

**APPENDIX A**  
**LOCAL DEVELOPMENT FRAMEWORK**

**2<sup>nd</sup> March 2005**

**Annex 1: Core Strategy – Scope & Objectives**

**Annex 2: Draft Statement of Community Involvement**

## **APPENDIX A**

### **Annex 1: Core Strategy – Scope & Objectives**



**Local  
Development  
Framework**

**Runnymede Borough Council  
Local Development Framework**

**Core Strategy  
Development Plan Document**

**Scope & Objectives – February 2005**

## Core Strategy - Scope and Objectives

### Introduction

This paper sets out the scope and objectives proposed for the Runnymede Local Development Framework (LDF) Core Strategy. It has been produced to establish a set of objectives to help guide the development of preferred options and proposals. These will be developed over the coming months with the involvement of community and other stakeholders and the testing of options against sustainability objectives. This will lead to a further public consultation in September/October 2005 under Regulation 26 of the Planning and Compulsory Purchase Act 2004.

The Core Strategy is a key document for the LDF. It sets the broad strategy for the LDF and all the other Local Development Documents must comply with it.

### Scope

The programme for preparing the Core Strategy is set out in the Local Development Scheme along with its basic content. Under the new planning system the Core Strategy should include the following elements:

- A Long-Term Vision
- A Spatial Strategy (Illustrated by a Key Diagram)
- High Level Policies (Not Site Specific)
- Details of How the Policies Will be Implemented
- Measures for Monitoring their effectiveness

It needs to describe in general terms how the Borough will meet its target for housing set by the Surrey Structure Plan 2004 and how further allocations derived from the emerging South East Plan would be accommodated.

It also needs to establish the Council's general intentions in relation to the other key issues:

- Sustainability
- Social Equality
- Green Belt
- The Local Economy
- Transport and Movement
- Open Space
- Leisure and Social Facilities

The Core Strategy is scheduled to replace a number of policies in the current Local Plan (April 2001) as described in the Local Development Scheme. These are:

Chapter	Policy
Green Belt	GB1
Local Economy	LE1
Town Centres	TC1
Movement	MV6
	MV7

Chapter	Policy
	MV13
	MV14
Built Environment	BE1
Recreation	R1
	R2
	R3
	R4

## A Long-Term Vision

In order to encapsulate the key priorities for the Borough, and summarise what the LDF is seeking to achieve over the next two decades, the following vision is proposed;

*“To guide development in a way that reflects the social, economic and environmental aspirations of those who live or work in, and visit the Borough, whilst recognising the needs of future generations.”*

## Setting Objectives

In order for the Core Strategy to be effective it is important to set out the objectives that it should achieve. This is important in order to be able to test the policies against what they are supposed to do. It is also important so that the Core Strategy Objectives can themselves be tested for compliance with the Councils adopted Sustainability Objectives.

The objectives are drawn from three main sources:

1. *Existing Plans, Policies and Programmes at National, Regional, County and Local Level.*  
At national level these are primarily the government's Planning Policy Statements and Guidance Notes. At regional level the current planning guidance is set out in Regional Planning Guidance Note 9 – South East England and in the consultation version of the emerging Regional Spatial Strategy, the South East Plan (SEP). In the SEP Runnymede is located within the London Fringe (or Central Arc) Sub-Region. Until the adoption of the SEP the Surrey Structure Plan will remain a material consideration for planning purposes. The County will also continue to produce the Minerals and Waste Local Plans and the Local Transport Plan. Local plans and strategies include the Community Strategy for Runnymede as well as the Housing and Economic Strategies and the Council's other policy statements. A context table setting out the main objectives derived from existing plans, policies and programmes is set out at Appendix (i)
2. *Key Thematic Findings and Indicator Results from the Runnymede State Report 2004.*  
The first Runnymede State Report was published in November 2004. It brings together a large amount of data across a wide spectrum of environmental, social and economic issues. The data is based around key sustainability indicators and provides a snapshot of the state of the Borough at the time. For some of the data it is already possible to establish current trends and identify particular problem areas. The report also includes some comparative data to establish how Runnymede is performing against other local districts and against County, Regional and National averages. From this a number of key issues that the Core Strategy should address are identified. A summary of the key

findings and implications for the Core Strategy from the Runnymede State Report is at Appendix (ii)

3. *The Results of the Broad Issues and Options Consultation (Sep-Oct 2004).*

This was a wide consultation to gather initial views on some of the broad issues and options facing the Borough in the 21<sup>st</sup> Century. The views of a broad range of interest groups, residents and other stakeholders were sought with particular attention being paid to securing input from the hard to reach groups which in Runnymede are identified as the young and the elderly. The main thrust of the consultation was the use of a questionnaire. Over 430 questionnaires were completed and returned along with a number of letters commenting on the issues and promoting sites for development. A full report on this consultation is appended to the Planning Committee Agenda for 16 February 2004. A summary of the consultation implications for the Core Strategy Objectives is at Appendix (iii)

Taking the objectives, evidence and views from the three sources listed above the following four key objectives are proposed:

Objective	Strategic Imperative	Relation to Local Plans / Strategies
<b>Key Objective 1</b> To ensure that development required for the aspirations of our communities recognises the resource needs of future generations	PPS1, RPG9, Structure Plan, SE Plan	Community Strategy (Environment)
<b>Key Objective 2</b> To maintain a level of economic prosperity that is consistent with social and physical infrastructure constraints	PPS1, RPG9, SE Plan	Leaders Position Paper (Economic Development Committee) Community Strategy(Economic Prosperity) Economic Strategy
<b>Key Objective 3</b> To ensure that social progress recognises the needs of everyone	PPS1, RPG9, SE Plan	Community Strategy (Access to Housing) Housing Strategy
<b>Key Objective 4</b> To protect and enhance those aspects of the natural and built environment that makes the Borough an attractive place in which to live, work, or visit.	PPS1, RPG9, SE Plan	Leaders Position Paper

These Four Key Objectives are expanded and elaborated on to provide more specific and measurable objectives that can be used to help develop the preferred options and formulate the policies for the Core Strategy. The following tables set out a wider set of more detailed sub-objectives grouped around the key objectives above.

## Sub-Objectives

Objective	Strategic Imperative	Relation to Local Plans / Strategies	Measurement
<b>Key Objective 1</b> To ensure that development required for the aspirations of our communities recognises the resource needs of future generations	PPS1; RPPG9; SE Plan; Surrey Structure Plan	Community Strategy (Environment)	Adopted Sustainability Indicators (Runnymede BC)
<b>Sub-Objective 1A</b> Locational Priorities - To ensure that new development in Runnymede is focused on locations that perform best in sustainability terms and does not adversely affect sites that support the Borough's biodiversity or increase the risks of flooding.	PPS1; PPG25; SE Plan - Policy CC7 & London Fringe Core Strategy; Structure Plan - North Surrey Sub-Area priorities	Community Strategy (Environment)	Assessment of sites against PPG3 criteria and RBC sustainability criteria
<b>Sub-Objective 1B</b> To make more efficient use of land by maximising the re-use of previously developed urban land and the conversion and re-use of existing buildings.	SE Plan - (London Fringe Core Strategy) Structure Plan Policy LO1	Community Strategy (Environment)	% of new development on previously developed land. Amount of derelict land / vacant buildings
<b>Sub-Objective 1C</b> To reduce the need for long-distance commuting by seeking to achieve a more equal balance between housing provision and employment.	PPG13 (Objectives)	Community Strategy (Access)	Levels of in & out commuting, proportion of journeys to work by car.
<b>Sub-Objective 1D</b> To reduce per-capita use of water and energy and increase the proportion of energy from renewable sources.	PPS 22; SE Plan - Policy CC3	None identified.	Per-capita energy use
<b>Sub-Objective 1E</b> To reduce traffic congestion and promote alternatives to car use	PPG13 (Objectives)	Community Strategy (Access)	Recorded levels of road traffic (SCC). Levels of public transport usage.
<b>Sub-Objective 1F</b> To protect and enhance the Borough's heritage assets including historic buildings, monuments, areas, landscapes, archaeological remains and historic parks and gardens.	PPG 15, PPG16, Structure Plan (Policy SE5)		Number of listed buildings, etc, at risk from neglect or redevelopment.

Objective	Strategic Imperative	Relation to Local Plans / Strategies	Measurement
<b>Key Objective 2</b> To maintain a level of economic prosperity that is consistent with social and physical infrastructure constraints	PPS1 (Paras 1.15 - 1.17) Regional Economic Strategy	Leaders Position Paper 04/05 (Economic Development Committee) Community Strategy (Economic Prosperity) Runnymede Economic Strategy	Proportion of people of working age in employment, GVA per capita.
<b>Sub-Objective 2A</b> To promote 'smart' economic growth that seeks to increase productivity without significant increases in the workforce or in the requirement for additional employment	Regional Economic Strategy	Leaders Position Paper 04/05 (Economic Development Committee)	Proportion of workforce employed in 'knowledge' sector. Education/skills levels of working age population.
<b>Sub-Objective 2B</b> To ensure an adequate supply of suitable premises/land in sustainable locations to support business and industry in the Borough and preserve sustainably located strategic employment sites.	SE Plan Policy (RE1, RE4)	Leaders Position Paper 04/05 (Economic Development Committee) Runnymede Economic Strategy	Monitoring of outstanding permissions / vacant commercial floorspace.
<b>Sub-Objective 2C</b> To promote town centres as the focus for development for a wide range of uses to reinforce their role and function.	SE Plan (Policy TC4) Structure Plan (Policy LO3)	Leaders Position Paper 04/05 (Economic Development Committee) Runnymede Economic Strategy	Town Centre Healthchecks
<b>Sub-Objective 2D</b> To develop tourism in Runnymede in a sustainable way that presents the Borough in the best possible way to visitors.	SE Plan (Policy TSR 4)	Community Strategy (Leisure & Culture)	Visitor numbers to attractions etc.

