



**Runnymede**  
Local  
Development  
Framework

## **Local Development Scheme**

**NOVEMBER 2004**  
**(Effective from 24 December 2004)**

**Amended July 2007**

**Runnymede Borough Council**

## CONTENTS

<b>Introduction</b>	<b>Page 4</b>
<b>Saved Plans</b>	<b>Page 5</b>
<b>Schedule of Local Development Documents</b>	<b>Page 6</b>
<b>New Core Strategy</b>	<b>Page 10</b>
<b>Statement of Community Involvement</b>	<b>Page 11</b>
<b>Development Control Policies</b>	<b>Page 12</b>
<b>Housing and Commercial Sites</b>	<b>Page 13</b>
<b>Proposals Map</b>	<b>Page 14</b>
<b>Planning Obligations SPD</b>	<b>Page 15</b>
<b>Biodiversity, Leisure and Open Space SPD</b>	<b>Page 16</b>
<b>Transport and Parking SPD</b>	<b>Page 17</b>
<b>Flood Risk SPD</b>	<b>Page 18</b>
<b>Addlestone, Chertsey and Egham Area Action Plans</b>	<b>Page 19</b>
<b>Virginia Water and New Haw/Woodham Area area Action Plans</b>	<b>Page 20</b>
<b>Programme Management</b>	<b>Page 21</b>
<b>Supporting Statement</b>	<b>Page 22</b>
Planning Policy Context for the LDF	Page 22
Community Strategy and Other Strategies	Page 23
Joint Working	Page 23
Structure of the LDF	Page 24
The Evidence Base	Page 24
Strategic Environmental Assessment and Sustainability Appraisal	Page 25
Monitoring and Review	Page 26
Resources	Page 26
Risk Assessment	Page 27
Changes to the LDS	Page 28
<b>Schedule of Policies Saved from 2001 Local Plan and the 2004 Structure Plan</b>	<b>Page 29</b>
<b>Schedule of Supplementary Planning Guidance and Interim Advice Notes</b>	<b>Page 37</b>
<b>List of Abbreviations</b>	<b>Page 38</b>
<b>List of Key Staff</b>	<b>Page 38</b>

## **RUNNYMEDE BOROUGH COUNCIL**

### **LOCAL DEVELOPMENT SCHEME**

#### **Introduction**

The Local Development Scheme (LDS) for Runnymede sets out the current framework for development planning in the Borough and the programme for its replacement with Local Development Documents (LDDs) over the next three years. It has been updated in line with the new Calendar of Committee Meetings for Municipal Year 2007/8, and the amendments were approved by GOSE in writing on August 2007.

The Council is responsible for the production of a Local Development Framework (LDF). This will be a portfolio of Local Development Documents that will set out the spatial strategy for Runnymede and progressively replace the 2001 Adopted Runnymede Borough Local Plan and the 2004 Surrey Structure Plan.

The Schedule of LDDs at page 19 includes the Statement of Community Involvement which has already been adopted. This has been carried forward from both the 2004 and 2006 versions of the LDS, but no other LDDs have been carried forward. The 2007 LDS lists the LDDs that the Council now intends to produce, taking into account government advice that local planning authorities should produce fewer documents. The schedule includes development plan documents (DPDs) and supplementary planning documents (SPDs).

This LDF has been prepared under the provisions of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development)(England) Regulations 2004 in consultation with the Government Office for the South East and the Planning Inspectorate.

#### **The Local Development Framework**

The LDF will provide a strong and reasoned basis for the consideration and negotiation of development proposals and developer contributions within the Borough. It will also:

- Implement, at the local level, the objectives and development requirements of the Regional Spatial Strategy (South East Plan).
- Bring together and co-ordinate the spatial activities of a number of Council functions and those of other agencies.
- Establish an audit trail to justify policies and proposals and to support any future bids for public funding as part of a coherent strategy.
- Establish a sound evidence base that supports policies and proposals, enables effective monitoring of outcomes and provides a basis for Runnymede's input to the development and implementation of the Regional Spatial Strategy.
- Promote investment in, and regeneration of the Borough.
- Promote the sustainable use and development of scarce land resources

- Provide a local policy framework for protecting valued natural and built environment resources

### **Saved Plans**

The Adopted Surrey Structure Plan 2004 has been saved for three years until December 2007. It will be superseded by the Regional Spatial Strategy for the South East. However, there will be a period in early 2008 when there is no adopted strategic plan for Surrey as the South East Plan is unlikely to have been adopted by then. Runnymede therefore decided which Structure Plan policies it wished to save beyond December 2007 at its April 2007 Planning Committee. A schedule of these saved policies is shown at page 38.

The Runnymede Borough Local Plan (Second Alteration) 2001 can be saved for up to three years from the commencement of the Act. (21 July 2004). Where policies are up to date and comply with the relevant government and regional guidance and the Core Strategy, they may be saved beyond that. A number of Local Plan policies were saved in 2004, some were deleted, and some were to be replaced in LDDs. In April 2007 the Planning Committee decided to save a wider range of policies from the 2001 Local Plan and these are shown on page 33.

Parts of the Local Plan will be replaced by the Core Strategy when it is adopted in April 2010. Further parts will be replaced by the Housing and Commercial Sites DPD and by the Development Control Policies DPD. It is proposed that five 'community' Supplementary Planning Documents will be produced by April 2011. The Development Plan Documents together with the Regional Spatial Strategy (RSS) and Minerals and Waste Local Plans produced by Surrey County Council will comprise the statutory development plan for the Borough.

### **Interim Planning Policies and Supplementary Planning Guidance**

The Council will continue to use the Interim Advice Notes and the Supplementary Planning Guidance set out in the Schedule at page 40 as a material consideration in determining planning applications. Eventually these policies and guidance will be revised and incorporated into the LDDs identified in this Scheme.

## Schedule of Local Development Documents

\* The schedule below refers only to the existing process for producing LDDs, but recognizes that in 18 months time, changes proposed in the 'Planning for a Sustainable Future' White Paper (May 2007) such as deletion of the 'Preferred Options' stage may have been enacted.

# The 'Development Control' and 'Housing Sites' DPDs which were in the 2006 LDS will be reviewed in mid 2008.

~ The 2006 'Core Strategy' is to be withdrawn and the content of the 'Housing Policy' DPD will be incorporated in the New Core Strategy.

Document Title	Status	Brief Description	Chain of Conformity	Evidence base and early Stakeholder Engagement	Consultation on Issues / Options	Consultation on Preferred Options *	Report on SA and other reps received	Submission to Sec of State	Examination	Date for adoption
Statement of Community Involvement	Required Document	Statement of how the community will be involved in the LDF process	To conform with regulations and RBC Consultation Strategy	Feb - May 2004	Sep - Oct 2004 (Reg 25)	Sep - Oct 2005 (Reg 26)	Reg 27	Feb. 2006 (Reg 28)	Sep. 2006	Dec. 2006
Annual Monitoring Report	Required document	Record of progress in DPD production and achievement of Core outputs	To conform with National regulations and guidance	Rolls forward and forms part of the evidence base	N/A	N/A	N/A	Annually in December	N/A	N/A
New Core Strategy ~	DPD (Complex)	Revised vision and spatial strategy to include changes in PPS, RSS and new evidence	PPS and PPGs RSS, AMR, Evidence base	Sept 2007	March 2008 (Reg 25)	Oct 2008 (Reg 26)	Reg 27	Oct 2009 (Reg 28)	Jan. 2010 (Sect 2.9)	April 2010
Development Control policies (incorporating Interim Renewable Energy Advice Note)	DPD (Simple)	Generic policies for the control of development.	PPS's. RPG and Structure Plan (Until replaced by Regional Spatial Strategy (RSS))		Sep - Oct 2004 (Reg 25)	Sep - Oct 2005 (Reg 26) # Work suspended until review in July and consultation in Oct 2008	Reg 27	Submit to SOS with CS in Oct 2009 (Reg 28)	Jan. 2010 (Sect 2.9)	April 2010

