough not be able to meet all of its economic (and housing) needs. As such it will be important for the SBC and RBC to continue to engage with one another (and others) on economic and other strategic issues under the Duty to Cooperate. 	<p>effect.</p> <p>-Agreed. Additional text added at paragraphs 3.63 and 9.35.</p> <p>-Comments noted.</p> <p>-Agreed. The Council remains committed to discussing any cross boundary employment issues with its FEA partners during the preparation of its Runnymede 2035 Local Plan. Runnymede has recently contacted SBC to discuss the cross boundary employment/economic matters in more detail.</p>