Objective	Strategic Imperative	Relation to Local Plans / Strategies	Measurement
<b>Key Objective 3 To ensure that social progress recognises the needs of everyone</b>	PPS1, RPG9, SE Plan	Community Strategy (Access to Housing) Housing Strategy	Provision of housing to meet identified need Indices of Deprivation (Aggregate)
Sub-Objective 3A To provide suitable housing to meet the Borough's housing targets and identified housing needs (including affordable housing)	PPS 1, SE Plan (Policy H4)	Community Strategy (Affordable Housing) Runnymede Housing Strategy	Housing Trajectory Delivery of Affordable Housing against identified needs.
Sub-Objective 3B To identify and provide for development needs for social/community, cultural and leisure purposes and protect existing facilities.	PPS1	Leaders Position Paper 04/05 (Planning Committee) Community Strategy (Leisure & Culture)	Audit of social/community needs against provision.
Sub-Objective 3C To ensure that development is accessible, and has suitable facilities for people with disabilities.	PPS 1, Disability Discrimination Act 1995.	Community Strategy (Access & Transport, Leisure & Culture) Surrey Design Guide	Monitoring of planning permissions; access audits / appraisals.

Objective	Strategic Imperative	Relation to Local Plans / Strategies	Measurement
<b>Key Objective 4</b> To protect and enhance those aspects of the natural and built environment that makes the Borough an attractive place in which to live, work, or visit.	PPS1 Paragraphs 1.3-1.5	Leaders Position Paper 04/05	As listed below
Sub-Objective 4A To ensure that the strategic area of the Green Belt continues to serve its statutory purposes, particularly its important function of defining the extent of the Borough's built-up areas.	PPG2, Surrey Structure Plan (Spatial Strategy)	Community Strategy (Environment)	Extent of Green Belt
Sub-Objective 4B To protect and enhance valuable urban and Green Belt open spaces that contribute to open space objectives for recreation, nature conservation and sports provision.	SE Plan (Policy CC9 and London Fringe – Core Strategy)	Community Strategy (Environment & Leisure & Culture)	Open Space Audit
Sub-Objective 4C To achieve high design quality in new developments.	PPS1 – Annex C	Surrey Design Guide	Number of development schemes eligible for entry to the Design Award Scheme.
Sub-Objective 4D To ensure that development meets the costs of infrastructure and other requirements that it generates through appropriate planning contributions.	ODPM Circular 01/97 – Planning Obligations (Annex B) SE Plan (London Fringe) Policy LF2 Surrey Structure Plan (Policy DN1)	Leaders Position Paper 04/05 (Planning Committee)	Contributions received via planning obligations / legal agreements.
Sub-Objective 4E To provide an appropriate framework to enable people to improve, adapt and extend their homes in a sustainable and appropriate manner.	PPS 1	None identified.	Options include appeal data / customer satisfaction survey results

Core Strategy Objectives – Context Table

Topic	National	Regional	County (Structure Plan)	Community Strategy	Other Local Plans/Strategies	Potential Core Strategy Responses
<p><b>Spatial Strategy / Vision</b></p>	<p><b>PPS1 – Creating Sustainable Communities</b></p> <p>Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. That will include policies which can impact on land use, for example by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means. Where other means of implementation are required these should be clearly identified in the plan.</p> <p>Spatial plans should:                      – <b>Set a clear vision for the future pattern of development, with clear objectives for achieving that vision and strategies for delivery and implementation.</b> Planning should lead and focus on outcomes. Plan policies must be set out clearly, with indicators against which progress can be measured. Plans should guide patterns of development and seek</p>	<p><b>RPG 9 Western Policy Area</b></p> <p>4.20 The Western Policy Area is an area to the west and south of London, ranging broadly from the M1 and Watford in the north, Reading in the west and Gatwick to the south. It covers parts of Berkshire, Buckinghamshire, Oxfordshire, Hampshire and Surrey together with areas around Heathrow and Gatwick airports. The area as a whole is economically very buoyant and characterised by pressures and constraints which can be measured, in particular with respect to the tightness in the labour market, housing and property markets and transport issues.</p> <p>4.21 The success of the area has been based on an economic structure which has a strong representation in a range of high-tech industries and a clustering of important economic activities. These businesses add value to the economy and are important in sustaining the competitiveness of the economy generally. There are, however, local pockets of deprivation within this otherwise buoyant area.</p> <p>4.22 Economic development strategies for this area should build on its economic strengths, particularly the high skill levels and</p>	<p><b>Spatial Strategy – General objectives</b></p> <p>1.3 New development will continue to be focused in the urban areas but with greater emphasis on the positive management of change, ensuring that development enhances the economic, social and environmental well being of the area. Within this overall approach, the focus for development and for the services and functions will be major centres which are important transport interchanges and employment areas. Within this overall approach, the focus of development and for the provision of important services and functions will be major centres, which are important transport interchanges, and employment areas.</p> <p>1.4 The Metropolitan Green Belt will be strongly defended. This will be supported by a commitment to improving the environmental quality of urban fringe areas and the countryside will be protected for its own sake. Limited development in rural communities where it is needed to support their social and economic well</p>	<p>This sets out community aspirations across a range of subject areas that need to be implemented through the LDF.</p> <p><b>Emerging Themes</b></p> <p>Although it would be impossible to capture every single issue that was raised during the consultation process, 'A Partnership for Runnymede' has sought to convey the general aspirations of the Runnymede community. There are five main 'themes' that have emerged from the extensive consultations. These form the longterm 'vision' for Runnymede.</p> <p>They are, to create:</p> <ul style="list-style-type: none"> <li>• A Runnymede which is safe and secure</li> <li>• A Runnymede that is healthy and vibrant</li> <li>• A Runnymede which is creative and valued</li> <li>• A Runnymede which is accessible to all</li> <li>• A Runnymede which has an exciting future</li> </ul> <p>Nine issues were commonly raised; these were:</p> <ul style="list-style-type: none"> <li>• Affordable Housing</li> <li>• Access and Transport</li> <li>• Community Safety</li> <li>• Economic Prosperity</li> <li>• Education/Environment</li> <li>• Health and Social Care</li> </ul>	<p>The Leader's Position Paper 5.3 <b>Improve the Quality of Life</b></p> <p>5.3.1 We will continue to work with Surrey County Council and other Surrey Districts to develop a partnership Public Service Agreement that will benefit the Borough. We will also work with Surrey County Council and its Local Area Committee to develop partnership working where mutual benefit can be demonstrated.</p> <p>5.3.3 We will seek to make further improvements in the way we work with partners to deliver services in the Borough. We will develop and be informed by the Borough Community Strategy through the established Local Strategic Partnership to maximise partnership working and deliver on those areas for which we are accountable.</p> <p>5.3.4 We will protect the Borough's interests in responding to proposals which have a major impact and in particular will continue to oppose the Central Railway proposals and Motorway Service Areas.</p>	<p>Set out the relationship between existing and emerging Plans, Policies and Strategies.</p> <p>Provide a clear vision for the future pattern of development to help deliver Structure Plan and Emerging Regional Strategy Objectives along with local Community Strategy and other sources.</p>

