



**Local
Development
Framework**

**Runnymede Borough Council
Local Development Framework**

Housing

Local Development Document

Draft Scope & Objectives – 30 March 2005

Housing LDD – Draft Scope and Objectives

Introduction

This paper sets out the scope and objectives proposed for the Housing Local Development Document (LDD). 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 widespread public consultation in September/October 2005, under Regulation 26 of the Planning and Compulsory Purchase Act 2004.

Scope

The programme for preparing the Housing LDD is set out in the Local Development Scheme along with its basic content. The Housing LDD is a key document for the LDF, and will complement the broad policy objectives set by the Core Strategy. The Core Strategy will 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.

The Housing LDD will provide:

- Scope & Objectives in terms of housing policy priorities
- Detailed policies providing guidance on:
 - Housing site allocations
 - Phasing of housing development
 - Housing need
 - Design and density of housing
 - Areas of special residential character
- Details of how the policies will be implemented
- Measures for monitoring their effectiveness

The Housing DPD is scheduled to replace the majority of policies within the Housing Chapter of the current Local Plan (April 2001), as described in the Local Development Scheme (with the exception of HO9 – New Housing Development, which will be replaced by generic policies within the Development Control LDD). The existing housing policies to be replaced are:

Chapter	Policy	Subject
Housing	HO1	Maximising Housing Potential
	HO2	Conversion of Dwellings
	HO3	Dwelling Type
	HO4	Housing Need
	HO5	New Housing Provision
	HO6	New Housing Provision 2001-2006
	HO7	Housing Provision Post-2006
	HO8	Phasing of Housing Provision
	HO10	Non-Permanent Dwellings
	HO11	Gypsy Caravan Sites

A Long-Term Vision

The Housing LDD is set within the context of the Core Strategy, which seeks:

"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 Housing LDD 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 and monitor the policies for their effectiveness, and how well they can be implemented. It is also important so that the Housing LDD Objectives can themselves be tested for compliance with the Councils adopted Sustainability Objectives.

The objectives are drawn from four 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 C.

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 Housing LDD should address are identified. A summary of the key findings and implications for the Housing LDD from the Runnymede State Report is at Appendix C.

3. *The Results of the 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 21st 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 was appended to the Planning Committee Agenda for 16 February 2004. A summary of the consultation implications for the Housing LDD Objectives is at Appendix C.

4. *The Core Strategy Key Objectives:*

The Key Objectives of the Core Strategy aim to set the broad context of the Local Development Framework, reflecting environmental, social and economic priorities. The objectives of the Housing Development Plan Document should comply with and compliment these objectives.

- **Key Objective 1** To ensure that development required for the aspirations of our communities recognises the resource needs of future generations.
- **Key Objective 2** To maintain a level of economic prosperity that is consistent with social and physical infrastructure constraints.
- **Key Objective 3** To ensure that social progress recognises the needs of everyone.
- **Key Objective 4** To protect and enhance those aspects of the natural and built environment that makes the Borough an attractive place in which to live and work, or visit.

Key Objectives for Housing Provision

The objectives, evidence and views from the four sources listed above, have been interpreted to identify four key housing objectives (which relate to the Core Strategy objectives), as follows:

Key Housing Objective 1	To ensure that new housing development is located in sustainable and accessible locations, making efficient use of land, and better use of the existing housing stock.
Key Housing Objective 2	To balance the needs of housing development with the economic priorities of the Borough.
Key Housing Objective 3	To ensure that new housing development meets identified needs and the decent homes standard, recognising the need to create and sustain balanced, mixed and vibrant communities.
Key Housing Objective 4	To ensure that new housing provision reflects the prudent use of natural resources, is of a high quality, and protects and enhances the natural and built environment.

The following tables set out a wider set of more detailed sub-objectives grouped around the key housing objectives above. These provide more specific and measurable objectives that can be used to help develop the preferred options and formulate the policies for the Housing DPD.