Document Title	Status	Brief Description	Chain of Conformity	Evidence base and early Stakeholder Engagement	Consultation on Issues / Options	Consultation on Preferred Options *	Report on SA and other reps received	Submission to Sec of State	Examination	Date for adoption
Housing and Commercial Sites	DPD (simple)	Housing and employment land availability and site allocations based on Sustainability Checklist and Employment Land Review	PPS3, PPS4 Regional Economic Strategy PPS11, Core Strategy and RSS	Employment Land Review, Housing Market Assessment and # review of Housing Sites DPD	March – July 2008 (reg 25)	Oct 2008 (Reg 26)	Reg 27	Oct. 2009 (Reg 28)	Jan 2010 (Sect 2.9)	April 2010
Proposals Map	Local Development Document	Map showing extent of policy areas and major site allocations.	N/A	N/A			N/A			April 2010
Interim Planning Obligations Advice Note	To be included in Development Control DPD	Requirements / mechanisms for securing social, transport and community infrastructure and services, and environmental improvements.	Core Strategy, Circular 05/05, RSS, Development Control DPD, Community Strategy.	Sep 2005 in Development Control DPD (Policy DG5). Feb 2006 Planning Committee resolution to consult	June 2007 – RBC version of the S106 planning collaboration project (Reg. 17 requirement)	Retain as Interim (SPD) policy until included in the Development Control DPD. Reconsult July 2009	Reg 27	Oct. 2009 (Reg 28)	Jan 2010 (Sect 2.9)	April 2010
Biodiversity, Leisure and Open Space (incorporating Thames Basin Heaths SPA Interim Advice Note)	To be included in Core Strategy and Development Control DPD	Requirements for open and amenity space provision, and the mitigation of impacts on the SPA.	Core Strategy, Housing & Development Control DPDs, National guidance, European regulations	Consulted with Natural England and developers in 2006 re: planning applications within SPA exclusion zone and proposed SANGS.	June 2007 consultation on SPA Interim Note (reviewed annually) (Reg. 17 requirement)	Retain as Interim (SPD) policy until included in the CS and DC DPD. Reconsult July 2009	Reg 27	Oct. 2009 (Reg 28)	Jan 2010 (Sect 2.9)	April 2010

Document Title	Status	Brief Description	Chain of Conformity	Evidence base and early Stakeholder Engagement	Consultation on Issues / Options	Consultation on Preferred Options *	Report on SA and other reps received	Submission to Sec of State	Examination	Date for adoption
Interim Renewable Energy Advice Note	To be included in Core Strategy and in Development Control DPD	Requirements for on site renewable energy provision and energy statements	Core strategy, PPS22, Development Control DPD		June 2007 consultation (Reg 17 requirement)	Retain as Interim policy until included in the CS and DC DPD. Reconsult July 2009	Reg 27	Oct. 2009 (Reg 28)	Jan 2010 (Sect 2.9)	April 2010
Interim Flood Risk Policy	To be included in Core Strategy and in Development Control DPD	Identifies high, medium and low risk flood extents and the DC policies, management and mitigation requirements	Core Strategy, PPS25, Development Control DPD, Community Strategy	To Consult with stakeholders on Strategic Flood Risk Assessment 2007	Sep 2007 Consult on interim devt. and flood risk management policies under Reg 17	Retain as Interim policy until included in the CS and DC DPDs. Reconsult July 2009	Reg 27	Oct. 2009 (Reg 28)	Jan 2010 (Sect 2.9)	April 2010
Transport and Parking SPD	To be included in Core Strategy and in Development Control DPD	Requirements for Parking and Highways DC, Company transport plans, Cyclists & pedestrians, Public transport	Core Strategy, PPG13, PPS1, Local Transport Plan, Community Strategy.		Sep 2008 Consult under Reg 17	Draft as an Interim policy until included in CS and DC DPD. April 2009 consult under Reg 26	Reg 27	Oct. 2009 (Reg 28)	Jan 2010 (Sect 2.9)	April 2010
Addlestone Community	Area Action Plan (AAP)	Strategy for the development and conservation of the town & its environs	PPS6, RSS, Core Strategy, Community Strategy	Sep - Oct 2008	Jan-Feb 2009 (Reg 25)	Sep-Oct 2009 (Reg 26)	Reg 27	Oct 2010 (Reg 28)	Jan 2011 (Sect 2.9)	Apr 2011
Chertsey Community	AAP	Strategy for the development and conservation of the town & its environs	PPS6, RSS, Core Strategy, Community Strategy	Sep-Oct 2008	Jan-Feb 2009 (reg 25)	Sep-Oct 2009 (Reg 26)	Reg 27	Oct 2010 (Reg 28)	Jan 2011 (Sect 2.9)	Apr 2011

Document Title	Status	Brief Description	Chain of Conformity	Evidence base and early Stakeholder Engagement	Consultation on Issues / Options	Consultation on Preferred Options *	Report on SA and other reps received	Submission to Sec of State	Examination	Date for adoption
Egham Community	AAP	Strategy for the development and conservation of the town & its environs	PPS6, RSS, Core Strategy, Community Strategy	Sep-Oct 2008	Jan-Feb 2009 (reg 25)	Sep-Oct 2009 (Reg 26)	Reg 27	Oct 2010 (Reg 28)	Jan 2011 (Sect 2.9)	Apr 2011
Virginia Water Community	AAP	Strategy for the development and conservation of the district centre and its environs.	PPS6, RSS, Core Strategy, Community Strategy	Sep-Oct 2008	Jan-Feb 2009 (reg 25)	Sep-Oct 2009 (Reg 26)	Reg 27	Oct 2010 (Reg 28)	Jan 2011 (Sect 2.9)	Apr 2011
New Haw/Woodham Community	AAP	Strategy for the development and conservation of the district centre and its environs.	PPS6, RSS, Core Strategy, Community Strategy	Sep-Oct 2008	Jan-Feb 2009 (reg 25)	Sep-Oct 2009 (Reg 26)	Reg 27	Oct 2010 (Reg 28)	Jan 2011 (Sect 2.9)	Apr 2011

# New Core Strategy

<b>General</b>	
<b>Subject Matter</b>	Strategic document setting out the spatial strategy and policies for providing Runnymede's development needs to 2030. This is based on an agreed vision for the Borough and general strategy for its achievement. It will include a key diagram.
<b>Geographical Area</b>	Borough wide
<b>Status</b>	Development Plan Document
<b>Conformity</b>	PPS, RSS and having regard to The Community Strategy for Runnymede, the results of monitoring and changes in evidence.
<b>Timetable</b>	
Evidence base and Early Stakeholder Engagement	Sept 2007 – Mar 2008
Consultation on Issues & Options	March 2008
Consultation on Preferred Options	October – December 2008
Submit to Sec of State	October 2009
Examination	January 2010
Estimated date for Adoption	April 2010
Review Date	By May 2015
<b>Production</b>	
<b>Organisational Lead</b>	Head of Planning Services
<b>Political Management</b>	Planning Committee to approve issues, options, policies and proposals and review evidence and results of consultation. Planning Committee to make recommendations to Full Council at preferred options and submission stages.
<b>Internal Resources</b>	Planning Policy, Sustainability Appraisal and GIS support, Development Control support, Corporate Policy and Community Strategy inputs.
<b>External Resources</b>	None identified
<b>Stakeholder Resources</b>	Community Strategy Task Groups and Local Strategic Partnership (LSP) to provide key links with community. Developers and studies/evidence produced by them when seeking planning consent. e.g. Retail and Transport impact studies. Evidence and studies produced by Government agencies and infrastructure providers e.g. Surrey CC, Environment Agency, Natural England, DCLG, SEERA, SEEDA, Thames Water, Health Authorities, Highways Agency, Runnymede Business Partnership,
<b>Data / Studies Required</b>	Review of Community Strategy, SFRA, Housing Market Assessment, Employment Land Review, Retail review
<b>Action</b>	Planning Policy & Implementation/ Community Strategy Task Groups