Topic	National	Regional	County (Structure Plan)	Community Strategy	Other Local Plans/Strategies	Potential Core Strategy Responses
	<p>proactively to manage changes to the areas they cover.</p> <p>– <b>Consider the needs and problems of the communities they cover and how they interact,</b> and relate them to the use and development of land. They should cover not only what can be built where and in what circumstances, but should set out also how social, economic and environmental objectives will be achieved through policies in the plan.</p> <p>– <b>Help to integrate the wide range of activities relating to development and regeneration.</b> Plans should take full account of other relevant strategies and programmes and where possible be drawn up in co-ordination with them. They should work alongside urban and rural regeneration strategies, regional economic and housing strategies, community development and local transport plans. Planning authorities should consult closely with the bodies responsible for those strategies to ensure effective integration. LDDs provide the means of taking forward those elements of the Community Strategies that relate to the physical development and use of land in the authority's area.</p>	<p>knowledge base, to ensure that the economy continues to grow in a sustainable way with the minimum additional pressure on limited labour or land resources. Local planning authorities, with the support of SEEDA, face the challenge of enabling continued economic prosperity in this area while discouraging new development of a type which would be unsustainable. The positive tackling of 'hotspots' or localised areas with problems will be particularly important...</p> <p>4.23 Local authorities, economic partnerships, business support organisations, the Regional Development Agencies and others should work together to adopt an approach which both understands and recognises the area's economic strengths and the importance of maintaining an environment that is attractive to investment in this area.</p>	<p>being, will be acceptable.</p> <p>1.5 The pattern of land use change and community development required during the next 25 years is reflected in the different priorities set out for five sub-areas of the county: North Surrey, North West Surrey, South East Surrey, South West Surrey and the Blackwater Valley.</p>	<ul style="list-style-type: none"> <li>• Leisure and Culture</li> <li>• Young People</li> </ul> <p>We have sought to encapsulate the nine issues into a series of manageable Task Groups. These have been formed from Community representatives and people with some degree of expertise in each particular subject area. They have met to examine the issues in more detail. The nominated Chairmen and Vice Chairmen of each of the Task Groups automatically have membership of 'A Partnership for Runnymede'. It is here that progress is sought, information sharing encouraged and problem solving achieved.</p>	<p><b>6.3 Improve the Quality of Life</b></p> <p><b>6.3.1</b> We will work to produce a Local Development Framework for Runnymede which has regard to the Community Strategy and which safeguards the quality of our environment, makes best use of land resources, promotes economic activity, delivers recreational facilities and encourages an integrated approach to issues of traffic and transportation management. Developments will be assessed in terms of quality and sustainability.</p> <p><b>6.3.2</b> We will continue to resist any inequitable increase in housing allocations and the premature release of reserve sites. Any changes to our present Green Belt boundaries will only be considered in the context of a future Local Development Framework.</p>	

Topic	National	Regional	County (Structure Plan)	Community Strategy	Other Local Plans/Strategies	Potential Core Strategy Responses
Sustainability	<p>PPS1</p> <ul style="list-style-type: none"> <li>Planning authorities need to take an approach to planning based on the four aims of sustainable development: economic development; social inclusion; environmental protection and the prudent use of resources.</li> <li>Positive planning is required to achieve sustainable development objectives and proactive management of development rather than simply regulation and control.</li> </ul>	<p>RPG 9</p> <ul style="list-style-type: none"> <li>The development of housing should be more sustainable, providing a better mix of sizes, types and tenures, having regard to the structure of households and people's ability to access homes and jobs;</li> <li>Development should be located and designed to enable more sustainable use of the Region's natural resources, in the supply of food, water, energy, minerals and timber, in the effective management of waste, the promotion of renewable energy sources and to assist in reducing pollution of air, land and water;</li> <li>There should be continued protection and enhancement of the Region's biodiversity, internationally and nationally important nature conservation areas, and enhancement of its landscape and built and historic heritage;</li> </ul>	<p>Sub -Area Priorities</p> <p>Runnymede falls mostly within the 'North Surrey' Sub-Area Within this sub-area the priorities are to improve the quality of life and the environment and promote an urban renaissance within the existing urban areas, whilst enhancing the quality of the urban fringe.</p>	<p>Environment Section</p> <p>Runnymede should be a healthy, pleasant place to work, rest and play. To reinforce this, there needs to be better integration of the bodies responsible for improving the environment where Green Belt land is guarded. In relation to that, planning should also be environmentally sensitive. A key target is to ensure that planning and development is environmentally sensitive. In this regard the following targets were identified:</p> <p><i>Ensure that planning is environmentally sensitive.</i></p> <ul style="list-style-type: none"> <li>Carry out an environmental / sustainability appraisal of all developing policies.</li> <li>Seek to achieve increased densities in appropriate locations in an environmentally sensitive manner.</li> <li>Develop appropriate policies to protect the Borough's built and natural heritage.</li> </ul>	<p>Leaders Position Paper Core Values</p> <p>Setting an example in the way we operate both in respecting the environment and in our dealings with our suppliers and customers.</p>	<p>Establish high level objectives for achieving sustainable development.</p> <p>Develop policies to ensure that development is guided to the most sustainable locations.</p> <p>Incorporate the sustainability priorities identified in the Runnymede State Report in setting objectives.</p> <p>Ensure that effective protection is provided for the Borough's natural and built heritage.</p>
Location for Development	<p>PPS1</p> <p>Sustainable development, should be achieved through a planning framework which will:</p>	<p>RPG 9</p> <ul style="list-style-type: none"> <li>Urban areas should become the main focus for development through making them more attractive, accessible and</li> </ul>	<p>POLICY LO1 The Location of Development</p> <p>New development will be located primarily within the</p>	<p>Environment Section</p> <ul style="list-style-type: none"> <li>Seek to achieve increased densities in appropriate locations in an environmentally sensitive manner.</li> </ul>	<p>Leaders Position Paper Core Values</p> <ul style="list-style-type: none"> <li>We will complete the final phase of Chertsey Revitalisation, the final</li> </ul>	<p>Establish, through the Core Strategy a robust approach to the location of development in the Borough, particularly in respect of housing</p>

Topic	National	Regional	County (Structure Plan)	Community Strategy	Other Local Plans/Strategies	Potential Core Strategy Responses
	<ul style="list-style-type: none"> <li>• use already developed areas in the most efficient way, while making them more attractive places in which to live and work;... and</li> <li>• shape new development patterns in a way which minimises the need to travel.</li> </ul>	<p>better able to attract investment;</p> <ul style="list-style-type: none"> <li>• Greenfield development (namely, on previously undeveloped land) should normally take place only after other alternatives have been considered, and should have regard to the full social, environmental and transport costs of location;</li> <li>• The pattern of development should be less dispersed with more sustainable patterns of activity, allowing home, work, leisure, green spaces, cultural facilities and community services to be in closer proximity.</li> </ul>	<p>existing urban areas, through the re-use of previously developed land and buildings. New development should be directed to locations that can be easily accessed without a car, or appropriate measures should be introduced to ensure adequate accessibility for those without a car.</p> <p>Limited development will be permitted to support the vitality of rural settlements. Major development in the open countryside will be inappropriate.</p> <p>Within the five sub-areas identified on the Key Diagram, development should accord with the following principles:</p> <ul style="list-style-type: none"> <li>• North Surrey: to improve the quality of life and the environment and promote an urban renaissance, resisting the outward spread of urban areas and restricting new development to the use of previously developed land and buildings within the existing urban area.</li> </ul>		<p>delivery of enhancements to Chertsey and Addlestone town centres and work to achieve the appropriate development replacement of Barrbrook Farm, Chertsey.</p>	<p>and the balance of housing and employment.</p> <p>This should include identification of sites for housing according to sustainability criteria and a set of criteria to be applied when considering the proposed development of unidentified sites.</p>
Housing Provision	<p>PPG 3 – Housing</p> <p>The Government's Objectives</p> <p>Local planning authorities should:</p>	<p>RPG 9</p> <ul style="list-style-type: none"> <li>• Sufficient housing, and in particular affordable housing, should be provided for all who need to live and work in the Region, to encourage social inclusion and avoid</li> </ul>	<p>Policy LO6</p> <p>This policy requires provision to be made for 35,400 (net) dwellings within Surrey between April 2001 and</p>	<p>See 'Affordable Housing' below:-</p>	<p>Leaders Position Paper</p> <p>Housing and Community Services Committee</p> <p>We will consult with our Planning Department on how best to increase social housing density in</p>	<p>Set out the Council's general approach for identifying land to meet the Borough's Housing targets. This should be robust and set out how any potential</p>

Topic	National	Regional	County (Structure Plan)	Community Strategy	Other Local Plans/Strategies	Potential Core Strategy Responses
	<ul style="list-style-type: none"> <li>plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing;</li> <li>provide wider housing opportunity and choice and a better mix in the size, type and location of housing than is currently available, and seek to create mixed communities;</li> <li>provide sufficient housing land but give priority to re-using previously-developed land within urban areas, bringing empty homes back into use and converting existing buildings, in preference to the development of greenfield sites;</li> <li>create more sustainable patterns of development by building in ways which exploit and deliver accessibility by public transport to jobs, education and health facilities, shopping, leisure and local services;</li> <li>make more efficient use of land by reviewing planning policies and standards;</li> <li>place the needs of people before ease of traffic movement in designing the layout of residential developments;</li> </ul>	<p>pressure for housing in adjoining regions;</p> <ul style="list-style-type: none"> <li>The development of housing should be more sustainable, providing a better mix of sizes, types and tenures, having regard to the structure of households and people's ability to access homes and jobs.</li> </ul>	<p>March 2016, with Runnymede's allocation for this period being 2,030.</p> <p>The policy also states "Most of the above dwellings will be provided on previously developed land, principally through the proactive approach to the management of urban areas set out in Policy LO2. The local planning authorities will adopt a Plan, Monitor, Manage approach to housing provision, with appropriate phasing policies in local development frameworks. Where there is a significant shortfall or surplus in the supply of housing relative to the above allocations, the local planning authorities will review the proposed phasing either through the preparation of supplementary planning documents or through a formal review of the local development framework."</p> <p><b>POLICY DN10</b> Housing Type and Need New dwelling provision should incorporate a mix of sizes and types and contribute towards meeting the needs of all sections of the community. The identification of specific needs and the mix of dwellings on each site will be determined by the local authorities.</p>		<p>order to make best use of scarce building land, while meeting the objective of preserving the Green Belt.</p> <p>Planning Committee</p> <p>We will continue to resist any inequitable increase in housing allocations and resist the premature release of reserve sites.</p> <p>We will look to maintain the character of established residential areas and resist inappropriate and cramped development that manifestly detracts from the environmental quality. Any increase in housing density to achieve housing targets must satisfy design criteria to ensure a quality housing environment is achieved.</p> <p>We have a strong commitment towards the provision of good quality housing within the Borough and we have also said that we will –</p> <p>"Assess the housing and community needs of residents and provide good quality, cost effective services that meet those needs."</p> <p>To achieve this broad aim the Council has the following objectives for its housing services.</p> <p>To -</p>	<p>increases in targets arising through the South East Plan would be accommodated.</p> <p>Identify the general locations that will be proposed for providing housing in accordance with the methods mentioned above. The Core Strategy should not include any proposals for specific sites</p>