Objective	Strategic Imperative	Relation to Local Plans / Strategies	Measurement
Key Housing Objective 1: To ensure that new housing development is located in sustainable and accessible locations, making efficient use of land, and better use of the existing housing stock.	PPS1; PPG3; RPG9; SE Plan & London Fringe Core Strategy; Surrey Structure Plan	Community Strategy (Environment)	Assessment of sites against PPG3 Indicators (Runnymede BC).
Sub-Objective 1A: To ensure that the location of new housing development does not adversely affect the natural environment, such as sites that support the biodiversity of the Borough; or increase the risks of flooding (subject to appropriate flood risk assessments); or increase health risks in terms of close proximity to air quality management areas.	PPS1; PPG25; SE Plan & London Fringe Core Strategy; Surrey Structure Plan	Community Strategy (Environment)	Assessment of sites against RBC and Regional Sustainability Indicators. Number of properties at risk of flooding.
Sub-Objective 1B: To make efficient use of land by giving priority to the re-use of previously developed urban land; the conversion and re-use of existing buildings; bringing empty homes back into use; and encouraging residential use above shops in town and local centres.	PPS1; PPG3; SE Plan & London Fringe Core Strategy; Structure Plan Policy LO1	Community Strategy (Environment)	Percentage of new and converted dwellings on previously developed land. Amount of derelict land / vacant buildings. Number of empty homes brought back into use.
Sub-Objective 1C: To focus new housing development in urban areas easily accessible by a range of modes of transport, with convenient linkages to different forms of development, including employment, services and community facilities.	PPS1; PPG3; PPG13 (Objectives); SE Plan; Structure Plan	Community Strategy (Access)	Levels of in & out commuting, proportion of journeys to work by car. Recorded levels of road traffic (SCC); Levels of public transport usage.
Sub-Objective 1D: To support higher density housing development and mixed use development in locations with good public transport accessibility such as town and local centres.	PPS1; PPG3; SE Plan, Structure Plan	Leaders Position Paper 04/05 (Housing & Community Services Committee); Community Strategy (Environment)	Comparison of housing completions within and outside town and local centres.
Sub-Objective 1E: To ensure that new housing development meets locally determined parking standards, and cycle parking standards wherever appropriate.	PPG3; PPG13; SE Plan; Structure Plan; Regional Transport Strategy	Leaders Position Paper 04/05 (Planning, para 6.3.1); Local Transport Plan	Monitoring of amount of parking provision approved in association with residential planning permissions; Compliance with local car parking standards and local/regional transport strategies.
Sub-Objective 1F: To ensure that new housing development does not adversely affect the Borough's heritage assets including historic buildings, ancient monuments, conservation areas, landscapes, archaeological remains and historic parks and gardens.	PPG 15, PPG16, Structure Plan (Policy SE5)	Community Strategy (Environment)	Number of listed buildings, etc, at risk from neglect or redevelopment.

Objective	Strategic Imperative	Relation to Local Plans / Strategies	Measurement
<p>Key Housing Objective 2:</p> <p>To balance the needs of housing development with the economic priorities of the Borough.</p>	<p>PPS1 (Para 13) Regional Economic Strategy</p>	<p>Leaders Position Paper 04/05 (Economic Development Committee) Community Strategy (Economic Prosperity) Runnymede Economic Strategy</p>	<p>Proportion of people of working age in employment, GVA per capita.</p>
<p>Sub-Objective 2A</p> <p>To promote sustainable and flexible working practices through the support of proposals such as the accommodation of home-working, depending on the intensity of use, scale and location.</p>	<p>Regional Economic Strategy</p>	<p>Community Strategy (Economic Prosperity) RBC Economic Strategy</p>	<p>Monitoring of housing completions which incorporate facilities for home-working.</p>
<p>Sub-Objective 2B</p> <p>To support the re-use of redundant employment land or buildings for housing or mixed use development within the urban area, mindful of the need to preserve sustainably located strategic employment sites.</p>	<p>PPS1; PG3; SE Plan Policy RE4</p>	<p>Leaders Position Paper 04/05 (Economic Development Committee) Runnymede Economic Strategy</p>	<p>Monitoring of outstanding commercial permissions / vacant commercial floorspace.</p>
<p>Sub-Objective 2C</p> <p>To promote housing and mixed use development within town centres, to support and reinforce their role and function.</p>	<p>PPS1; SE Plan (Policy TC4) Structure Plan (Policy LO3)</p>	<p>Leaders Position Paper 04/05 (Economic Development Committee) Runnymede Economic Strategy</p>	<p>Town Centre Health Checks</p>

Objective	Strategic Imperative	Relation to Local Plans / Strategies	Measurement
Key Housing Objective 3 To ensure that new housing development meets identified needs and the decent homes standard, recognising the need to create and sustain balanced, mixed and vibrant communities.	PPS1, PPG3, RPG9, SE Plan, Regional Housing Strategy	Community Strategy (Access to Housing, Affordable Housing); Runnymede Housing Strategy	Provision of housing to meet identified need (assessed against up to date Housing Needs Survey); Indices of Deprivation (Aggregate); Housing Trajectory
Sub-Objective 3A To provide sufficient housing to meet the strategic and regional housing requirements for the Borough from 2006 to 2016, and 2016 to 2026.	PPS1, PPG3, RPG9, SE Plan (Policy H2), Structure Plan (Policy LO6)	Community Strategy; Runnymede Housing Strategy	Housing Trajectory; Monitoring of planning permissions; Housing Capacity Studies.
Sub-Objective 3B To provide an appropriate range and mix of dwelling size, type and tenure to meet identified needs, with the aim of creating mixed and balanced communities.	PPS1, PPG3, RPG9, SE Plan; Structure Plan (Policy DN10), Regional Housing Strategy	Leaders Position Paper 04/05 (Planning Committee); Community Strategy (Affordable Housing)	Provision of housing to meet identified need (assessed against up to date Housing Needs Survey)
Sub-Objective 3C To review, assess and monitor the capacity of urban areas to accommodate additional housing development, and to allocate housing sites in sustainable locations to meet longer term housing requirements, that are both suitable and available for development.	PPS1, PPG3, RPG9, SE Plan; Structure Plan	Runnymede Housing Strategy	Monitoring of planning permissions; Housing Capacity Studies.
Sub-Objective 3D To manage the release of housing land over the LDF period through appropriate phasing.	PPS1, PPG3, RPG9, SE Plan; Structure Plan		Housing Trajectory; Monitoring of planning permissions; Housing Capacity Studies.
Sub-Objective 3E To provide sufficient social and other subsidised housing to meet identified local housing need as provided by up to date housing needs assessments, including the requirements of the gypsy and traveller community.	PPS1, PPG3, RPG9, SE Plan; Structure Plan (Policy DN11) Regional Housing Strategy Housing Act 2004	Leaders Position Paper 04/05 (Planning Committee); Community Strategy (Affordable Housing); Runnymede Housing Strategy	Delivery of Affordable Housing against identified needs.
Sub-Objective 3F To ensure wherever practicable, that housing development is accessible for people with disabilities, and to seek access statements for significant housing schemes.	PPS1, PPG3, Disability Discrimination Act 1995.	Surrey Design Guide	Access audits / appraisals; proportion of housing delivered that is accessible.
Sub-Objective 3G Through the use of planning obligations, to secure affordable housing provision on sites of an appropriate size threshold, or in exceptional circumstances, to seek an in kind or financial contribution for on or off-site provision.	PPS1, PPG3, Planning for Mixed Communities (Consultation Paper, Jan '05), RPG9, Draft Revised Circular on Planning Obligations, Nov '04, SE Plan, Structure Plan	Community Strategy (Affordable Housing)	Delivery of Affordable Housing and suitable sites against identified needs.
Sub-Objective 3H To ensure a balance between housing provision and the need to protect and enhance local community services and facilities, that contribute towards sustaining vibrant communities.	Structure Plan (DN12)	Community Strategy (Leisure & Culture)	Audit of social/community needs against provision. Monitoring of relevant planning permissions.