## Statement of Community Involvement

<b>General</b>	
<b>Subject Matter</b>	Statement setting out how the Council will engage with the local community in the preparation of the Local Development Framework (LDF) and in the determination of significant planning applications.
<b>Geographical Area</b>	Borough-wide and involving organisations beyond the Borough
<b>Status</b>	Required Document
<b>Conformity</b>	To meet the requirements of the Planning regulations and have regard to the Council's Communications Strategy
<b>Timetable</b>	
Early Stakeholder & Community Engagement	Feb – May 2004
Consultation on Issues & Options	Sep – Oct 2004
Consultation on Preferred Options	Sep – Oct 2005
Submitted to Sec of State	Feb 2006
Examination	Sep 2006
Date Adopted	Dec 2006
Review Date	By Dec 2011
<b>Production</b>	
<b>Organisational Lead</b>	Head of Planning Services
<b>Political Management</b>	Planning Committee to approve consultation and participation processes and proposals; and review the representations made on them. Planning Committee to make recommendations to Full Council at the consultation and submission stages.
<b>Internal Resources</b>	Planning Policy and Implementation, Cross-departmental LDF Sustainability Group, staff training and development
<b>External Resources</b>	None identified
<b>Stakeholder Resources</b>	Community Strategy Task Groups, LSP and Planning Liaison Group to provide key links to community.
<b>Data / Studies Required</b>	Review of Regulations / Communications Strategy Consideration of potential of existing stakeholder links. Establish Consultee database.
<b>Action</b>	Planning Policy Manager / Planning Policy Officers / Community Strategy Task Groups

## Development Control Policies

<b>General</b>	Set of generic policies for the control and guidance of development within the Borough, particularly where there is no site or location specific guidance elsewhere in the LDF. Will cover design, access, environmental and infrastructure requirements and incorporate Interim Advice such as Planning Obligations, Affordable Housing, Renewable Energy, Flood Risk and the Thames Basin Heaths Special Protection Area	
<b>Subject Matter</b>		
<b>Geographical Area</b>	Borough-wide	
<b>Status</b>	Development Plan Document	
<b>Conformity</b>	To accord with PPS12, PPS1 (and other relevant government planning guidance) and the emerging Core Strategy and RSS. To take account of the Surrey Structure Plan 2004 and the Community Strategy for Runnymede.	
<b>Timetable</b>		
	<b>Document: Allocations:</b>	<b>Interim Advice Notes</b>
Consultation on Issues & Options	Sep – Oct 2004	
Consultation on Preferred Options	Sep – Oct 2005 Work suspended July 2007, review and reconsult October 2008	July 2007
Submit to Sec of State	Oct 2009	
Examination	Jan 2010	
Est. date for Adoption	April 2010	
Review Date	By Sep 2015	By Sep 2015
<b>Production</b>		
<b>Organisational Lead</b>	Head of Planning Services	
<b>Political Management</b>	Planning Committee to approve issues, options and proposals and review evidence and results of consultation. Planning Committee to make recommendations to Full Council at preferred options and submissions stages.	
<b>Internal Resources</b>	Planning Policy Team, Development Control Section, GIS support, Cross-departmental LDF Sustainability Group	
<b>External Resources</b>	None identified	
<b>Stakeholder Resources</b>	Community Strategy Task Groups and LSP to provide key link to community. Involvement of developers / builders and residents / amenity / special interest groups.	
<b>Data / Studies Required</b>	Review DC implementation of Core Strategy policies as reported in AMR	
<b>Action</b>	PPM / Planning Policy officers /Development Control Section	

## Housing and Commercial Sites

<b>General</b>		
<b>Subject Matter</b>	Housing and commercial site allocations, phasing of housing development, affordable housing provision, housing need, design and density of housing and commercial, areas of special residential character, protection of major employment sites.	
<b>Geographical Area</b>	Urban Area and major developed sites in Green Belt	
<b>Status</b>	Development Plan Document	
<b>Conformity</b>	To accord with PPS3, PPS1, PPG4, Housing Act 2004, Circular 01/06, Core Strategy, RSS & Regional Housing Strategy. Take account of Surrey Structure Plan and Runnymede Community Strategy. Runnymede Housing Strategy, Runnymede Homelessness Strategy, Private Sector Renewal Strategy.	
<b>Timetable</b>		
	<b>Policy Document:</b>	<b>Housing Site Allocations:</b>
Early Community Engagement	Feb – May 2004	
Consultation on Issues & Options	Sep – Oct 2004	Sep – Oct 2004
Consultation on Preferred Options	Sep – Oct 2005	Jun – Jul 2006
Submit to Sec of State	Work suspended July 2007, review and reconconsult October 2008 <b>Housing &amp; Commercial Sites</b> Oct 2009	
Examination	Jan 2010	
Est. date for Adoption	April 2010	
Review Date	By Sep 2015	
<b>Production</b>		
<b>Organisational Lead</b>	Head of Planning Services	
<b>Political Management</b>	Planning Committee to approve issues, options and proposals and review evidence and results of consultation. Housing Committee to approve policies/proposals for affordable housing. Planning Committee to make recommendations to Full Council at preferred options and submissions stages.	
<b>Internal Resources</b>	Planning Policy Manager, Policy Team, Housing and Community Services Department, Development Control Section, GIS support, Cross-departmental LDF Sustainability Group	
<b>External Resources</b>	None identified	
<b>Stakeholder Resources</b>	Community Strategy Task Groups and LSP. House builders and landowners sites, residents / amenity groups. Registered Social Landlords.	
<b>Data / Studies Required</b>	Housing land availability, completions and trajectories, urban capacity study, urban area residential character analysis, Housing Needs Study, Housing Market Analysis, GTAA.	
<b>Action</b>	PPM / Planning Policy officers	

# Proposals Map

<b>General</b>			
<b>Subject Matter</b>	Map showing extent of policy areas referred to in all DPDs and any saved policies from the Runnymede Borough Local Plan that still apply.		
<b>Geographical Area</b>	Borough-wide and including inset maps for parts of Borough		
<b>Status</b>	Development Plan Document		
<b>Conformity</b>	To conform with adopted DPDs.		
<b>Timetable</b>			
	<b>First draft</b>	<b>Revised</b>	<b>Adopted</b>
Core Strategy, Housing and Commercial Sites DPD,	Sept 2005 Sept 2008	Oct 2008	April 2010
<b>Review Date</b>	As required by production of new Development Plan Documents		
	NOTE: The adopted proposals map will be revised at the same time as any new Development Plan Document (DPD) or revision to it is adopted. The policies and proposals will show where development will take place in Runnymede, and which policies will apply.		
<b>Production</b>			
<b>Organisational Lead</b>	Planning Policy Manager		
<b>Political Management</b>	Adoption delegated to Director of Technical Services to reflect current adopted development plan policies and proposals.		
<b>Internal Resources</b>	Planning Policy Manager, GIS, IT support to web-enable		
<b>External Resources</b>	None identified		
<b>Stakeholder Resources</b>	None		
<b>Data / Studies Required</b>	None		
<b>Action</b>	PPM / GIS		

## Planning Obligations Interim Advice Note (IAN)

<b>General</b>		
<b>Subject Matter</b>	Guidance on the Council's requirements and mechanisms for securing infrastructure and other necessary and related social and cultural provision through developments in the Borough. Section 106 legal agreement requirements	
<b>Geographical Area</b>	Borough-wide.	
<b>Status</b>	Supplementary Planning Document until included in DC DPD	
<b>Conformity</b>	To accord with adopted Development Control DPD and current national guidance.	
<b>Timetable</b>	<b>IAN</b>	<b>DC DPD</b>
Early Stakeholder & Community Engagement	Oct 2006	
Consultation on Preferred Options/Proposals	June 2007	Review and reconsult October 2008
Estimated Date for Adoption		April 2010
Review Date	By Sep 2015	
<b>Production</b>		
<b>Organisational Lead</b>	Head of Planning Services	
<b>Political Management</b>	Planning Committee to approve issues, options and proposals and review evidence and results of consultation. Proposals to be considered by Housing, Planning and Economic Development Committees. Planning Committee to make recommendations to Full Council.	
<b>Internal Resources</b>	Planning Policy Officer / Development Control / Legal Section / Property Management Group	
<b>External Resources</b>	None identified	
<b>Stakeholder Resources</b>	LSP to provide key link to Community. Advice on Highways / LTP / Education / Libraries required from SCC. Input required from: development industry, health service providers, further and higher education providers, Environment Agency, Natural England, Housing Corporation, Highways Agency.	
<b>Data / Studies Required</b>	Open space study, Housing Needs assessment, SANGS	
<b>Action</b>	PIM / Planning Policy Officers / Development Control	