Topic	National	Regional	County (Structure Plan)	Community Strategy	Other Local Plans/Strategies	Potential Core Strategy Responses
	<ul style="list-style-type: none"> <li>seek to reduce car dependence by facilitating more walking and cycling, by improving linkages by public transport between housing, jobs, local services and local amenity, and by planning for mixed use; and</li> <li>promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live.</li> </ul>				<ul style="list-style-type: none"> <li>Provide a range of affordable housing for those in housing need, including those with support needs.</li> <li>Ensure that private and social housing is fit and of an acceptable standard.</li> <li>Provide good quality services to the Council's tenants.</li> <li>Ensure that homelessness is kept to a minimum and that homeless people are given appropriate assistance.</li> <li>Develop safe and sustainable communities where people want to live.</li> <li>Provide services fairly to all sections of the community</li> </ul>	
<b>Affordable Housing</b>	<p>PPG 3 – Housing</p> <p>The Government's Objectives</p> <p>Local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing.</li> </ul>	<p><b>Policy H4</b></p> <p><b>A range of dwelling types and sizes should be provided, including alternative forms of tenure, in order to meet the needs of all sectors of the community and to plan for balanced communities. Affordable housing should be provided to meet locally assessed need.</b></p> <p>a) Development plans should: iii) include policies for securing affordable housing based on local housing strategies which in turn should be based on robust and regular local</p>	<p>POLICY DN11 Affordable Housing</p> <p>Local development frameworks will include a target for affordable housing, having regard to the objective that at least 40% of new housing provision in the county should be affordable, including housing for key workers.</p> <p>Local authorities will: <ul style="list-style-type: none"> <li>determine the sizes of sites on which a</li> </ul> </p>	<p>Affordable Housing</p> <ul style="list-style-type: none"> <li>Provide additional affordable homes for essential workers, the homeless and people living in poor housing conditions.</li> <li>Provide additional supported housing for people with mental health problems, young people, frail older people and people with learning disabilities.</li> <li>Identify and bring back into use empty and unfit property</li> </ul>	<p>Leaders Position Paper</p> <p>Planning Committee</p> <p>In conjunction with Housing and Community Services Department, we will look to provide affordable housing to meet identified need and seek to bring back into residential use flats above shops.</p> <p>Housing Strategy</p> <p>– see reference in "Housing above</p>	<p>Include objectives and high level policies for meeting the Borough's needs based on robust assessments of needs and market conditions.</p> <p>Further detail on specific policy approaches to be included in the Housing Local Development Document.</p>

Topic	National	Regional	County (Structure Plan)	Community Strategy	Other Local Plans/Strategies	Potential Core Strategy Responses
		<p>assessments of need;</p> <p>iv) explain how the powers in Circular 6/98 (Planning and Affordable Housing) will be used to contribute towards meeting the local need for affordable housing, including setting indicative targets for the proportion of affordable housing on specific sites;</p> <p>vi) ensure that affordable housing is provided where it is needed, in both urban and rural areas, and where appropriate located in mixed use developments, avoiding the creation of large housing areas of similar characteristics.</p> <p>In particular, affordable housing should be located where good public transport services provide links with employment opportunities, cultural facilities and other services such as leisure, education and healthcare.</p> <p>b) Local authorities should also:</p> <p>v) establish mechanisms to ensure that both low cost market and subsidised housing for rent are kept affordable in perpetuity, possibly through partnership with registered social landlords and through the use of legal agreements;</p> <p>vi) work in partnership with local employers including those about to move to an area, to establish the scope for assistance to their employees to secure housing</p>	<p>contribution to affordable housing will be sought, based on evidence of local need and the supply of housing land;</p> <ul style="list-style-type: none"> <li>negotiate with applicants to determine the amount of affordable housing to be provided on each site, taking into account market, identified need, site and other considerations;</li> <li>in rural areas, where there is evidence of local need, permit small scale affordable housing within or well related to settlements, on land that would not otherwise be released for development.</li> </ul>			

Topic	National	Regional	County (Structure Plan)	Community Strategy	Other Local Plans/Strategies	Potential Core Strategy Responses
<b>Green Belt</b>	<p><b>PPG2 – Green Belts</b></p> <p><b>Intentions of policy</b></p> <p>1.4 The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness. Green Belts can shape patterns of urban development at sub-regional and regional scale, and help to ensure that development occurs in locations allocated in</p>	<p>in the locality. The introduction of schemes to allow key workers to take the first step onto the housing ladder should be considered to ensure a long term source of labour for all sectors of the employment market;</p> <p>vii consider whether there is a need to seek lower thresholds as set out in Circular 6/98 (i.e. down to developments of 15 dwellings in urban areas). Where local authorities can demonstrate that local circumstances, particularly the likely viability of developments, justify adopting a lower threshold, they should bring forward proposals through the development plan process;</p> <p>viii) consider how they might use the exercise of an urban capacity study to help identify opportunities for increasing affordable housing provision.</p>	<p><b>POLICY LO4 The Countryside and Green Belt</b></p> <p>The openness and intrinsic qualities of the countryside will be protected. Most development outside the urban areas should be in or near to local service centres, and all development must respect the character of the countryside.</p> <p>Development will be permitted where it is required for agriculture, forestry, or where it relates to the</p>	<p><b>Environment Section</b></p> <p>Protect Green Belt land.</p> <ul style="list-style-type: none"> <li>• Review green belt protection policies.</li> <li>• Support SCC Structure Plan approach to protecting Green Belt in this part of Surrey.</li> <li>• Devise planning policy approach to securing improvements to urban fringe and other Green Belt land.</li> </ul>		<p>Set out objectives and high-level policies to maintain the role and openness of the Green Belt</p>

Topic	National	Regional	County (Structure Plan)	Community Strategy	Other Local Plans/Strategies	Potential Core Strategy Responses
	<p>development plans. They help to protect the countryside, be it in agricultural, forestry or other use. They can assist in moving towards more sustainable patterns of urban development...</p> <p><b>Purposes of including land in Green Belts</b></p> <p>1.5 There are five purposes of including land in Green Belts:</p> <ul style="list-style-type: none"> <li>• to check the unrestricted sprawl of large built-up areas;</li> <li>• to prevent neighbouring towns from merging into one another;</li> <li>• to assist in safeguarding the countryside from encroachment;</li> <li>• to preserve the setting and special character of historic towns; and</li> <li>• to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</li> </ul> <p><b>The use of land in Green Belts</b></p> <p>1.6 Once Green Belts have been defined, the use of land in them has a positive role to play in fulfilling the following objectives:</p> <ul style="list-style-type: none"> <li>• to provide opportunities for access to the open</li> </ul>	<p>a review should also take account of sustainability criteria including: proximity to urban areas well served by public transport, environmental quality of the land and the contribution made by the Green Belt to the planning objectives for the area.</p> <p>b. In addition:</p> <ul style="list-style-type: none"> <li>i) local authorities should continue to work with other agencies, private partners and landowners to encourage appropriate uses of land; and</li> <li>ii) the implementation of positive management schemes is also vital to improve the landscape, nature conservation and environmental value, as well as assisting agriculture and recreational activities within Green Belts, particularly where they adjoin built-up areas.</li> </ul>	<p>essential needs of outdoor sport and recreation or for management of the countryside as a resource. Operational development associated with water supply and treatment, sewage treatment, flood defence purposes, energy generation from renewable resources, mineral working and waste management and any other essential utility development will be acceptable where need is justified and adverse impacts can be satisfactorily managed.</p> <p><b>The Metropolitan Green Belt</b></p> <p>The general extent of the Metropolitan Green Belt in Surrey will be maintained. Within the Metropolitan Green Belt there will be a presumption against inappropriate development. At Guildford, the local development framework will include amendments to the Metropolitan Green Belt boundary north east of Guildford if the need for an urban extension to the town is confirmed. Land previously removed from the Metropolitan Green Belt to serve as a long term reserve for future development requirements should be reassessed against the Spatial Strategy of this Plan through local development frameworks.</p>			