Objective	Strategic Imperative	Relation to Local Plans / Strategies	Measurement
Key Housing Objective 4 To ensure that new housing provision reflects the prudent use of natural resources, is of a high quality, and protects and enhances the natural and built environment.	PPS1, PPG3	Leaders Position Paper 04/05	As listed below
Sub-Objective 4A To protect the Green Belt from inappropriate housing development.	PPS1, PPG2, Surrey Structure Plan (Spatial Strategy)	Leaders Position Paper 04/05 (Planning); Community Strategy (Environment)	Extent of Green Belt
Sub-Objective 4B To identify areas of Special Residential Character within the Borough, within which new or extended housing development would need to protect and enhance the particular qualities, building density and amenity of the area.	To be completed	Leaders' Position Paper 04/05 (Planning, para 6.3.3)	To be completed
Sub-Objective 4C To ensure that new housing development complies with the appropriate design guidance, particularly in terms of designing out crime, and to seek design statements for significant housing schemes.	PPS1, PPG3, SE Plan, Structure Plan	Surrey Design 2002; Community Strategy; By Design - DETR 2002; By Design - Better Places to Live; Companion Guide to PPG3; Urban Design Compendium	Number of development schemes that accord to design guidance; SEEDA Sustainability checklist; Access Appraisals; Annual Monitoring
Sub-Objective 4D To monitor the cumulative impact of additional housing development in liaison with infrastructure and utility providers, to ensure that the capacity of resources and services are adequate to support the development.	PPS1 (Prudent Use of Natural Resources)	None identified	Monitoring of planning permissions; Housing Capacity Studies.
Sub-Objective 4E To ensure that housing development meets the costs of infrastructure and other requirements that it generates through appropriate planning contributions.	ODPM Circular 01/97; Planning Obligations (Annex B); Draft Revised Circular on Planning Obligations, Nov '04; SE Plan (London Fringe) Policy LF2;	Leaders Position Paper 04/05 (Planning Committee)	Contributions received via planning obligations / legal agreements.
Sub-Objective 4F To achieve resource and energy efficient housing development, both in terms of construction and the future function of the development.	Surrey Structure Plan (Policy DN1) PPS1, PPG3, RPG9, SE Plan, Structure Plan	Community Strategy (Environment)	Number and percentage of new build and retrofit homes that meet the Eco-Homes Very Good [and Excellent] Standard.



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Local Development Framework**

Development Control

Local Development Document

Draft Scope & Objectives – 30 March 2005

Scope and Objectives

Introduction

This paper sets out the scope and objectives proposed for the Runnymede Local Development Framework (LDF) - Development Control Local Development Document (DC LDD). 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 Development Control LDD is a key document for the LDF, and it must be compliant with the Core Strategy, its main objective being to help achieve the objectives identified in this Strategy.

Scope

The scope of the DC LDD is to provide a set of generic policies for the control of development within the Borough, derived from National, Regional and County policy guidance. These policies will guide development for which there is no site-specific or locational guidance elsewhere in the Local Development Framework, providing Borough-wide policies to be used when considering planning applications and help for people regarding the acceptability of potential proposals. The policy context for this LDD is set out in Appendix C.

The generic policies provided by the Development Control LDD will replace a large number of existing policies in the current adopted Local Plan. Tables showing which local plan policies will be replaced by the DC LDD and which policies are to be saved are shown on pages 5 and 6 below.