## Biodiversity, Leisure and Open Space

<b>General</b>		
<b>Subject Matter</b>	Requirements for open and amenity space provision. The mitigation standards for the Thames Basin Heaths Special Protection Area (SPA). S106 agreement requirements, management plans for SNCIs and BAPs	
<b>Geographical Area</b>	Borough-wide.	
<b>Status</b>	Supplementary Planning Document until included in DC DPD	
<b>Conformity</b>	To accord with adopted DPD policy, current national guidance and Natural England's Delivery Plan for the Thames Basin Heaths SPA	
<b>Timetable</b>	<b>SPA and SANGS</b>	<b>DC DPD</b>
Early Stakeholder & Community Engagement	Oct 2006	
Consultation on Preferred Options/Proposals	June 2007	Review and reconsult October 2008 As part of DC DPD
Estimated Date for Adoption		April 2010
Review Date	By Sep 2015	
<b>Production</b>		
<b>Organisational Lead</b>	Head of Planning Services	
<b>Political Management</b>	Planning Committee to approve issues, options and proposals and review evidence and results of consultation. Planning Committee to make recommendations to Full Council at adoption stage.	
<b>Internal Resources</b>	Policy & Implementation Manager / Planning Policy Officer / Development Control / Legal Section / GIS	
<b>External Resources</b>	Natural England advice, Wildlife Trust surveys	
<b>Stakeholder Resources</b>	LSP to provide key link to Community. Advice on Open Space required from National Playing Fields Association and Natural England.	
<b>Data / Studies Required</b>	Open Space Study. Natural England Delivery Plan and Monitoring of developments in the Thames Basin Heaths SPA.	
<b>Action</b>	PIM / PPM / Planning Policy officers / Development Control	

## Transport and Parking

<b>General</b>		
<b>Subject Matter</b>	Interim advice on the Council's requirements for the provision of development related car parking, transport and movement assessments, company transport plans, facilities for delivery vehicles and cycling, highway and management improvements.	
<b>Geographical Area</b>	Borough-wide.	
<b>Status</b>	Supplementary Planning Document until included in DC DPD	
<b>Conformity</b>	To accord with adopted DPD policy, PPG 13, RSS.	
<b>Timetable</b>	<b>Transport IAN</b>	<b>DC DPD</b>
Early Stakeholder & Community Engagement	Jan 2009	
Consultation on Preferred Options/Proposals	June 2009	October 2009 Incorporate in DC DPD
Estimated Date for Adoption		April 2010
Review Date	By Sep 2015	
<b>Production</b>		
<b>Organisational Lead</b>	Head of Planning Services	
<b>Political Management</b>	Planning Committee to approve issues, options and proposals and review evidence and results of consultation. Planning Committee to make recommendations to Full Council at adoption stage.	
<b>Internal Resources</b>	Planning Policy Officer / Development Control	
<b>External Resources</b>	Developers' Transport Impact Assessments associated with planning applications. SCC Highways Development Control and Local Transport Plan.	
<b>Stakeholder Resources</b>	LSP to provide key link to Community. Advice on Highways DC/ LTP / parking standards required from SCC and Highways Agency. Input required from development industry.	
<b>Data / Studies Required</b>	Town centre parking and accessibility studies; Strategic Transport Assessment	
<b>Action</b>	PPM / Planning Policy Officers	

# Flood Risk

<b>General</b>		
<b>Subject Matter</b>	Interim advice on the Council's requirements for development in the flood plain including the need for a flood risk assessment, and the provision of remedial measures that enable flood waters to be stored and drained away from development sites, the reduction of flood risk and measures that minimise the impact of flooding on development.	
<b>Geographical Area</b>	Borough-wide within areas at risk of flooding.	
<b>Status</b>	Supplementary Planning Document until included in DC DPD	
<b>Conformity</b>	To accord with adopted DPD policy, PPS 25, RSS.	
<b>Timetable</b>	<b>Flood Risk IAN</b>	<b>DC DPD</b>
Early Stakeholder & Community Engagement	Jan 2008	
Consultation on Preferred Options/Proposals	June 2008	October 2008 Incorporate in DC DPD
Estimated Date for Adoption		April 2010
Review Date	By Sep 2015	
<b>Production</b>		
<b>Organisational Lead</b>	Head of Planning Services	
<b>Political Management</b>	Planning Committee to approve issues, options and proposals and review evidence and results of consultation. Planning Committee to make recommendations to Full Council at adoption stage.	
<b>Internal Resources</b>	Planning Policy Manager / GIS / Development Control	
<b>External Resources</b>	Advice and guidance from the Environment Agency including provision of 'flood extent' maps interpretation of PPS25, development control advice, and river catchment management plans.	
<b>Stakeholder Resources</b>	Environment Agency flood extent modelling including provision for 'climate change'. Site level flood risk assessments to be undertaken by applicants seeking development in the flood plain.	
<b>Data / Studies Required</b>	Strategic Flood Risk assessment. Local Policy development	
<b>Action</b>	PPM / Environmental Policy Officer	

# Addlestone, Chertsey and Egham Area Action Plans

<b>General</b>	
<b>Subject Matter</b>	Strategies for maintaining the vitality and viability of the three town centres and their environs, balancing economic with social needs and built environmental quality, and ensuring good accessibility for all.
<b>Geographical Areas</b>	Addlestone, Chertsey and Egham and their surrounding communities
<b>Status</b>	Area Action Plan
<b>Conformity</b>	To accord with Core Strategy, National Policy – PPS6, PPG4, PPG13 and take account of Community Strategy
<b>Timetable</b>	
Early Stakeholder & Community Engagement	Sept/Oct 2008
Consult on Issues and Options	Jan / Feb 2009
Consultation on Preferred Options/Proposals	Sep/Oct 2009
Submission to Secretary of State	Sept/Oct 2010
Examination	Jan 2011
Estimated Date for Adoption	Apr 2011
Review Date	By Apr 2016
<b>Production</b>	
<b>Organisational Lead</b>	Head of Planning Services
<b>Political Management</b>	Planning Committee to approve issues, options and proposals and review evidence and results of consultation. Planning Committee to make recommendations to Full Council at Preferred Options and Submission Stages.
<b>Internal Resources</b>	Policy & Implementation Manager / PPM / Planning Policy Officers / Development Control / Legal Section / GIS
<b>External Resources</b>	None identified
<b>Stakeholder Resources</b>	LSP to provide key link to Community. Advice and input required from development industry, retailers, town centre business community, business partnership, chambers of commerce.
<b>Data / Studies Required</b>	Retail needs survey and impact assessment of major commercial and residential development proposals.
<b>Action</b>	PPM / Planning Policy Officers / Development control

## District Centre Action Plans – Virginia Water, New Haw

<b>General</b>	
<b>Subject Matter</b>	Strategies for maintaining the vitality and viability of the District centres, balancing economic with social needs and built environmental quality, and ensuring good accessibility for all.
<b>Geographical Areas</b>	Virginia Water, New Haw
<b>Status</b>	Area Action Plans
<b>Conformity</b>	To accord with adopted DPD policies, National Policy - PPS6, PPG4, PPG13 and take account of Community Strategy
<b>Timetable</b>	
Early Stakeholder & Community Engagement	Sept/Oct 2008
Consult on Issues and Options	Jan / Feb 2009
Consultation on Preferred Options/Proposals	Sep/Oct 2009
Submission to Secretary of State	Sept/Oct 2010
Examination	Jan 2011
Estimated Date for Adoption	Apr 2011
Review Date	By Apr 2016
<b>Production</b>	
<b>Organisational Lead</b>	Head of Planning Services
<b>Political Management</b>	Planning Committee to approve issues, options and proposals and review evidence and results of consultation. Planning Committee to make recommendations to Full Council at Preferred Options and Submission Stages.
<b>Internal Resources</b>	Policy & Implementation Manager / PPM / Planning Policy Officers / Development Control / Legal Section / GIS
<b>External Resources</b>	None identified
<b>Stakeholder Resources</b>	LSP to provide key link to Community. Advice and input required from development industry, retailers, town centre business community, business partnership, chambers of commerce.
<b>Data / Studies Required</b>	Retail needs survey and impact assessment of major commercial and residential development proposals.
<b>Action</b>	PPM / Planning Policy Officers / Development Control

## **Programme Management**

Programme management will be the responsibility of the Planning Policy Manager.