Topic	National	Regional	County (Structure Plan)	Community Strategy	Other Local Plans/Strategies	Potential Core Strategy Responses
	<p>countryside for the urban population;</p> <ul style="list-style-type: none"> <li>• to provide opportunities for outdoor sport and outdoor recreation near urban areas;</li> <li>• to retain attractive landscapes, and enhance landscapes, near to where people live;</li> <li>• to improve damaged and derelict land around towns;</li> <li>• to secure nature conservation interest; and</li> <li>• to retain land in agricultural, forestry and related uses.</li> </ul>		<p><b>Urban fringe</b></p> <p>Measures to secure the enhancement of the character and management of countryside on the urban fringe consistent with the appropriate use of such land, including recreational use, will be encouraged.</p> <p><b>Major developed sites</b></p> <p>Where major developed sites in the countryside are identified in local development frameworks, further infilling or redevelopment may be acceptable. Any proposal should demonstrate how any adverse impacts are to be mitigated and what measures to enhance the character of the area can be achieved.</p> <p><b>Existing Buildings</b></p> <p>The re-use and adaptation of buildings in the countryside is acceptable in principle, provided that the new use would not harm local amenity.</p>			
Local Economy	<p><b>PPS 1</b></p> <p><b>Planning for Sustainable Development</b></p> <p><i>Sustainable Economic Development</i></p> <p>Planning authorities should have regard to the importance of encouraging industrial, commercial and</p>	<p><b>SEEDA - Regional Economic Strategy 2002-2012</b></p> <p>This identifies five objectives for the regional economy and priorities for each of these objectives.</p> <p>The Five Objectives of the</p>	<p><b>POLICY LO7</b></p> <p>Employment Land The development needs of sustainable economic growth will be met primarily through the reuse of suitably located land already in or available for employment use. Suitably located land will be</p>	<p><b>Economic Prosperity</b></p> <p><b>Key Priorities:</b></p> <p>To improve the economic, social and environmental well-being of the Borough through increased economic prosperity, social inclusion and opportunities and employment for all.</p>	<p><b>Runnymede Economic Strategy (Review Sept 2004)</b></p> <p><b>2. Planning Policies</b></p> <p><b>Context</b></p> <p>The context for the Borough's planning policies is that of a</p>	<p>Establish objectives and high-level policies to support the sustainable growth of the local economy and maintain high levels of employment.</p>

Topic	National	Regional	County (Structure Plan)	Community Strategy	Other Local Plans/Strategies	Potential Core Strategy Responses
	<p>retail development if the economy is to prosper and provide for improved productivity, choice and competition, particularly when technological and other requirements of modern business are changing rapidly. All local economies are subject to change and planning authorities should be sensitive to these changes and the implications for development and growth. Planning authorities should actively promote and facilitate good quality development, which is sustainable and consistent with their plans. Continuing economic growth requires an efficient system for managing development. Fundamental to this are up to date and relevant regional and local plans which can adapt to change. These should take account of the regional economic strategies of Regional Development Agencies and of the local authority Community Strategies respectively. They should identify opportunities for future investment to deliver economic objectives.</p>	<p>Regional Economic Strategy</p> <p><b>Objective 1 - Competitive Businesses</b>  Priority 1: Enterprise  Priority 2: Growth and Innovation  Priority 3: International Relationships</p> <p><b>Objective 2 - Successful People</b>  Priority 4: Skills for Prosperity  Priority 5: Participation in Prosperity  Priority 6: Learning for All  Priority 7: Social Dialogue</p> <p><b>Objective 3 - Vibrant Communities</b>  Priority 8: Community Participation and Local Leadership  Priority 9: Urban Renaissance  Priority 10: Connecting Diversity with Prosperity  Priority 11: Community Infrastructures and Services</p> <p><b>Objective 4 - Effective Infrastructure</b>  Priority 12: Housing  Priority 13: Transport  Priority 14: Broadband  Priority 15: Brownfield Land</p> <p><b>Objective 5 - Sustainable Use of Natural Resources</b>  Priority 16: Environmental Capital  Priority 17: Sustainable Land Management  Priority 18: Water, Waste and Energy</p>	<p>safeguarded. Employment land, particularly in or around town centres, may be redeveloped for mixed uses. Local planning authorities will seek to ensure an appropriate mix of types and scale of premises for a range of economic activities. In particular, the development of small and medium sized enterprises, including those requiring 'move-on' accommodation from incubator units, and the development of business clusters, will be supported. Local planning authorities will be expected to review existing employment land allocations and policies protecting land for employment use and reallocate surplus or unsuitably located employment land for alternative uses. Where unsuitably located land is reallocated for alternative uses, local planning authorities will review the adequacy of existing employment land allocations and designate additional land if justified.</p>	<p><b>Continue prominent regeneration projects</b> such as Chertsey Revitalisation and Action Adlestone.</p> <p><b>Promote the best use of land</b> via the Local Plan process.</p> <p><b>Encourage economic development</b> of retail areas in villages and parades such as Englefield Green, Ottershaw, Pooley Green.</p> <p><b>Encourage investment</b> and the creation of job opportunities working through planning policy, major employers and development partners.</p>	<p>local economy which is, in many respects, very dynamic yet operates in an area of significant planning restraint, particularly on green-field development. This is exemplified by the fact that some 68% of the Borough lies within the metropolitan green belt where there is a presumption against any development except for a very limited range of defined purposes.</p> <p>The priority, reflected in planning policy at all levels, is to make the most efficient use of urban land to help achieve the creation of sustainable communities.</p> <p>There is at present no economic imperative to create jobs in the area since we are effectively at full employment, but there is a need to ensure that the Borough remains an attractive business location. There is also a need to tackle specific local issues such as key town centre sites and continuing to improve the Borough's shopping centres.</p>	<p>Particular emphasis to be given to securing 'smart' economic growth focused on knowledge industries.</p>

Topic	National	Regional	County (Structure Plan)	Community Strategy	Other Local Plans/Strategies	Potential Core Strategy Responses
<b>Movement</b>	<p>PPG13</p> <p><b>Objectives</b></p> <p>The objectives of this guidance are to integrate planning and transport at the national, regional, strategic and local level to:</p> <ol style="list-style-type: none"> <li>1. promote more sustainable transport choices for both people and for moving freight;</li> <li>2. promote accessibility to jobs, shopping, leisure</li> </ol>	<p><b>Regional Transport Strategy Vision</b></p> <p>"Our vision is a high quality transport system to act as a catalyst for continued economic growth and provide for an improved quality of life for all in a sustainable and socially inclusive manner: a regional transport system which progressively reaches the standards of the best in North West Europe."</p> <p><b>South East Plan - Communications</b></p>	<p><b>Local Transport Plan</b></p> <p>aims to:</p> <ul style="list-style-type: none"> <li>• widen travel choice (Structure Plan Policies DN4 and DN5)</li> <li>• manage traffic and restrain the demand for travel (Structure Plan Policies LO2, DN2 and DN3)</li> <li>• produce a more integrated transport system (Structure Plan Policies DN1 and DN2)</li> <li>• plan and manage the highway network (Structure Plan Policy DN6)</li> </ul>	<p><b>Key Priorities:</b></p> <p>The main aim is to identify solutions to congestion in the Borough, with partners. There is also a need to consider the relationship between transport, access and social inclusion.</p> <ul style="list-style-type: none"> <li>• To promote company travel plans</li> <li>• To develop innovative solutions that reduce the need to travel by car</li> <li>• To raise awareness of the causes of congestion and the opportunities for</li> </ul>	<p><b>Key Priorities</b></p> <p>One key issue is striking the right balance between promoting economic vitality and safeguarding the environment. Planning policies have an important role to play in ensuring that the pattern of land uses and the policies used to determine planning applications support the local economy. They must also ensure that this is achieved in a sustainable and equitable way. This means that new development should be directed to locations that are sustainable. In particular, intensive forms of development that generate high levels of movement should be located where they are accessible by a variety of means other than the car....</p>	<p>Provide a Spatial Strategy that seeks to provide necessary development in accessible locations and in ways that reduce the need to travel.</p> <p>Set objectives and high level policies to support the provision of non-car transportation and ensure that appropriate</p>

Topic	National	Regional	County (Structure Plan)	Community Strategy	Other Local Plans/Strategies	Potential Core Strategy Responses
	<p>facilities and services by public transport, walking and cycling, and</p> <p>3. reduce the need to travel, especially by car.</p>	<p>Translating the Regional Transport Strategy vision into a set of regionally specific objectives that integrates spatial and transportation planning at the regional level, the RTS seeks:</p> <ul style="list-style-type: none"> <li>• to facilitate urban renaissance and foster social inclusion by rebalancing the structure and use of the transport system. In particular by bringing forward measures that encourage modal shift and significantly improve the attractiveness of local public transport services;</li> <li>• to reduce the wider environmental, health and community impact associated with the transport system by bringing forward measures to positively manage the transport system in ways that reduce our dependence on the private car;</li> <li>• to develop road and rail links that improve inter and intra-regional connectivity;</li> <li>• to improve and develop more sustainable transport connections to the region's key ports, airports and international rail stations as a basis for the enhancement of its gateway function to Europe and the rest of the world.</li> </ul>	<ul style="list-style-type: none"> <li>• address the transport needs of rural areas (Structure Plan Policies LO4, DN16)</li> <li>• help to make freight transport more sustainable (Structure Plan Policy DN7)</li> <li>• integrate transport with other policies (all Structure Plan policies).</li> </ul>	<p>improvement</p> <ul style="list-style-type: none"> <li>• To develop strategies that seek to reduce inequalities created by limited access to transport</li> <li>• Integrate public transport system i.e. with cycle ways</li> </ul>		<p>transport infrastructure requirements are met when new developments are permitted.</p>

