

Local Plan Saved Policies

2007



SAVED POLICIES
SUPPLEMENTARY PLANNING GUIDANCE

**Schedule of Policies saved from the
Runnymede Borough Local Plan (Second Alteration) Adopted April 2001
and the
Surrey Structure Plan (Adopted December 2004)**

**Runnymede Borough Council
September 2007**

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SUMMARY

The Runnymede Borough Local Plan (Second Alteration) was adopted in April 2001 and the Surrey Structure Plan was adopted in December 2004. These two documents form the Local Development Plan for Runnymede until they are superseded by: the Local Development Documents (LDDs) proposed in the 2007 Runnymede Local Development Scheme; and by the Regional Spatial Strategy.

On 21st and 25th September 2007 respectively the Secretary of State confirmed which of the Structure Plan and Local Plan policies were to be saved. The schedules below list all the 2001 Adopted Local Plan and 2004 Structure Plan policies and identify which of them were saved by the Secretary of State in September 2007. The schedules also identify which LDD will contain a new policy that will eventually replace the saved Structure and Local Plan policies.

A lesser number of policies from the 2001 Local Plan were saved in 2006 for the period up to September 2007. The policies that have been saved in the first two schedules are saved from 28th September 2007 until they are replaced by a new Core Strategy or by policies in a Development Control DPD.

There will be a period of time between 2007 and 2010 when the Core Strategy, Site Allocations and Development Control DPDs will be in the process of being produced. In the meantime the Council has decided that it is necessary to provide interim or Draft Policy Guidance (DPG) in a number of topic areas such as: 'Affordable Housing', 'Housing Delivery' and 'Renewable Energy' to reflect changes in National and Regional planning policy and evolving best practice.

Schedule 3 lists the DPGs and Supplementary Planning Guidance that the Council is currently using or intending to use for development control purposes in determining planning applications and in seeking developer contributions.

The abbreviations used are:

CS	Core Strategy
DC	Development Control DPD
Sites	Housing and Commercial Sites DPD
AAP	Area Action Plans for the Communities of: Addlestone, Chertsey, Egham, Virginia Water and Woodham /New Haw
PPS	Planning Policy Statement
PPG	Planning Policy Guidance
LDF	Local Development Framework
LTP	Local Transport Plan
RSS	Regional Spatial Strategy
S Plan	Structure Plan

Secretary of State's Letter to Runnymede Borough Council

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25 September 2007

Our Ref:

Your Ref:

Dear Mr Etheridge

**PLANNING AND COMPULSORY PURCHASE ACT 2004
RUNNYMEDE BOROUGH LOCAL PLAN SECOND ALTERATION APRIL 2001
SAVED POLICIES APPLICATION**

I am writing with reference to your application of 17 September on behalf of Runnymede Borough Council for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Runnymede Borough Local Plan.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 27 September 2007.

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12: *Local Development Frameworks* and the Department for Communities and Local Government protocol on saving policies. The Secretary of State's decisions concern some policies where there have been representations from a third party expressing views that differ from those of the local authority. Also, her decisions in respect of some policies have the effect of saving policies that an authority requested should not be extended. For clarity, where either or both of these two circumstances apply, the Secretary of State's reasons are set out in the table at the end of this letter.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is

intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan-style approach will be supported in forthcoming development plan documents (DPDs). LPAs should adopt a positive, spatial, strategy-led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the development plan status of the regional spatial strategy.

Following 27 September 2007, the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 *Housing* and the Housing Green Paper – *Homes for the future: more affordable, more sustainable* in relevant decisions.

Policy Ref	Policy Title	Reason	Extended	Not Extended

Yours sincerely

John Cheston
Senior Planning Officer

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND
COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE RUNNYMEDE BOROUGH LOCAL PLAN SECOND
ALTERATION
ADOPTED APRIL 2001**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule (1) to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

John Cheston
Senior Planning Officer
Housing and Planning Directorate
Government Office for the South East

25 September 2007

Schedule 1 Runnymede 2001 Local Plan Policies Saved Beyond September 2007 and the LDD which will replace them

Policy Number	Subject matter	SOS Decision	Reason	Covered in PPS PPG or SPlan	To be replaced in LDD
GEN1	Phasing large scale development	Saved	To be carried forward to LDF / Used by DC	PPS 1	CS
GEN2	Existing uses	Not saved	Covered by National Policy	PPS 1	CS
GB1	Development within the Green Belt	Saved	To be carried forward to LDF / Used by DC	PPG 2	CS
GB2	Thorpe settlement in the Green Belt	Saved	To be carried forward to LDF / Used by DC		DC, AAP
GB4	Agricultural workers dwellings	Saved	To be carried forward to LDF / Used by DC	PPG2	DC
GB5	Outdoor sports & leisure	Saved	To be carried forward to LDF / Used by DC	PPG2, PPG 17	DC
GB6	Rebuilding & residential extensions in GB	Saved	To be carried forward to LDF / Used by DC		DC
GB7	Re-use of rural buildings	Saved	To be carried forward to LDF / Used by DC	PPG 2	DC
GB8	Safeguarding long term housing sites	Not saved	Covered by National Policy and Structure Plan	PPG 2	CS, Sites
GB9	Motorway service areas	Not saved	Covered by National Policy	PPG 13	
GB10	Major Developed Sites in the Green Belt	Saved	To be carried forward to LDF / Used by DC		CS, Sites
GB12	Wentworth	Saved	Local clarification of PPG2 / Used by DC	PPG2	DC, AAP
GB13	Hurst Lane, Stroude	Saved	Local clarification of PPG2 / Used by DC	PPG2	DC, AAP
HO1	Maximising housing potential	Saved	To be carried forward to LDF / Used by DC	PPS 3 (partly)	CS
HO2	Conversion of dwellings	Saved	To be carried forward to LDF / Used by DC	PPS 3 (partly)	DC
HO3	Dwelling type	Saved	To be carried forward to LDF / Used by DC	PPS 3	CS
HO4	Housing Need	Saved	To be carried forward to LDF / Used by DC	PPS 3	CS
HO5	New housing provision 1991-	Not saved	Covered by National Policy / Time expired	PPS 3	
HO6	New housing provision post 2001	Saved	Some sites still remain to be developed	PPS 3	CS, sites
HO7	Housing provision post 2006	Saved	To be carried forward to LDF / Used by DC	PPS 3	CS, Sites
HO8	Phasing housing provision	Saved	To be carried forward to LDF / Used by DC	PPS 3	CS
HO9	New Housing Development design etc	Saved	To be carried forward to LDF / Used by DC	PPS 3 Para 16	CS, DC
HO10	Mobile homes, caravans	Saved	To be carried forward to LDF / Used by DC		DC
HO11	Gypsy Caravan sites	Not Saved	To be amended in LDF by New National Policy	Circ 01/06	CS
LE1	General economic policy	Saved	To be carried forward to LDF / Used by DC		CS
LE2	Scale, quality of econ dev in town centres	Not saved	Covered by S Plan policy and DC DPD policies		CS, DC
LE3	Economic development in Chertsey	Not saved	Time expired and carried forward in DC DPD		AAP
LE4	Economic development in urban areas	Saved	To be carried forward to LDF / Used by DC		CS
SHO1	General level of provision	Saved	To be carried forward to LDF / Used by DC		CS
SHO2	Core area land uses	Saved	To be carried forward to LDF / Used by DC		CS, DC, AAP

