

LOCAL DEVELOPMENT FRAMEWORK - RETAIL ISSUES AND OPTIONS PAPER

Key Issues for Consultation taken from Section 13 of the RIOP

1. The following identify the areas for consultation.
Do we have an appropriate range of shopping, leisure and local services in each type of centre (ie town, local, village)?
 - The Plan will need to identify, by undertaking a survey, the local need for both the quantity and quality of local retail provision.
 - The town and local centres within Runnymede will not meet all local need as this will be provided at higher order towns in the area such as Woking and Staines.
2. Town Centres: Addlestone, Chertsey and Egham

Are our three town centres adequately providing for need (this to be assisted by a technical assessment). If not -
 - What is needed to support the towns as viable key centres of commercial and social activity?
 - What are the most important aspects of a town centre?
 - Are the physical areas of the defined town centres too large, too small or just right to accommodate the range of facilities necessary to cater for the local communities they serve (bearing in mind the role of larger centres such as Woking and Staines in meeting higher order needs)?
 - Is the primary shopping area correctly defined?
 - What is the key mix of uses in a town centre? Do we have the balance of uses right for each centre? Or are some town centres developing 'specialist attractions' - and should this be encouraged?
 - Are all ages catered for?
 - How do the centres meet social and leisure needs and do they have evening and night time economies?
3. Local/Village Centres: (e.g. Virginia Water, New Haw, Englefield Green, Ottershaw)
 - Can local centres compete in a modern competitive retail environment that is changing where and the ways we shop?
 - What are the key features of a viable local centre? What is the role of the Post Office? Are there areas that need to be protected for specific uses? - What are these uses?
4. Local/Parades of Shops (eg Pooley Green, Thorpe, Row Town, Chertsey Lane)
 - They cannot compete on price but are convenient - are they important to protect?
 - Is there a minimum size for a parade of shops that is needed to ensure sufficient footfall?
5. Farm Shops/Garden Centres

They are normally in rural locations and largely in the Green Belt.
 - What role do they play in meeting local need?

- Should they be allowed to expand or intensify use in the Green Belt location?
- Do they undermine the town centres?
- Should they be allowed to sell only locally produced goods?

6. Remote Shopping

- The Retail Impact Assessment (the Technical Assessment) will need to consider the effect this may have on shopping in the Borough.

LOCAL DEVELOPMENT FRAMEWORK - THE ECONOMY ISSUES AND OPTIONS PAPER (EIOP)(A) Key Economic issues as taken from Section 10 of the EIOP

- (a) There is an imbalance in the local labour market between the number of people working in Runnymede and the size of the locally resident working population – more people work in the Borough and there are local labour and skill shortages. How can this imbalance be improved?
- (b) Levels of increasingly unsustainable commuting by car into, out of and through Runnymede are high. How can levels of commuting be reduced and greater self containment of the local economy be achieved?
- (c) There is an increasing number of vacant and underused business premises in Runnymede as a result of continuous and rapid change in the needs of local businesses for premises and as a result of technological change and changes in working practices. How can better use be made of underused business premises?
- (d) The globalisation of the economy, electronic working, the increasing importance of home working, the emergence of e-commerce and business, and a significant shift towards service sector, high productivity and high value sectors of the economy mean that economic activity is far more footloose and less place dependant than it used to be. How can we ensure that Runnymede continues to attract and meet the needs of modern technology based businesses and service providers?
- (e) How can we ensure that new business and commercial developments are built and used in a way that reduces energy consumption?
- (f) There are a number of major developed sites in the Green Belt in Runnymede including: the Proctor & Gamble site, the former DERA site, St Peters Hospital, Royal Holloway and the Runnymede Brunel Campus, Hillswood Business Park, Thorpe Park and the Chertsey Sewage Treatment Works. All of these sites are employment locations, but consideration needs to be given to their future development and use?
- (g) The future development of the former DERA site has yet to be determined. How can an integrated, sustainable community be developed on this site if it is allocated for employment and housing in the South East Plan?

(B) The Policy Options for Consultation

1. Re: (a) above: **Labour imbalance and shortages**
 - i) Let market forces determine where people live and work with no intervention from the planning system to improve sustainability and the supply of local housing or
 - ii) Increase the amount of local housing and hence the size of the local workforce, but do not create additional employment floor space in the Borough if this would lead to additional demand for labour or
 - iii) Allow business premises in out of town and peripheral locations to be redeveloped for housing.
 - (iv) With regard to skill shortages carry out a survey of businesses in Runnymede and identify the skill sets that are most in demand and how training needs might be met by local educational establishments and training organisations, and by greater co-ordination between the business and educational sectors.
2. Re: (b) above: **Commuting and self containment**
 - i) Let market forces and personal choice determine the amount of commuting that takes place and allow congestion to act as the factor that determines

how people travel to work and how much time and resources they are prepared to spend travelling or

- ii) Provide more intensive economic development at public transport nodes and on public transport routes and improve walking and cycling accessibility at places of work and wherever services are provided and
 - iii) Extend the Yellow Bus service to more schools and consider whether this concept could be extended to the business community and
 - iv) Encourage more home based working and electronic working so that more business is carried out by phone and over the internet reducing the need for commuting and
 - v) Encourage the intensification of higher value land uses (such as offices) and increases in employment floor space in town centres and in major employment locations – such as business parks.
3. Re: (c) above: **Making better use of underused business premises**
- i) Allow redevelopment and change of use of existing business premises to residential use throughout the Borough or
 - ii) Protect existing business uses in town centres and in major employment locations such as on business parks, but allow changes of use and redevelopment for housing and other land uses elsewhere or
 - iii) Protect all business land uses and premises from redevelopment for housing or retail use.
4. Re: (d) above: **Embracing modern technology and ways of working**
- i) Ensure that all new business and commercial developments are future proofed and built to high electronic specifications that will meet future e-commerce and e-service delivery needs including networking with home based systems and
 - ii) Ensure that all major (>300 sq.m.) new commercial and business developments have an agreed travel plan.
5. Re: (e) above: **Ensuring sustainable construction and energy efficiency in commercial and business premises**
- i) Use sustainable construction techniques and achieve high energy efficiency in the development and use of new and refurbished buildings by requiring an energy statement to be submitted with all commercial planning applications where the floor space exceeds 300 square metres and require development to meet 15% of its energy needs from a renewable source.
6. Re (f) above: **Major Developed Sites (MDS) in the Green Belt**
- i) Identify how each of the MDS should be developed in the future and work with the landowner and community to create sustainable development that meets future economic and social needs while conserving the environment.
7. Re (g) above – **Former DERA Site**
- i) Redevelop with 100,000 sq m of B1 (business park); or
 - ii) Redevelop with 65,000 sq m of B1 and 2,500 houses; or
 - iii) Redevelop as a sustainable self-contained and properly served community.