## Sustainability Imperatives

The Runnymede State Report 2004 Baseline published in November 2004 identifies a number of sustainability issues that need to be addressed through the LDF. The priority issues are those with worsening indicator scores over time. The indicators and trends will be subject to review as part of the Annual Monitoring Report and any changes may create new priorities and/or result in the removal of others. The detailed findings of the Runnymede State Report can be found at [www.runnymede.gov.uk/business/ImpactAssess/def/frontpage.asp](http://www.runnymede.gov.uk/business/ImpactAssess/def/frontpage.asp)

### Environmental Priorities

Runnymede's environmental performance is good in some key respects – the proportion of new development located on previously developed land is high and improving, the extent of ancient woodland is expanding and there is increasing investment in non-car modes of transport. There are however some key trends which are worsening in terms of environmental and resource use measures. These are described below:

- Climate Change – emissions of greenhouse gases are identified as increasing.
- Biodiversity – the condition of Sites of Special Scientific Interest (SSSIs) is identified as worsening.
- Traffic Congestion – the average daily motor vehicle flows in the Borough are shown as increasing and the proportion of travel by car is increasing.
- Water Use - per-capita consumption of water is increasing.
- Energy Use – per-capita energy use is increasing and no progress has been made on achieving installed capacity for producing energy from renewable sources.

The environmental priority areas for the Core Strategy are set out in the table below which relates them to the table of Core Strategy key objectives and sub-objectives.

<i>Identified Environmental Priority</i>	<i>Key Objective(s)</i>	<i>Sub-Objective(s)</i>
<ul style="list-style-type: none"> <li>• To seek to reduce the Borough's output of greenhouse gases</li> <li>• To protect and enhance sites and habitats that contribute to Biodiversity</li> </ul>	KO1 KO1/KO4	SO1A SO1A/SO4A
<ul style="list-style-type: none"> <li>• To support the Local Transport Plan in seeking to reduce congestion and promote alternatives to car use.</li> </ul>	KO1	
<ul style="list-style-type: none"> <li>• To try to direct development in ways that minimise energy use</li> <li>• To promote the use of energy from renewable sources.</li> </ul>	KO1 KO1	SO1D

### Social Priorities

The Borough generally scores well on social indicators compared to national and regional measures. Runnymede has also been effective at providing housing land to meet the requirements set out in the Surrey Structure Plan. There are, however, a number of small pockets of relative deprivation in Runnymede and a couple of measures where the Borough is experiencing worsening problems.

- Combined Indices of Deprivation indicate relative deprivation in the areas of Chertsey St Ann's, Chertsey Meads and Egham Hythe.
- Cost of Housing – the average house price in the Borough has been rising against average earnings, making housing less affordable.
- Flood Risk – the number of properties at risk of flooding in Runnymede is increasing (largely due to the Environment Agency extending their flood risk designations).

- Crime – the levels of domestic burglaries, violent offences, vehicle crimes and criminal damage are increasing (though these are still at a low level compared to national levels).
- Access to Services – road distances to post offices is worsening (and may worsen further if more post office closures take place)

The social priority areas for the Core Strategy, are set out in the table below along with the objectives to which they relate:

<i>Identified Social Priority</i>	<i>Key Objective</i>	<i>Sub-Objective</i>
<ul style="list-style-type: none"> <li>• To reduce disparities in the indices of multiple deprivation across the Borough.</li> <li>• To increase the supply of affordable and key-worker housing</li> <li>• To ensure that new development is not at risk of flooding and does not worsen the risk of flooding for others.</li> <li>• To ensure new developments are designed to minimise opportunities for crime and support other initiatives to reduce crime and the fear of crime</li> </ul>	KO3  KO3 KO1/KO4  KO4	

## **Economic Priorities**

The Borough is economically very buoyant. It enjoys high and increasing levels of employment and a lowering proportion of people claiming benefits. The problems issues identified in the Runnymede Economic Strategy are mainly those associated with the prosperity of the area such as the high costs of housing and the difficulty of finding people with the right skills at a time of effectively full employment.

The economic issues derived from the State Report and from the emerging South East Plan give rise to the following priorities for the Core Strategy:

<i>Identified Economic Priority</i>	<i>Key Objective</i>	<i>Sub-Objective</i>
<ul style="list-style-type: none"> <li>• to support 'smart' economic growth as defined in the regional economic strategy that has low environmental impact and does not create significantly increased demand for labour</li> <li>• to retain and enhance facilities for providing improved skills and business innovation</li> </ul>	KO2  KO2	

## **Sustainability Appraisal**

Each Local Development Document (LDD) will be subject to sustainability appraisal in accordance with legislation and regulations. This assessment will test the emerging policies against adopted sustainability objectives and associated indicators to identify any potentially harmful effects of policies. This will enable the selection of the most sustainable policy options and the inclusion of measures to mitigate or minimise any undesirable impacts.

## Consultation Results – Objectives

The following tables and text summarise some of the responses to the issues and options consultation carried out by the Council in September/October 2004. They identify the key findings from the multiple choice / tick box questions and relate the responses to proposed objectives.

A full schedule of the results of the consultation including written responses is available separately.

### 1. Long-Term Vision

#### Full Questionnaire

	Continue existing patterns	Additional housing by developing reserve sites and green belt	Increase density through out urban areas	Concentrate new development in town centres	Growth of new or existing settlements within green belt	Convert employment land / buildings for housing	Concentrate in areas with good public transport / facilities	Other
3rd Choice	22	14	24	37	10	27	52	5
2nd Choice	13	9	38	37	13	57	74	1
1st Choice	14	9	40	35	3	64	51	9
Total	49	32	102	109	26	148	177	15

#### Short Questionnaire

	Continue existing pattern	Additional housing by developing reserved sites	Increase density through-out urban area	Concentrate new development in town centres	Growth of new or existing settlements within green belt	Redevelop employment sites for housing	New development well served by public transport	Adopt a different approach
3 <sup>rd</sup> Choice	10	8	24	18	6	18	25	2
2nd Choice	9	13	18	23	10	33	41	3
1 <sup>st</sup> Choice	15	9	19	13	3	37	24	3
Total	34	30	61	54	19	88	90	8

There was a high level of consistency between the responses for the long and short questionnaires with the most popular option for meeting future development requirements being an infra-structure constrained approach of concentrating development in areas with good access to services/public transport. The other very popular option was the re-use of employment sites for housing. The options of increasing densities throughout the urban area and concentrating new development in town centre also attracted significant support. The least popular options were the growth of new or existing settlements in the Green Belt and use of the reserve sites and green belt

These findings indicate a high level of support for the strategic approach of concentrating development in the areas with good access to services and public transport which in Runnymede are the urban areas and in particular the town centres. These findings relate particularly to Key Objective 1 and to sub-objectives 1A, 1B and 1C.

## 2. Environment

### Full Questionnaire

	Energy efficient development	Encourage biodiversity	Reduce the loss of good quality agricultural land
I don't know	2	2	1
Strongly disagree	1		3
Disagree	6	3	9
Total (Strongly Disagree plus disagree)	7	3	12
Neither agree nor disagree	22	36	41
Agree	103	83	70
Strongly agree	114	124	121
Total (Strongly agree plus agree)	217	207	191
Total Respondents	248	248	245

The responses to this question (which was not included in the short questionnaire) demonstrate a strong level of support for all three of the identified measures with over 75% of respondents either agreeing or strongly agreeing. This indicates a high level of support for the environmental principles of sustainability and in particular the need to develop new policies to secure energy-efficient development through planning as well as through the building control procedures. These findings have supported the development of Key Objective 1 and sub-objectives 1A (biodiversity) and 1D (energy use).

## 3. Movement

### Full Questionnaire

	Give greater priority to improving public transport, walking and cycling facilities	Reduce private car parking - new development in location with good transport links	Encourage the adoption of Green Travel Plans	Developers of major sites required to make contributions towards local transport improvements
I don't know	0	1		
Strongly disagree	0	51	1	5
Disagree	10	78	5	15
Total (Strongly disagree plus disagree)	10	129	6	20
Neither agree nor disagree	10	31	9	10
Agree	63	58	94	84
Strongly agree	165	26	140	137
Total (Strongly Agree plus Agree)	228	84	234	221
Total Respondents	248	245	249	251

This question sought views on how we can tackle traffic congestion (which is linked to air quality). The only option that did not receive high levels of support was that of reducing private car parking in new developments in accessible locations. This reflects people's desire for attractive and

realistic alternatives to the car but the recognition that significant modal shift will take time and that under-provision of parking can create problems in certain locations.