Objectives

The Development Control LDD must be compliant with the Core Strategy, and thus with its objectives. The objectives of the Core Strategy are drawn from three main sources:

1. *Existing Plans, Policies and Programmes at National, Regional, County and Local Level.*
2. *Key Thematic Findings and Indicator Results from the Runnymede State Report 2004.*
3. *The Results of the Broad Issues and Options Consultation (Sep-Oct 2004).*

From these sources, the key objectives of the Core Strategy are identified as:

- **Key Objective 1** To ensure that development required for the aspirations of our communities recognises the resource needs of future generations
- **Key Objective 2** To maintain a level of economic prosperity that is consistent with social and physical infrastructure constraints
- **Key Objective 3** To ensure that social progress recognises the needs of everyone
- **Key Objective 4** To protect and enhance those aspects of the natural and built environment that makes the Borough an attractive place to live and work, or visit

Primarily from the Core Strategy Key Objectives, high level objectives have been derived for the Development Control LDD. These can be used to help develop the preferred options and formulate the policies for the DC LDD. The following table sets out the objectives together with their strategic imperative and the available measurement tool(s).

Objective	Strategic Imperative	Relation to Local Plans/Strategies	Measurement
<p>1. To ensure that the function of the Green Belt continues to serve the five main purposes of including land in the Green Belt, particularly in defining the extent of the Borough's built-up areas.</p>	<p>PPG2, South East Plan, Surrey Structure Plan (Spatial Strategy)</p>	<p>Community Strategy (Environment)</p>	<p>Extent of the Green Belt Appeal Decisions</p>
<p>2. To ensure that new development complies with the appropriate design guidance to respect its setting, the residential amenities of surrounding properties, and to protect residents' quality of life in a sustainable manner, ensuring that development is accessible for people with disabilities, where practicable.</p>	<p>PPS1, South East Plan, DDA 1995</p>	<p>Surrey Design 2002; Community Strategy; By Design - DETR 2002; By Design – Better Places to Live, Companion Guide to PPG3; Urban Design Compendium; Safer Places – the Planning System & Crime Prevention; Planning & Access for Disabled People – A Good Practice Guide</p>	<p>E.g. Appeal Decisions, SEEDA Sustainability checklist, Access Appraisals, Annual Monitoring</p>
<p>3. To ensure that development is focused in sustainable locations, and does not adversely affect the natural environment, such as sites which support the Borough's biodiversity or increase the risk of flooding (subject to appropriate flood risk assessments).</p>	<p>PPS1, PPG25, South East Plan, Surrey Structure Plan</p>	<p>Community Strategy (Environment)</p>	<p>Assessment of sites against PPG3 criteria & RBC sustainability criteria; % of new development on PDL; Amount of derelict land/vacant buildings</p>
<p>4. To ensure an adequate supply of suitable premises/land in sustainable locations to support business and industry and preserve sustainably located strategic employment sites.</p>	<p>PPS1, South East Plan (RE1,RE4)</p>	<p>Leaders Position Paper 04/05, Runnymede Economic Strategy</p>	<p>Monitoring of outstanding permissions & vacant commercial floorspace; and changes of use</p>
<p>5. To promote town and local centres as the focus for appropriate and acceptable development to reinforce their role and function and support the local economy.</p>	<p>South East Plan (TC4), Surrey Structure Plan (L03)</p>	<p>Leaders Position Paper 04/05, Runnymede Economic Strategy</p>	<p>Town Centre Health Checks; Monitoring of commercial planning permissions</p>

<p>6. To reduce traffic congestion, promote alternatives to car use, and to ensure that development meets the costs of infrastructure and any other requirements it generates, through appropriate planning contributions.</p>	<p>PPG13 ODPM Circular 1/97, South East Plan</p>	<p>Runnymede Community Strategy (Access), Leaders Position Paper 04/05</p>	<p>Recorded levels of road traffic (SCC); Levels of public transport usage; Levels of in & out commuting; Proportion of journeys to work by car; Contributions via planning obligations</p>
<p>7. To protect and enhance the Borough's heritage assets, including historic buildings, ancient monuments, conservation areas, landscapes, archaeological remains and historic parks and gardens.</p>	<p>PPG15, PPG16, Surrey Structure Plan(SE 5)</p>		<p>Number of listed buildings, etc, at risk from neglect or redevelopment.</p>
<p>8. To protect valuable open space, woodland areas and habitats both in urban areas and the green belt, in order to provide opportunities for recreation, nature conservation and sports provision</p>	<p>South East Plan</p>	<p>Runnymede Community Strategy (Environment, and Leisure & Culture)</p>	<p>Open Space Audit Monitoring of planning permissions</p>

These objectives must be considered in the context of the social, economic and environmental indicators identified in the Runnymede State Report (published in 2004) and in some cases provide the measurement tool. The relevant indicators and their relevance to the proposed objectives are set out in Appendix C, which also contains the relevant results of the Issues & Options consultation which took place Sept/October 2004.