The three-year programme for the production of the LDF is set out on the following chart. It is proposed to have two Examinations: one for the Core Strategy, Development Control and Site Allocations DPDs by 2010; and one for the five action Area Plans by 2011. The Planning Inspectorate (PINS) has been informed of the proposed dates.

A cross-party Members LDF Working Group has been established to provide elected members of the Council with an early opportunity to consider LDF matters in greater depth than is practicable at Planning Committee Meetings. It comprises six elected members from the Planning Committee and is attended by senior officers from the Planning Division. The minutes of the Group's Meetings will be reported to the Planning Committee.

An LDF Officers Project Team has also been established to help identify any issues arising in the LDF project. It comprises the policy officers involved in preparing the LDF and colleagues from the Development Control Section. Officers meet on a regular basis to review progress and resolve issues.

The Annual Monitoring Report (AMR) provides a publicly available progress report on the LDS and identifies any elements of the Local Development Scheme that are not being implemented on schedule and changes that need to be made to the scheme.

## **Supporting Statement**

### **Planning Policy Context for the LDF**

The following paragraphs briefly describe the National, Regional and County planning policies that apply to Runnymede. The LDDs that make up the Runnymede Local Development Framework will need to comply with these policies and set out how they are to be applied at the local level to reflect local needs and priorities.

#### *National Policy*

The government sets out its national planning policies in a series of documents covering different topics such as Housing and Green Belt. These used to be called Planning Policy Guidance Notes (PPG) but they are being replaced by Planning Policy Statements (PPS). National policies should not be repeated in the LDF.

#### *Regional Policy*

Current regional guidance is set in Regional Planning Guidance 9, South East and covers the period up to 2016. This is due to be replaced by a Regional Spatial Strategy (RSS) which will be called 'The South East Plan'. It was examined at an Examination in Public in early 2007, and the Inspectors' report is expected to be published in summer 2007 with a view to the Strategy being adopted in 2008. The RSS will have an increasingly important role in determining sub regional planning policies as it will replace both the 2004 Surrey Structure Plan and RPG9. In particular it will determine how much housing should be provided in all the boroughs and districts in the South East Region. Other regional plans and strategies that will be relevant include:

- Regional Housing Strategy
- Regional Waste Strategy
- Regional Minerals Strategy
- Regional Transport Strategy
- Regional Tourism Strategy

#### *County Policy*

The Surrey Structure Plan was adopted in December 2004 and covers the period to 2016. The Borough Council has 'saved' most of the Structure Plan policies beyond September 2007 until they are replaced by the South East Plan (when it is adopted) including its sub regional policies for the London Fringe.

The County Council is also responsible for a number of other strategies and plans which will be considered as part of the LDF development process. These are:

- Surrey Minerals Local Plan
- Surrey Waste Local Plan
- Surrey Local Transport Plan
- Surrey Countryside Strategy
- Surrey Heritage Strategy
- Surrey Design

## **Community Strategy & Other Strategies**

Listed below are the local strategies and plans that will inform and guide the development of the LDF.

### *Community Strategy*

The Community Strategy for Runnymede was launched in December 2002 and is reviewed annually. This is a key strategy for the Borough and the LDF will provide its spatial expression and a key means of its implementation.

### *Economic Strategy*

The Runnymede Economic Strategy was adopted in June 2003 and is reviewed annually. It provides a statement of the Council's objectives and key targets for supporting the local economy. It is prepared in consultation with the local business community.

### *Communications and Consultation Strategies*

These are statements of the Council's intentions to communicate internally and externally with stakeholders and to involve them in the determination of the Council's policies and priorities. They will inform the preparation of the Statement of Community Involvement.

### *Housing Strategy*

This sets out the Council's plans for providing good quality housing within the Borough. It prioritises the provision of affordable homes and supporting people to live independently. It sets a target for bringing the Council's housing stock up to the Decent Home Standard and improving unfit private properties and bringing them into use.

### *Other Strategies*

In preparing the LDF, account will be taken of the following strategies where they are relevant to particular LDDs.

Runnymede Cultural Strategy 'Runnymede Life'  
Crime and Disorder Reduction Strategy

## **Saved Plans and Policies**

The policies that have been saved from the 2001 Local Plan and the 2004 Structure Plan are shown in the schedule at page 29

### *Interim Planning Policies and Supplementary Planning Guidance*

The Council will continue to use the Interim Planning policies and the Supplementary Planning Guidance set out in the Schedule at page 36 as a material consideration in determining planning applications. Eventually these policies and guidance will be revised and incorporated into the DPDs identified in this LDS.

## **Joint Working**

At present there are no proposals to establish a joint planning committee with neighbouring authorities due to the need to focus resources on our own LDF programme. Given the need to provide the spatial expression of the Runnymede Community Strategy it is not presently proposed to jointly produce any LDDs. The potential for the joint production of LDDs with other local authorities will be kept under review through participation in the Surrey Planning Working Group (all Surrey Districts and Surrey County Council) and a North Surrey LDF best practice group (with Elmbridge, Epsom and Ewell and Spelthorne)

## **Structure of the LDF**

The key document of the LDF will be the Core Strategy. This will set out the vision for Runnymede along with the objectives and spatial strategy to achieve that vision. All LDDs will comply with the Core Strategy and help to achieve its objectives. The Core Strategy will identify key areas in the Borough within which certain policies will apply (Green Belt, Areas Liable to Flood, and Urban Areas.) The Core strategy will also contain key policies relating to the major planning issues facing the Borough including the location of development and the provision of affordable housing. It will replace all the policies in the Housing chapter of the Adopted Local Plan apart from HO9 which will be replaced in the Development Control DPD.

For ease of use the main policies used for controlling development will be in a separate DPD (these are the policies used when considering planning applications and provide a useful guide for people thinking of carrying out a development as to whether it is likely to be acceptable). These will apply across the Borough. The development control policies will replace a large number of existing policies in the current adopted local plan. A schedule showing which local plan policies will be replaced and by which DPD is attached at the end of the LDS. It will also identify areas of special residential character where particular design and density policies may apply

The three year programme includes the preparation of a DPD on housing and commercial sites. This will identify specific sites for housing and commercial development and will provide guidance for residential development on unidentified sites. It will identify major employment locations, town centres and shopping locations

## **The Evidence Base**

The four main sources for the evidence base are:

1. A computerised data store using standardised meta tags (labels for data streams describing their content, source, date and other key information).
2. Documents, databases and spreadsheets filed and maintained by officers on the council's computer hard drive.
3. Spatial data will link to the Council's GIS system
4. DPDs, studies, mapped and monitoring information are displayed on the Council's web site [www.runnymede.gov.uk](http://www.runnymede.gov.uk)

*Key data will be made available in the following general topic areas:*

- ♦ principal physical, economic, social and environmental characteristics of the area
- ♦ principal purposes for which land is used
- ♦ size, distribution and composition of population, housing and employment
- ♦ communications, transport system and traffic
- ♦ any other considerations affecting these matters

The evidence base will be developed, managed and maintained by the Council's Policy Officers.