### Short questionnaire

	Frequency	Percent	Valid Percent	Cumulative Percent
Greater priority to public transport, walking and cycling	68	44.7	47.2	47.2
Reduce private car parking provided with new development in locations with good transport links	4	2.6	2.8	50.0
Encourage the adoption of Green Transport Plans	45	29.6	31.3	81.3
Developers of major sites should be required to make contributions towards local transport improvements	27	17.8	18.8	100.0
<b>Total</b>	144	94.7	100.0	
Missing System	8	5.3		
<b>Total</b>	152	100.0		

On the short questionnaire the question was which option people thought would be most effective in tackling congestion. This gave a clear indication that respondents considered the prioritising of public transport, walking and cycling to be the most effective and the reduction of parking provision with new developments to be the least effective.

These findings relate to Key Objective 1 and to sub-objective 1E in particular. The need to secure appropriate developer contributions is reflected in sub-objective 4D.

## 4. Green Belt Changes

### Full Questionnaire

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Full Review	21	8.1	8.6	8.6
Small Amendments	108	41.5	44.1	52.7
No Changes	106	40.8	43.3	95.9
Other	10	3.8	4.1	100.0
<b>Total</b>	245	94.2	100.0	
Missing System	15	5.8		
<b>Total</b>	260	100.0		

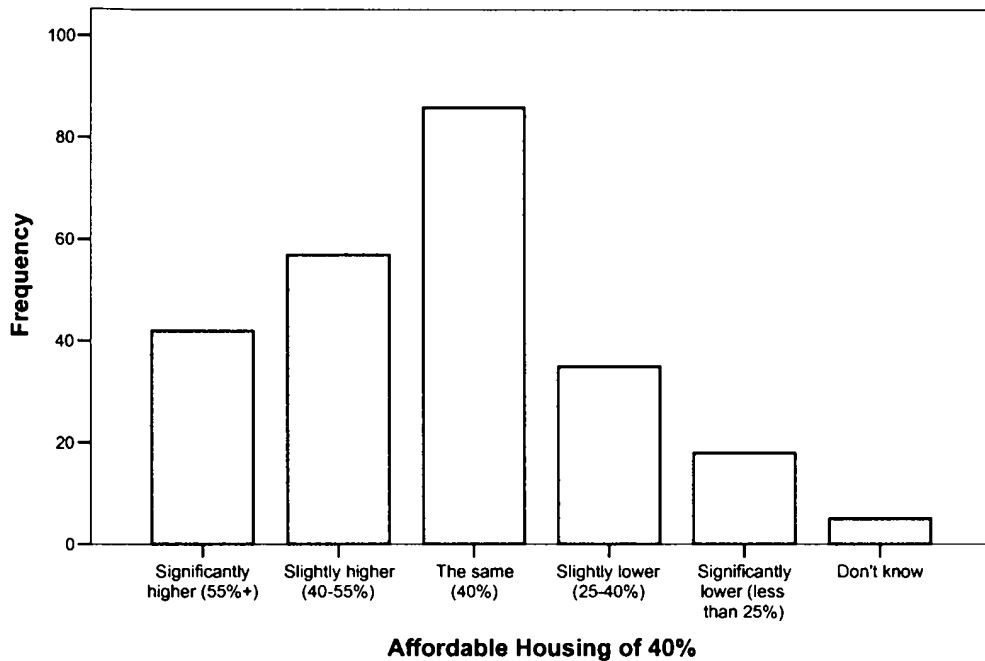
### Short Questionnaire

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes definitely	17	11.2	11.6	11.6
Only minor changes	49	32.2	33.6	45.2
Unsure	10	6.6	6.8	52.1
Definitely not	70	46.1	47.9	100.0
<b>Total</b>	146	96.1	100.0	
Missing System	6	3.9		
<b>Total</b>	152	100.0		

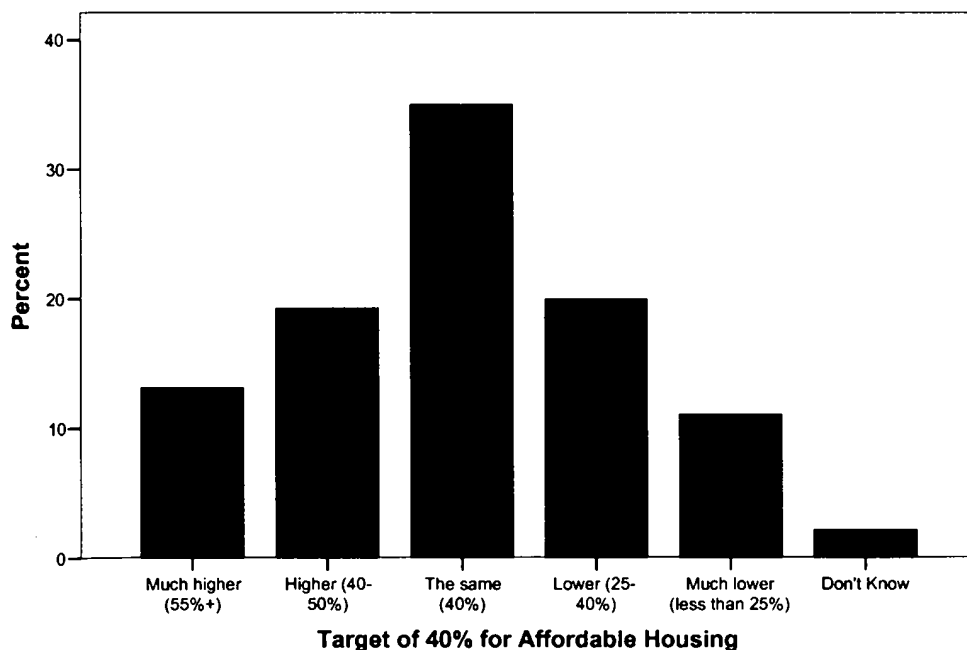
The vast majority of respondents wanted to see only minor changes or no changes at all to the extent of the green belt (85.2% of those who answered this question). Only 9.7% wanted definite changes to the green belt or a full review of its extent. This clearly demonstrates a high level of public support for maintaining the integrity of the green belt and the high value that local people place on it. These aspirations are reflected in Key Objective 4 and particularly in sub-objectives 4A and 4B.

## 5. Affordable Housing

### Full Questionnaire



### Short Questionnaire



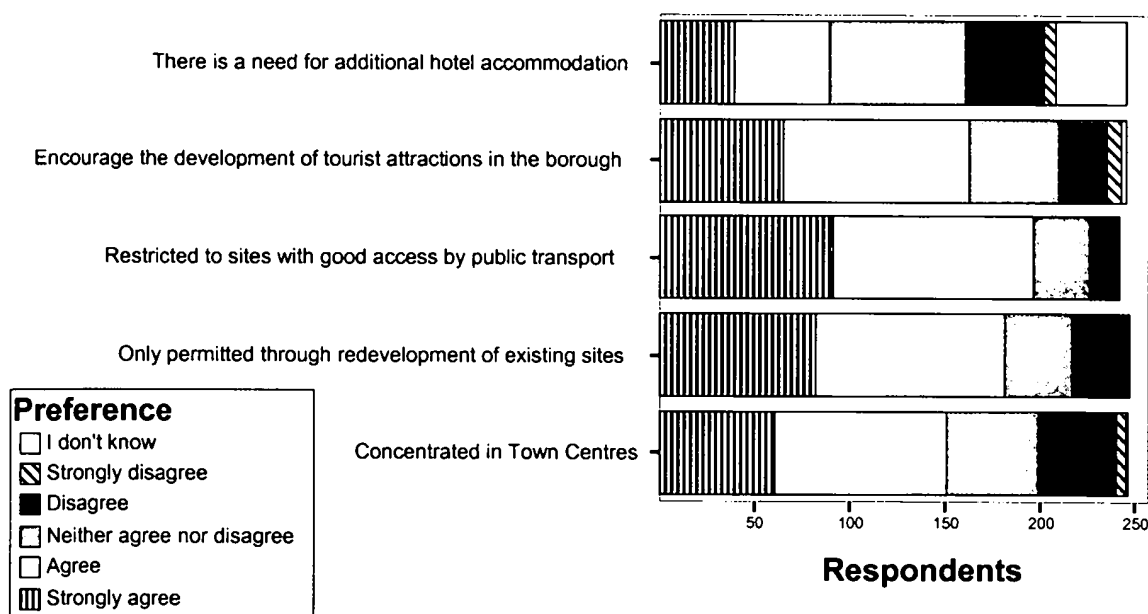
This question sought views on whether in Runnymede we should try to secure 40% of new housing as affordable housing (which is the target figure for Surrey in the recently adopted Surrey Structure Plan) or whether we should seek a higher or lower percentage. For both questionnaires

the most popular option was to match the 40% target. On the other options there is a marked discrepancy between the responses to the short and full questionnaires. The short questionnaire responses show almost equal amounts of people preferring a higher percentage and preferring a lower percentage. On the full questionnaire there are significantly more people preferring a higher percentage than a lower one. The responses overall show a general acknowledgement of the need to provide significant amounts of affordable housing in the Borough and this is reflected in Key Objective 3 and sub-objective 3A.