Policies to be replaced by the DC LDD:

Chapter	Policy
General	Gen1
	Gen 2
Green Belt	GB2
	GB4
	GB5
	GB6
	GB7
	GB8
	GB9
	GB10
	GB12
	GB13
	Housing
Local Economy	LE2
	LE3
	LE4
Shopping	SH01
	SH02
	SH03
	SH04
	SH05
	SH06
	SH07
Town Centres	TC2
Movement	MV3
	MV4
	MV5
	MV9
	MV10
	MV11
	MV12
Natural Environment	NE1
	NE2
	NE3
	NE4
Built Environment	BE2
	BE18
	BE19
	BE21
	BE22
	BE23
	BE24
	BE25

Policies of the Adopted Runnymede Borough Local Plan (Second Alteration) 2001 to be saved and their relevancy to the proposed objectives:

Chapter	Policy	Relevant Proposed Objective(s)	
Natural Environment	NE7	1,8	
	NE8	2,7,8	
	NE10	1,2,3,7,8	
	NE11	1,2,3,7,8	
	NE12	2,7,8	
	NE13	7,8	
	NE14	2,7,8	
	NE15	2	
	NE16	7,8	
	NE17	7,8	
	NE18	7,8	
	NE20	2,8	
	Built Environment	BE4	7
BE5		2,7	
BE5A		2,7	
BE6		2,7	
BE7		2,7	
BE8		2,7	
BE9		2,7	
BE10		2,7	
BE11		7	
BE12		7	
BE13		7	
BE14		7	
BE15		7	
BE16		7	
BE17		7	
Recreation		R6	1,2,7,8
		R7	8
	R9	7,8	
	R11	1,2,3,4,	
	R16	2,8	
	SV2	3	
	SV2A	3	
	SV3	2,3	
	SV4	2,7	

Local Development Framework – 30 March 2005

Context for the Development Control and Housing LDDs

Policy Context for the Development Control LDD:

Topic	National	Regional	County (Structure Plan)	Local Plans/Strategies
Green Belt	PPS1 PPG2 – Green Belts	RPG 9: Policy E3 South East Plan: Policies CC9, LF6	Spatial Strategy: Policy LO4 The Countryside and Green Belt	Community Strategy (Environment Section) Leader's Statement 2004-05
Local Economy	PPS 1	RPG 9: Policies Q8, RE1, RE3, RE4, RE11 South East Plan: Policies RE1, RE4, TSR2, TSR4, TSR5, TSR7, BE4, BE5, TC5, LF7 SEEDA - Regional Economic Strategy 2002-2012 Objective 3 - Vibrant Communities Priority 8: Community Participation and Local Leadership Priority 9: Urban Renaissance Priority 10: Connecting Diversity with Prosperity Priority 11: Community Infrastructures and Services Objective 4 - Effective Infrastructure Priority 12: Housing Priority 13: Transport Priority 14: Broadband Priority 15: Brownfield Land Objective 5 - Sustainable Use of Natural Resources Priority 16: Environmental Capital	Spatial Strategy; Policy LO1 (The location of development); LO3 (Town Centres) LO5 (Rural Settlements) LO7 (Employment Land) LO8 (Retail Development) DN14 (Tourism Development) DN16 (Agriculture)	Community Strategy; Economic Prosperity Key Priorities Runnymede Economic Strategy (Review Sept 2004) Leader's Statement 2004-05

		Priority 17: Sustainable Land Management Priority 18: Water, Waste and Energy				
Town Centres	PPS1	RPG9: Policy Q5 South East Plan: Policies BE4, TC4, TC5, LF4			Spatial Strategy; Policy LO3(Town Centres) LO7(Employment Land) LO8(Retail Development)	Community Strategy – Economic Prosperity Key Priorities Leader’s Statement 2004-05
Movement (including transportation)	PPS1 PPG13	RPG 9: RE4, T1, T2 South East Plan: Policies CC4, RE1, T1, LF8			Spatial Strategy; Policy LO1(The location of development) LO2(Managing Urban Areas) SE4(Design and the Quality of Development) DN1(Infrastructure Provision) DN2(Movement Implications of Development) DN3(Parking Provision) DN4(Public Transport)	Community Strategy – Access & Transport Key Priorities & Key Targets Leader’s Statement 2004-05
Natural Environment	PPS1	RPG 9: E1, E2, E5, E6, E7, INF 2 South East Plan: Policies TSR7, NRM1, NRM4, NRM5, NRM7, NRM8, C2, C3, LF3			Spatial Strategy; Policy SE1(Natural Resources & Pollution Control) SE3(Flooding & Land Drainage) SE5(Protecting the Heritage) SE6(Biodiversity) SE7(Nature Conservation) SE8(Landscape) SE9(Trees & Woodland) SE10(River Corridors & Waterways) DN17(Mineral Workings & Restoration)	Community Strategy- Environment Leader’s Statement 2004-05
Built Environment (including new development)	PPS1	RPG 9: Policies Q1, Q2, Q3, T3, INF1, INF2 South East Plan: Policies CCT, H3, T12, BE1, BE3, BE4, BE5, BE6, NRM1, NRM3, NRM7, S2, EN1, W2, LF3, LF5			Spatial Strategy Policy LO1(The Location of Development) LO2(Managing Urban Areas) LO7(Employment Land) SE2(Renewable Energy & Energy Conservation) SE3(Flooding & Land Drainage) SE4(Design & the Quality of Development) SE5(Protecting the Heritage) SE10(River Corridors & Waterways) DN1(Infrastructure Provision) DN13(Leisure & Recreation Facilities)	Community Strategy – Economic Prosperity Key Priorities Leader’s Statement 2004-05