The following studies and monitoring regimes will provide information for the development of LDDs

- Urban Capacity Study – Initial study completed for Structure Plan, to be updated for the Core Strategy
- Housing completions, permissions and land availability monitoring.
- Housing needs and market assessment
- Commercial completions, permissions and vacancy monitoring
- Local Economy and Employment land review
- Strategic Flood Risk Assessment
- Town Centre Retail / Land Use Survey
- Urban Area Character Appraisal
- Annual Monitoring Report
- Strategic Transport Assessment
- Conservation Area Reviews

### **Strategic Environmental Assessment and Sustainability Appraisal (SEA/SA)**

Local Development Documents will be subject to SEA/SA in accordance with the relevant European Directives, national legislation and emerging guidance. This will be co-ordinated by the Council's Environmental Policy Officer with the support of the SEA Steering Group. The SEA Steering Group comprises officers from all Council departments and representatives of other authorities. A methodology has been approved for SEA/SA. The objectives for SEA/SA have been derived from Regional objectives and have been approved by the Council.

The table below shows how SEA/SA activity relates to the different stages of LDD production.

<b>LDD Stage</b>	<b>SEA/SA Activity</b>
Pre-Issues and Options	Establishment of SEA Steering Group Council approval of methodology Council approval of local sustainability objectives and indicators Identification of relevant plans & programmes Establishment of Baseline Identification of sustainability, and environmental problems.
Issues and Options	Establish scope of SEA / SA and assess options Consult environmental/sustainability bodies
Preferred Options & Proposals (Pre-Submission)	Predict & evaluate plan effects. Propose measures to prevent, reduce or offset adverse effects.
Submission	Consultation on Environmental Report / Sustainability Appraisal
Post-submission	Assessment of the sustainability implications of any late submissions / changes
Post-Adoption	Monitoring of environmental and other sustainability baselines to assess effects of implementation of the plan

### **Monitoring and Review**

The LDS will be subject to annual review including the production of an Annual Monitoring Report (AMR) in accordance with the Regulations. This will review the production of LDDs against the timetable set out in the LDS and the performance of existing LDDs. It will also assess the need for new or updated LDDs in light of new national or regional guidance and any changes in local priorities.

The Review will cover the period from 1 April to 31 March and will be conducted during May and June each year, commencing in 2005. The Annual Monitoring Report will be published in September of each year following consideration by the Council's Planning Committee.

The AMR will include a trajectory showing the projected future housing supply against the strategic housing requirements set by the Structure Plan and subsequently by the Regional Spatial Strategy.

### **Resources**

#### *In-House Resources*

The following in-house staff resources will be available for the preparation of local development documents for the period to March 2010. Certain posts are subject to securing Planning Delivery Grant monies if they are to be maintained throughout the period.

Head of Planning Services	10%
Policy & Implementation Manager	30% (+20% on RSS matters)
Planning Policy Manager	75%
Planning Policy Officer	75%
Planning Policy Officer	50% (100% of p/t post)
Environmental Policy Officer	50% (100% of p/t post)
Graphics Officer	40%
Development Control Staff Input	10% (equivalent)
GIS Technical Officer	50%
TOTAL	390% (3.9 FTE)

In addition to the LDF Project Team, a team of two sustainability and environmental appraisal officers are available to consider the sustainability of the policies and proposals in LDF documents.

### *External Resources*

No external resources have been identified as being required. The need to draw on external resources will be kept under review as part of the project management process. The Council may appoint temporary staff to undertake survey and analysis work as part of the overall project. Use may also be made of funds from the Planning Delivery Grant to commission studies to support the development of LDF policies (such as the needs assessments for town centres required under draft PPS6 so as to inform the town centre policies).

### **Risk Assessment**

*Staff turnover* – It is recognised that the introduction of the new planning system and the availability of monies from government for implementing changes may result in competition for suitably qualified and experienced staff. During 2006 the LDF team lost two members of staff, but was able to replace them within six months. The Policy and Implementation Section, which will bear the vast majority of the workload, presently has a full complement of staff. The Council will shortly be reviewing the performance pay system and has already introduced an enhanced remuneration package to help retain recent graduates.

*Political Issues* – Runnymede has a stable political composition and Members have been supportive of the need for additional staff to produce the LDF. Members will be

engaged throughout the process, through their involvement in the Community Strategy Task Groups and LSP, the LDF Members Working Group and in their political responsibility for other council strategies.

*Soundness / Legal Challenge* – GOSE and PINS will be kept informed of our emerging DPDs in order to ensure, as far possible, their soundness. The process of DPD production including stakeholder involvement, SEA and SA will be fully audited. The LDF will be supported by a comprehensive and robust evidence base as described above. Nationally, some Core Strategy documents examined by PINS after 2005 were found to be unsound, either because the evidence base was deficient, or because they lacked local distinctiveness. Other Core Strategies have been withdrawn or delayed. The Runnymede Core Strategy examination was delayed by a year compared with the original timetable for technical reasons. This enabled the Council to replace staff who had left, review the LDS and gave them time to improve the LDF evidence base.

*Internal Resources* – The current assessment is that adequate resources are available to implement the LDS subject to receipt of Planning Delivery Grant monies to fund the necessary staff resources and any further studies required. This will be kept under review as work progresses on the LDF.

*External Resources* – There is concern that the programme may be affected by the capacity of PINS to accommodate what is likely to be a large number of LDD and SCI Examinations within a short space of time. Statutory consultees, such the Environment Agency, may also have difficulty in handling the large number of LDF consultations that they are likely to receive over the next three to four years. These factors could affect our programme but are outside of our control. The LDS programme does have some margin for slippage built in to accommodate any such problems.

### **Changes to the Local Development Scheme**

The Annual Monitoring Report will be the main mechanism for reviewing Local Development Documents and identifying any necessary changes. However, in certain circumstances it may be necessary to change the Local Development Scheme at short notice to include a new Supplementary Development Document (such as a development brief for a site that becomes unexpectedly available for development).

The protocol for such changes will be as follows:

1. Seek approval from the Planning Committee for the proposed change to the LDS.
2. Submit the proposed change to GOSE for approval
3. Commence evidence gathering and early community engagement
4. Proceed to formal stages on receiving approval for the proposed change.

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

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 this 2007 Local Development Scheme and by the Regional Spatial Strategy.

The two schedules below list all the 2001 Adopted Local Plan and 2004 Structure Plan policies and identifies which of them were 'saved' in April 2007 and which LDD will contain a new policy that will eventually replace them.

The abbreviations used are:

CS	Core Strategy
DC	Development Control DPD
Sites	Housing and Commercial Sites DPD
SPD	for the Communities of: Addlestone, Chertsey, Egham, Virginia Water and Woodham /New Haw

**Planning Committee Appendix B Schedule of Runnymede 2001 Local Plan Policies to be Saved for a period of 3 years from 28 September 2007**