## 6. Local Economy

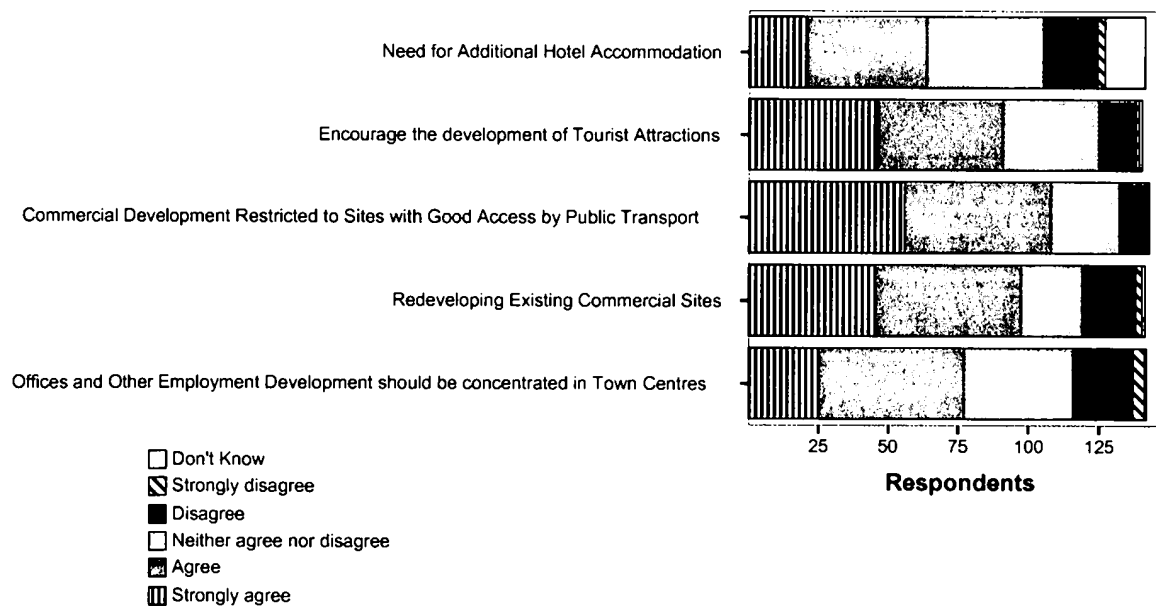
### Full Questionnaire

	Offices and Other Employment Development should be concentrated in Town Centres	Only permitted through redevelopment of existing sites	Restricted to sites with good access by public transport	Encourage the development of tourist attractions in the borough	There is a need for additional hotel accommodation
I don't know	1	1		2	37
Strongly disagree	5	1	1	8	6
Disagree	41	28	15	25	41
Total (Strongly disagree plus disagree)	46	29	16	33	47
Neither agree nor disagree	48	36	30	48	72
Agree	90	99	105	97	50
Strongly agree	61	82	91	65	39
Total (Strongly Agree plus Agree)	151	181	196	162	89
Total Respondents	246	247	242	245	245



Short Questionnaire

	Offices and Other Employment Development should be concentrated in Town Centres	Redeveloping Existing Commercial Sites	Commercial Development Restricted to Sites with Good Access by Public Transport	Encourage the development of Tourist Attractions	Need for Additional Hotel Accommodation
Don't Know	1	1		1	14
Strongly disagree	4	2		1	3
Disagree	21	19	11	13	19
Total (Strongly disagree plus disagree)	25	21	11	14	21
Neither agree nor disagree	39	22	24	34	41
Agree	52	52	52	45	43
Strongly agree	25	45	56	46	21
Total (Strongly agree plus agree)	77	97	108	91	64
Total Respondents	142	141	143	140	141



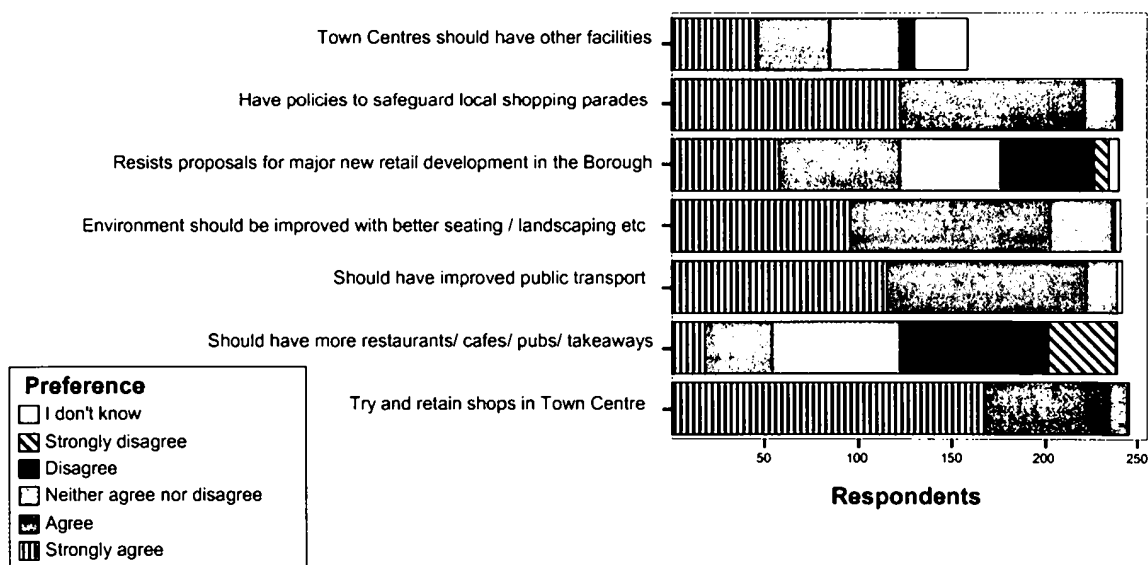
Views were sought on the priorities for sustainable development of the local economy and the role of tourism in the Borough. The most popular option for development for employment was that it should be restricted to sites with good access by public transport. There was also support for concentrating such development in town centres and restricting it to redevelopment of existing employment sites. These findings are reflected in Key Objective 2 and in sub-objectives 2A, 2B and 2C.

There was significant support for the development of tourist attractions in the Borough though somewhat lower support for the need for additional hotel accommodation. The development of tourism is addressed in sub-objective 2D.

## 7. Town Centres

### Full Questionnaire

	Try and retain shops in Town Centre	Should have more restaurants/ cafes/ pubs/ takeaways	Should have improved public transport	Environment should be improved with better seating / landscaping etc	Resists proposals for major new retail development in the Borough	Have policies to safeguard local shopping parades	Town Centres should have other facilities
I don't know	0	1	3	3	5	1	29
Strongly disagree	0	36	0	0	8	1	1
Disagree	1	80	0	2	51	1	7
Total (Strongly disagree plus disagree)	1	116	0	2	59	2	8
Neither agree nor disagree	9	68	17	33	54	18	37
Agree	68	36	107	107	64	99	39
Strongly agree	167	18	115	96	58	122	46
Total (Strongly agree plus agree)	235	54	222	203	122	221	85
Total Respondents	245	239	242	241	240	242	159

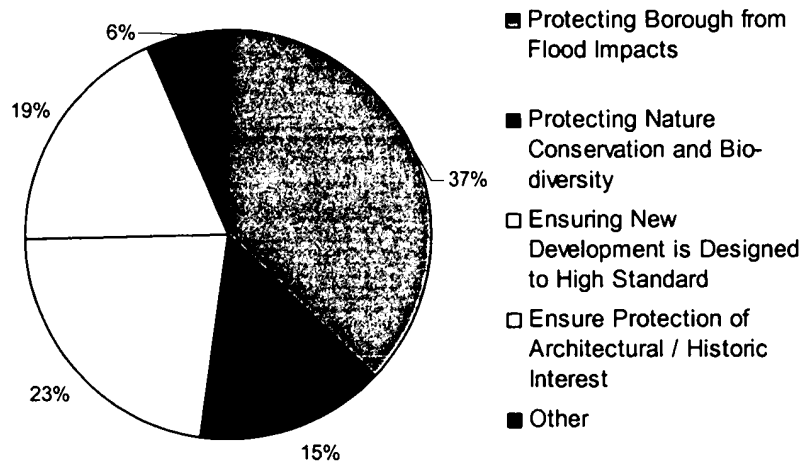


The full questionnaire asked for views on the future role and function of our town centres and local shopping parades. This produced very strong support for the retention of shops in town centres and for the safeguarding of local shopping parades. There was also very strong support for environmental and public transport improvement in town centres. There was somewhat less support for resisting major new retail development in Runnymede and relatively few responses to the provision of other facilities. There was a balance of responses against the provision of more restaurants / cafes / pubs / takeaways, though some did comment that their resistance was to more takeaways and pubs rather than better quality restaurants. These views are reflected in Key Objective 2 and in particular in sub-objective 2C the views on public transport are reflected in sub-objective 1E.

## 8. Other Issues

### Short Questionnaire

**Most Important Issue for LDF**



The short questionnaire asked for people's views on what other issues should be addressed in the Local Development Framework. The results as shown above show the importance of protecting the borough from flood impacts; with 37% of respondents identifying this as being the most important issue for them. This is reflected in sub-objectives 1A. The other identified issues were ensuring high standards of design and the protection of areas and buildings of architectural or historic interest. These were identified as most important issues by 23% and 19% of respondents respectively. Design standards are addressed in sub-objective 4C and the protection of heritage assets is covered by sub-objective 1F.