Policy Context for the Housing LDD:

Topic	National	Regional	County (Structure Plan) POLICY LO1 The Location of Development	Community Strategy Environment Section	Other Local Plans/Strategies Leaders Position Paper
<p>The Location of Housing</p> <p>In preparing development plans, planning authorities should seek to:</p> <ul style="list-style-type: none"> Promote urban and rural regeneration, high quality and safe development, and mixed use developments in locations that allow the creation of linkages between different uses and can thereby create more vibrant places. Bring forward sufficient land of a suitable quality in appropriate locations to meet the expected needs for housing, etc, taking into account accessibility and sustainable transport needs, the provision of essential infrastructure, including for waste management and the need to avoid flood risk and other natural hazards. Promote the more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings. <p>PPG3: Housing Update – Supporting the Delivery of New Housing, January 2005:</p> <p>Paragraph 42(a) extract:</p> <p>LPA's should consider</p>	<p>PPS1</p> <p>Regional RPG 9</p> <ul style="list-style-type: none"> Urban areas should become the main focus for development through making them more attractive, accessible and better able to attract investment; 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; 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. <p>South East Plan, Consultation Draft, Jan '05</p> <p>Policy CC7: Urban Focus</p> <p>The prime focus for development in the South East should be urban areas, in order to foster accessibility to employment, housing and services, and where it will make effective use of limited land resources.</p> <p>LPA's should formulate policies to:</p> <ul style="list-style-type: none"> Concentrate development within urban areas; 	<p>County (Structure Plan) POLICY LO1 The Location of Development</p> <p>New development will be located primarily within the 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"> 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. 	<p>Community Strategy Environment Section</p> <p>Key Targets:</p> <ul style="list-style-type: none"> Ensure that planning and development is environmentally sensitive. Carry out an environmental / sustainability appraisal of all developing policies. Protect Green Belt land. Devise planning policy approach to securing improvements to urban fringe and other Green Belt land. <p>See also the 'Affordable Housing' section below.</p>	<p>Other Local Plans/Strategies Leaders Position Paper</p> <p>Planning Committee</p> <ul style="list-style-type: none"> 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. 	

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	<p>favourably planning applications for housing or mixed use developments which concern land allocated for industrial or commercial use in saved policies and development plan documents or redundant land or buildings in industrial or commercial use, but which is no longer needed for such use (dependent on site suitability, the planning for housing strategy, and regional and local strategies for economic development and regeneration).</p>	<ul style="list-style-type: none"> Seek to achieve at least 60% of all new development on previously developed land and through conversion of existing buildings; Ensure that new developments in and around urban areas, including urban infill/intensification and new urban extensions are well designed and consistent with the principles of urban renaissance and sustainable development; Use urban potential studies to identify the scope for redevelopment and intensification of urban areas, maximising opportunities around transport hubs and interchanges, as defined in the Regional Transport Strategy. 			
<p>Housing Provision</p>	<p>PPG 3 – Housing</p> <p>The Government's Objectives</p> <p>Local planning authorities should:</p> <ul style="list-style-type: none"> plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing; 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; provide sufficient housing land but give priority to re-using previously-developed 	<p>RPG 9</p> <ul style="list-style-type: none"> 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 pressure for housing in adjoining regions; 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. <p>South East Plan, Consultation Draft, Jan '05</p>	<p>Policy LO6</p> <p>This policy requires provision to be made for 35,400 (net) dwellings within Surrey between April 2001 and 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,</p>	<p>See 'Affordable Housing' section 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 housing densities in order to make best use of scarce building land, while meeting the objective of preserving the Green Belt and achieving quality development.</p> <p>We will work with the Planning and Economic Development Committees to ensure the housing types, size and tenure meet the current needs and census trends for a balanced community and vibrant local economy.</p>

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	<p>land within urban areas, bringing empty homes back into use and converting existing buildings, in preference to the development of greenfield sites;</p> <ul style="list-style-type: none"> • 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; • make more efficient use of land by reviewing planning policies and standards; • place the needs of people before ease of traffic movement in designing the layout of residential developments; • 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. 	<p>The Draft Plan's housing objectives are to provide the region with an integrated, strategic approach to housing provision which supports an urban renaissance, delivers sustainable development and provides everyone with the opportunity of a decent home.</p> <p>The regional housing policies seek to:</p> <ul style="list-style-type: none"> • Ensure that adequate levels of housing provision are delivered in the form of high quality housing within sustainable communities; • Make better use of land; • Secure a step-change in the delivery of affordable housing; • Provide the right type of housing; • Make better use of the existing housing stock. <p>Phasing of housing development:</p> <p>New housing development should be phased within LDDs to ensure that it does not overload the capacity of local infrastructure (paragraph 3.2)</p>	<p>Manage approach to housing provision, with appropriate phasing policies in local development frameworks.</p> <p>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>POLICY DN10 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>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 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> <ul style="list-style-type: none"> • Provide a range of affordable housing for those in housing need, including those with support needs. • Ensure that private and social housing is fit and of