Policy Number	Subject matter	Recommend	Reason	Covered in PPS PPG or SPlan	To be covered in LDD
GEN1	Phasing large scale development	Not save	Covered by National Policy	PPS 1	CS
GEN2	Existing uses	Not save	Covered by National Policy	PPS 1	CS
GB1	Development within the Green Belt	Save	To be carried forward to LDF / Used by DC	PPG 2	CS
GB2	Thorpe settlement in the Green Belt	Save	To be carried forward to LDF / Used by DC		DC, SPD
GB4	Agricultural workers dwellings	Save	To be carried forward to LDF / Used by DC	PPG2	DC
GB5	Outdoor sports & leisure	Save	To be carried forward to LDF / Used by DC	PPG2, PPG 17	DC
GB6	Rebuilding & residential extensions in GB	Save	To be carried forward to LDF / Used by DC		DC
GB7	re-use of rural buildings	Save	To be carried forward to LDF / Used by DC	PPG 2	CS
GB8	safeguarding long term housing sites	Not save	Covered by National Policy and Structure Plan	PPG 2	CS
GB9	Motorway service areas	Not save	Covered by National Policy	PPG 13	
GB10	Major Developed Sites in the Green Belt	Save	To be carried forward to LDF / Used by DC		CS, Sites
GB12	Wentworth	Save	Local clarification of PPG2 / Used by DC	PPG2	DC, SPD
GB13	Hurst Lane, Stroude	Save	Local clarification of PPG2 / Used by DC	PPG2	DC, SPD
HO1	Maximising housing potential	Save	To be carried forward to LDF / Used by DC	PPS 3 (partly)	CS
HO2	Conversion of dwellings	Save	To be carried forward to LDF / Used by DC	PPS 3 (partly)	DC
HO3	Dwelling type	Save	To be carried forward to LDF / Used by DC	PPS 3	CS
HO4	Housing Need	Save	To be carried forward to LDF / Used by DC	PPS 3	CS
HO5	New housing provision 1991 -	Not save	Covered by National Policy / Time expired	PPS 3	
HO6	New housing provision post 2001	Not save	Covered by National Policy / Time expired	PPS 3	
HO7	Housing provision post 2006	Not save	Covered by National Policy and Structure Plan	PPS 3	
HO8	Phasing housing provision	Not save	Covered by S Plan policy L06	PPS 3	CS
HO9	New Housing Development design etc	Save	To be carried forward to LDF / Used by DC	PPS 3 Para 16	CS, DC
HO10	Mobile homes , caravans	Save	To be carried forward to LDF / Used by DC		DC
HO11	Gypsy Caravan sites	Save	To be amended in LDF by New National Policy	Circ 01/06	CS
LE1	General economic policy	Save	To be carried forward to LDF / Used by DC		CS
LE2	Scale, quality of econ dev in town centres	Not save	Covered by S Plan policy and DC DPD policies		CS, DC
LE3	Economic development in Chertsey	Not save	Time expired and carried forward in DC DPD		CS, SPD
LE4	Economic development in urban areas	Save	To be carried forward to LDF / Used by DC		CS
SHO1	General level of provision	Save	To be carried forward to LDF / Used by DC		CS
SHO2	Core area land uses	Save	To be carried forward to LDF / Used by DC		CS, DC, SPD
SHO3	Retail development within core areas	Save	To be carried forward to LDF / Used by DC		DC

Policy Number	Subject matter	Recommend	Reason	Covered in PPS PPG or SPlan	To be covered in LDF policy
SHO4	Retail dev beyond shopping core	Save	To be carried forward to LDF / Used by DC		CS, DC
SHO5	Local Shops	Save	To be carried forward to LDF / Used by DC		DC, SPD
SHO6	Superstore devs, need & sequential test	Not save	Covered by National Policy	PPS6 SPlan LO8	
SHO7	Uses within class A3 (now A3 -- A5)	Save	To be carried forward to LDF / Used by DC		DC
TC1	Town Centre Strategies	Save	To be reviewed in Core Strategy		CS
TC2	Redev in town centres	Save	To be carried forward to LDF / Used by DC		CS, DC, SPD
TC4	Addlestone Revitalisation	Save	To be carried forward to LDF / Used by DC		SPD
TC5	High St/ Church Rd Addlestone	Save	To be carried forward to LDF / Used by DC		SPD
TC6	6 - 22 High St	Save	To be carried forward to LDF / Used by DC		SPD
TC7	High St/ Station Rd	Save	To be carried forward to LDF / Used by DC		SPD
TC8	Station Road / crouch Oak Lane	Save	To be carried forward to LDF / Used by DC		SPD
TC9	Chertsey revitalisation	Not save	Time expired		SPD
TC10	Pycroft Rd / Guildford Street access	Not save	Time expired		SPD
TC11	Guildford St / Eastworth Rd / Pycroft junc	Not save	Time expired		SPD
TC12	Guildford St / Pycroft Rd redev	Not save	Time expired		SPD
TC13	Pycroft Rd / Guildford Street redev	Not save	Time expired		SPD
TC14	Goosepool redev	Not save	Time expired		SPD
MV1	Land use & transport studies	Not save	Covered by Structure Plan and LTP/ To be carried forward to LDF	LTP, SPlan DN1, DN2	CS
MV2	Highway works & traffic management	Not save	Covered by Structure Plan, LTP and LDF	LTP, SPlan DN1, DN2	CS
MV3	Transport infrastructure contributions	Save	To be carried forward to LDF / Used by DC	SPlan DN1	CS, DC
MV4	Access and circulation arrangements	Save	To be carried forward to LDF / Used by DC	SPlan DN 4	DC
MV5	Access to public transport	Save	To be carried forward to LDF / Used by DC		CS, DC
MV6	Bus Facilities	Not save	Covered by Structure Plan and LTP/ To be carried forward to LDF	LTP, SPlan DN4	CS
MV7	Rail Services	Save	To be carried forward to LDF / Used by DC	LTP, SPlan DN4	CS

Policy Number	Subject matter	Recommend	Reason	Covered in PPS PPG or SPlan	To be covered in LDF policy
MV8	Lorry movements	Not save	Covered by Structure Plan and LTP	LTP, SPlan DN4	
MV9	Parking Standards	Save	To be carried forward to LDF / Used by DC	LTP, SPlan DN3	DC
MV10	Car park provision in town centres	Save	To be carried forward to LDF / Used by DC	SPlan Parking Strategy	DC, SPD
MV11	Private non residential parking	Not save	Not Used		DC
MV12	Servicing Arrangements	Save	To be carried forward to LDF / Used by DC		DC
MV13	Cyclists	Save	To be carried forward to LDF / Used by DC	SPlan DN 5	CS
MV14	Pedestrians	Save	To be carried forward to LDF / Used by DC	SPlan DN 5	CS
NE1	Use of agricultural land	Save	To be carried forward to LDF / Used by DC	SPlan DN16	CS
NE2	Impact of new development	Not save	Not Used		
NE3	Fragmentation of farms	Save	To be carried forward to LDF / Used by DC		DC
NE4	Intensive agriculture	Not save	Not Used		
NE7	Restoration - mineral sites	Save	To be carried forward to LDF / Used by DC		DC
NE8	Areas of landscape importance	Save	To be carried forward to LDF / Used by DC		CS, DC
NE10	Landscape problem area	Save	To be carried forward to LDF / Used by DC		DC
NE11	Countryside management	Save	To be carried forward to LDF / Used by DC		DC
NE12	Tree protection	Save	To be carried forward to LDF / Used by DC		DC
NE13	TPOs	Save	To be carried forward to LDF / Used by DC		DC
NE14	Trees and development	Save	To be carried forward to LDF / Used by DC		DC
NE15	Landscaping schemes	Save	To be carried forward to LDF / Used by DC		DC
NE16	SNCIs	Save	To be carried forward to LDF / Used by DC		DC
NE17	County sites	Save	To be carried forward to LDF / Used by DC		DC
NE18	Enhancement of SNCIs	Save	To be carried forward to LDF / Used by DC		DC
NE20	Species protection	Save	To be carried forward to LDF / Used by DC		CSI
BE1	Planning briefs/design guidance	Not save	Not Used		DC
BE2	Townscape character	Save	To be carried forward to LDF / Used by DC		DC, SPD