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					<p>an acceptable standard.</p> <ul style="list-style-type: none"> • Provide good quality services to the Council's tenants. • Ensure that homelessness is kept to a minimum and that homeless people are given appropriate assistance. • Develop safe and sustainable communities where people want to live. • Provide services fairly to all sections of the community

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<p>Range and Mix of Housing</p> <p>PPG 3 – Housing</p> <p>The Government's Objectives</p> <p>Local planning authorities should:</p> <ul style="list-style-type: none"> • 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. <p>Paragraph 10:</p> <ul style="list-style-type: none"> • The Government believes that it is important to help create mixed and inclusive communities, which offer a choice of housing and lifestyle. • LPAs should encourage the development of mixed and balanced communities – they should ensure that new housing developments help to secure a better social mix by avoiding the creation of large areas of housing of similar characteristics. 	<p>RPG 9</p> <p>Policy H4 extract:</p> <p>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.</p> <p>South East Plan, Consultation Draft, Jan '05</p> <p>Policy H6 extract:</p> <p>Informed by Housing Market Assessments, LDDs should seek to facilitate an appropriate range of housing opportunities in terms of a mix of housing types, sizes and tenures.</p>	<p>Policy DN10:</p> <p>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>See 'Affordable Housing' section below.</p>	<p>Leader's Position Paper 2004/5</p> <p>See Housing & Community Services Committee and Planning Committee sections above.</p>	<p>Leader's Position Paper 2004/5</p> <p>See Housing & Community Services Committee and Planning Committee sections above.</p>
<p>Design and Density</p> <p>PPG 3 – Housing</p> <p>The Government's Objectives</p> <p>Local planning authorities should:</p> <ul style="list-style-type: none"> • Promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live. 	<p>South East Plan, Consultation Draft, Jan '05</p> <p>Policy H5:</p> <p>In order to make good use of available land and encourage more sustainable patterns of development and services, higher housing densities will be encouraged, with an overall regional target of 40 dwellings per hectare over the Plan period. Local authorities will</p>	<p>Policy SE4 – Design and the Quality of Development (extract):</p> <p>The design, both of buildings themselves and of the way they integrate with their surroundings, must be of a high standard. Within this framework, new residential development should be built at</p>	<p>Environment Section</p> <p>Key Targets:</p> <ul style="list-style-type: none"> • Ensure that planning and development is environmentally sensitive. • Incorporate up to date policies on design reflecting Government advice and the Surrey Design Guide. • Seek to achieve increased densities in appropriate locations in an 	<p>Leader's Position Paper 2004/5</p> <p>See Housing & Community Services Committee and Planning Committee sections above.</p>	

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	<p>Paragraphs 54 & 56 (extract):</p> <p>Good design and layout of new development can help to achieve the Government's objectives of making the best use of previously developed land and improving the quality and attractiveness of residential areas.</p> <p>LPA's should adopt policies which:</p> <ul style="list-style-type: none"> • Create places and spaces with the needs of people in mind, which are attractive, have their own distinctive identity, but respect and enhance local character; • Promote designs and layouts which are safe and take account of public health, crime prevention and community safety considerations; • Focus on the quality of the places and living environments being created and give priority to the needs of pedestrians rather than the movement and parking of vehicles; • Avoid inflexible parking standards and reduce road widths, traffic speeds and promote safer environments for pedestrians; and • Promote the energy efficiency of new housing where possible. <p>Paragraph 58 (extract):</p>	<p>Regional</p> <p>reflect this target with appropriate local variations in their Local Development Documents. They will also prepare guidelines for the design of new housing in other areas that encourage the use of sustainable construction methods and address the implications of changing lifestyles for new housing design.</p>	<p>County (Structure Plan)</p> <p>a density which makes best use of limited resources.</p>	<p>Community Strategy</p> <p>environmentally sensitive manner. See also the 'Affordable Housing' section below.</p>	

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	<ul style="list-style-type: none"> LPAs should avoid developments which make inefficient use of land (those of less than 30 dwellings per hectare); Encourage housing development which makes more efficient use of land (between 30 and 50 dwellings per hectare); and Seek greater intensity of development at places with good public transport accessibility such as city, town, district and local centres or around major nodes along good quality public transport corridors. 				
Affordable Housing	<p>PPG 3 – Housing</p> <p>The Government's Objectives</p> <p>Local planning authorities should:</p> <ul style="list-style-type: none"> plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing. <p>Assessing local housing needs and delivering affordable housing (paragraphs 13 & 14):</p> <ul style="list-style-type: none"> The range of needs for different types and sizes of housing across all tenures in the local authority area should be assessed. This should include affordable housing and housing to help meet the needs of specific 	<p>RPG9 - Policy H4:</p> <p>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.</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 assessments of need; 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</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:</p> <ul style="list-style-type: none"> determine the sizes of sites on which a contribution to affordable housing will be sought, based on evidence of local need and the supply of housing land; 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; in rural areas, where there is 	<p>Affordable Housing</p> <p>Key Priorities:</p> <ul style="list-style-type: none"> Provide additional affordable homes for essential workers, the homeless and people living in poor housing conditions. Provide additional supported housing for people with mental health problems, young people, frail older people and people with learning disabilities. Identify and bring back into use empty and unfit property <p>Key Targets:</p> <ul style="list-style-type: none"> Examine ways to increase the number of affordable housing units obtained through the planning system. Research and identify 	<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>Runnymede Housing Strategy</p> <p>– see reference in 'Housing' above</p>