Policy Number	Subject matter	Recommend	Reason	Covered in PPS PPG or SPlan	To be covered in LDF policy
BE4	Conservation area review	Save	To be carried forward to LDF / Used by DC		DC
BE5	Development in conservation areas	Save	To be carried forward to LDF / Used by DC		DC
BE5A	Demolition in conservation areas	Save	To be carried forward to LDF / Used by DC		DC
BE6	design guidance in conservation areas	Save	To be carried forward to LDF / Used by DC		DC
BE7	Enhancement schemes in cons areas	Save	To be carried forward to LDF / Used by DC		DC
BE8	Historic parks & gardens	Save	To be carried forward to LDF / Used by DC		DC
BE9	development affecting Listed buildings	Save	To be carried forward to LDF / Used by DC		DC
BE10	Development affecting the setting of LBs	Save	To be carried forward to LDF / Used by DC		DC
BE11	Listed Building demolition	Save	To be carried forward to LDF / Used by DC		DC
BE12	Listed building COU	Save	To be carried forward to LDF / Used by DC		DC
BE13	Locally listed buildings	Save	To be carried forward to LDF / Used by DC		DC
BE14	Ancient monuments & archaeology sites	Save	To be carried forward to LDF / Used by DC		DC
BE15	Areas of Archaeological potential	Save	To be carried forward to LDF / Used by DC		DC
BE16	Recording archaeological remains	Save	To be carried forward to LDF / Used by DC		DC
BE17	Chance archaeological finds	Save	To be carried forward to LDF / Used by DC		DC
BE18	Control of adverts	Save	To be carried forward to LDF / Used by DC		DC
BE19	Adverts guidelines	Save	To be carried forward to LDF / Used by DC		DC
BE20	Unauthorised adverts	Not save	Covered by National Policy		
BE21	Horse keeping and riding	Save	To be carried forward to LDF / Used by DC		DC
BE22	Aircraft Noise	Save	To be carried forward to LDF / Used by DC		DC
BE23	Traffic Noise	Save	To be carried forward to LDF / Used by DC		DC
BE24	River Bourne floodplain land, Chertsey	Save	To be carried forward to LDF / Used by DC		DC
BE25	Access for the disabled	Save	To be carried forward to LDF / Used by DC		DC
R1	Recreational provision	Save	To be carried forward to LDF / Used by DC		DC
R2	Playing fields	Save	To be carried forward to LDF / Used by DC		DC
R3	Play areas in housing developments	Save	To be carried forward to LDF / Used by DC		DC

Policy Number	Subject matter	Recommend	Reason	Covered in PPS PPG or SPlan	To be covered in LDF policy
R4	Built recreation facilities - dual use	Save	To be carried forward to LDF / Used by DC		DC
R5	Mineral sites	Save	To be carried forward to LDF / Used by DC	SPlan DN17	DC
R6	River Thames leisure uses	Save	To be carried forward to LDF / Used by DC		DC
R7	Access to the Thames	Save	To be carried forward to LDF / Used by DC		DC
R8	Chertsey Meads	Save	To be carried forward to LDF / Used by DC		SPD
R9	Basingstoke Canal & Wey Navigation	Save	To be carried forward to LDF / Used by DC		SPD
R10	Allotments	Not save	Not used		DC
R11	Hotels & Guest Houses	Save	To be carried forward to LDF / Used by DC		DC
R12	Runnymede Meadows	Save	To be carried forward to LDF / Used by DC		SPD
R13	Chertsey historic site	Not save	Not used /covered by other policies		SPD
R14	Camping & caravanning	Not save	Not used /covered by other policies		
R15	Informal recreation e.g. walking	Not save	Not used /covered by other policies		
R16	Amenity space standards	Save	To be carried forward to LDF / Used by DC		DC
SV1	Land drainage	Save	To be carried forward to LDF / Used by DC		DC
SV2	Flooding	Save	To be carried forward to LDF / Used by DC		CS
SV2A	Water quality	Save	To be carried forward to LDF / Used by DC		DC
SV3	Telecommunications	Save	To be carried forward to LDF / Used by DC		DC
SV4	Satellite dishes/antennae	Save	To be carried forward to LDF / Used by DC		DC
C1	Community Provision	Not save	Not used		
C2	Day centres	Not save	Not used		

**Appendix B2 2004 Structure Plan Policies to be Saved beyond September 2007**

<b>Policy</b>	<b>Subject matter</b>	<b>Recommend</b>	<b>Reason</b>
LO1	Location of development	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
LO2	Managing urban areas	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
LO3	Town centres	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
LO4	Countryside & Green Belt	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
LO5	Rural settlements	Not Save	Local Plan policy GB2 covers this
LO6	Housing provision	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
LO7	Employment land	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
LO8	Retail development	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
SE1	Natural resources & pollution control	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
SE2	Renewable energy & energy saving	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
SE3	Flooding & drainage	Not Save	Superseded by PPS25
SE4	Design & quality of development	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
SE5	Protecting heritage	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
SE6	Biodiversity	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
SE7	Nature conservation	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
SE8	Landscape	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
SE9	Trees & woodland	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
SE10	River corridors & waterways	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
DN1	Infrastructure	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
DN2	Movement implications of dev	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
DN3	Parking	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
DN4	Public transport	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
DN5	Cycling & pedestrian routes	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
DN6	Motorways & PRN	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
DN7	Freight transport	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
DN8	Airport development	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
DN9	General aviation	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
DN10	Housing type & need	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
DN11	Affordable housing	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
DN12	Social & community facilities	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
DN13	Leisure & recreation	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
DN14	Tourism development	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF

DN15	Further & higher Education	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
DN16	Agriculture	Save	Maintain strategic policy context/support to DC until replaced by RSS or LDF
DN17	Mineral workings & restoration	Save	To maintain strategic policy context or support to DC until replaced by RSS or LDF
DN18	Waste management	Not Save	Covered by RPG 9 alterations and Surrey Waste LDF

## Schedule of Supplementary Planning Guidance and Interim Advice Notes

The Council will continue to use the Supplementary Planning Guidance listed in the schedule below as a material consideration in the determination of planning applications and in negotiating planning obligations.

<b>Title</b>	<b>Date Adopted</b>	<b>Saved 2001 Local Plan Policy</b>	<b>DPD where new Policy will be located</b>
Householder Guide	July 2003	HO9, BE2	DC DPD
Trees Woodlands & Hedgerows	July 2003	NE12, NE13, NE14	DC DPD
Addlestone Town Centre Strategy	September 1999	TC1	CS, SPD
Surrey Design	January 2002 (Surrey LGA)	BE2	DC DPD
GB6 (Dwellings in Green Belt guidance)	December 1999	GB6	DC DPD
Residential dwellings extensions in the Green Belt	July 2003	GB6	DC DPD
Design Guidance for Shop fronts and signs 1992	2001 Local Plan Appendix G (formerly Chertsey conservation area leaflet 4/94)		DC DPD
Shop Security	April 2001 (Local Plan Appendix I)	BE2	DC DPD
Satellite Antennae	April 2001 (Local Plan Appendix)	SV4	DC DPD
Chertsey Conservation Area	January 1998 (and April 2001 Local Plan Appendix J)	BE6	DC DPD, SPD
Egham Conservation Area	April 2001 (Local Plan Appendix)	BE6	DC DPD, SPD
Bourne Car Park and railway land, Virginia Water	2001		SPD
Revised Parking Standards	October 2001	MV9, MV10	DC DPD
Thames Basin Heaths Special Protection Area Interim Advice Note	6 <sup>th</sup> March 2007		CS, DC DPD
Affordable Housing Interim Advice Note	11 <sup>th</sup> April 2007		CS, DC DPD
Renewable Energy Interim Advice Note	Consultation June 2007		CS, DC DPD
Planning Obligations Interim Advice Note	Consultation June 2007		DC DPD
Company Travel Plans & Runnymede Travel Initiatives	2001 Local Plan Appendices 1 and 2		DC DPD

## **Abbreviations**

### ***General***

AAP	Action Area Plan
AMR	Annual Monitoring Report
DPD	Development Plan Document (Those LDDs that form part of the Development Plan and have been subject to independent examination)
GOSE	Government Office for the South East
LDD	Local Development Document (The planning documents that make up the LDF)
LDF	Local Development Framework (The portfolio of documents that will replace the Local Plan)
LDS	Local Development Scheme (The programme for producing, monitoring and reviewing the LDF)
PINS	The Planning Inspectorate
RPG	Regional Planning Guidance
RSS	Regional Spatial Strategy
SEERA	South East England Regional Assembly
SPD	Supplementary Planning Document (Those LDDs that are not part of the development plan but provide supplementary guidance for development plan policies)

### ***Key Staff involved in LDF Production***

HPS	Head of Planning Services
PIM	Policy & Implementation Manager
PPM	Planning Policy Manager
PPO	Planning Policy Officers
GIS	Geographical Information System staff
CC	Conservation Consultant
DC	Development Control staff