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	<p>groups – the elderly, the disabled, students and young single people, rough sleepers, the homeless and those who need hotel accommodation, key workers, travellers and occupiers of mobile homes and houseboats.</p> <ul style="list-style-type: none"> A community's need for a mix of housing types, including affordable housing, is a material planning consideration which should be taken into account in formulating development plan policies and in deciding planning applications involving housing. Where there is a demonstrable lack of affordable housing to meet local needs, as assessed by up-to-date surveys and other information, local plans and UDPs should include a policy for seeking affordable housing in suitable housing developments. <p>Circular 6/98 – Planning & Affordable Housing</p> <p>Local planning authorities' prime objective will be to ensure that there is enough land for housing to meet the agreed need in terms of numbers, and also to ensure that there is a mix of dwelling types and sizes – whether through new build or conversions – to cater for a range of housing needs; and should encourage the</p>	<p>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 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</p>	<p>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.</p>	<p>opportunities for increasing on-site provision to 40%, and to decrease site thresholds.</p> <ul style="list-style-type: none"> Consider the opportunities for commercial development contributions to affordable housing. Identify and research other mechanisms for providing affordable housing through the planning system, such as dual use schemes or airspace developments (first floor additions to commercial and other existing single storey developments). Consider the potential for increasing densities on available housing sites. 	

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	<p>development of mixed and balanced communities in order to avoid areas of social exclusion.</p> <p>Therefore, where there is evidence of need for affordable housing, local plans should include a policy for seeking an element of such housing on suitable sites. Such policies will be a material consideration in determining an application for planning permission.</p> <p>Planning for Mixed Communities, Consultation Paper, January 2005</p> <p>Affordable Housing (paragraphs 9 – 12):</p> <p>9. Where a local planning authority has identified the need for additional affordable housing provision, it should set out in its LDDs:</p> <ul style="list-style-type: none"> • What is affordable housing across the plan area in terms of the relationship between local income levels and house prices or rents for particular types of household; • The proportions of social rented and intermediate housing to be provided; • The amount of affordable housing (as a proportion of the net housing provision) that will be sought on sites for residential development above a specified site-size threshold; • The size and type of 	<p>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>South East Plan, Consultation Draft, Jan '05</p> <p>Policy H4: Affordable Housing</p> <p>LDDs will contain policies to deliver a substantial increase in the amount of affordable housing in the region, reflecting both the Plan and the Regional Housing Strategy. LDDs will set targets for the provision of affordable housing, taking account of the results of local housing needs assessments and having regard to the overall regional target that 25% of all new housing should be social rented accommodation, and 10-15% other forms of affordable housing. Where justified by needs assessments, LDDs should specify the tenure of housing being sought.</p> <p>The size of site on which an</p>			

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	<p>affordable housing required;</p> <ul style="list-style-type: none"> The form of in kind contribution that will be sought, and where appropriate, the financial contribution that will be sought towards the provision of affordable housing elsewhere in the plan area; The circumstances where the amount of affordable housing to be sought will be different from the norm (e.g. city centre / market town / rural area), or related to different site size thresholds, or where no affordable housing contribution will be sought (e.g. accommodation for students or for particular parts of the plan area). <p>10. In determining the amount of affordable housing to be sought on sites, LPAs should balance the need for affordable housing against the likely potential of sites.</p> <p>11. The minimum site-size threshold above which affordable housing is to be sought should not normally be above 15 dwellings or sites of more than 0.5 hectares. A LPA may adopt a different site-size threshold for the plan area or different thresholds (e.g. for different parts of the plan area or a range of thresholds in conjunction with differential affordable housing contributions). LPAs may set the minimum site-size threshold lower than 15 units / 0.5 ha.</p>	<p>affordable housing contribution will be required should be set locally, having regard to the overall scale of need, the economics of provision on individual sites and other site and market considerations.</p>			

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	<p>where it has high levels of need which cannot be met on larger sites alone and/or where the majority of housing supply comes from smaller sites.</p> <p>12. The presumption is that affordable housing provided through planning obligations will be in kind and on site. LDDs should set out the circumstances where provision may not need to be on site. In such circumstances, any off site provision of affordable housing or a financial contribution in lieu of on site provision must contribute towards the objective of creating sustainable communities.</p>				

Sustainability Imperatives

The Runnymede State Report 2004 (published in November 2004) identifies a number of sustainability issues that need to be addressed by the LDF, and some of these will need to be specifically addressed by the Development Control LDD and Housing LDD.

The indicators which will be affected by the Development Control and Housing LDDs are identified below:

Environmental Indicators

INDICATOR	RELEVANT PROPOSED DC OBJECTIVE	RELEVANT PROPOSED HOUSING OBJECTIVE
10. To improve efficiency in land-use through the re-use of previously developed land and existing buildings, including re-use of materials from buildings and encourage urban renaissance.	3, 4	KHO1, KHO4 SO1A, SO1B, SO4F
11. To reduce air pollution and ensure air quality continues to improve.	2, 6	KHO4, SO4C, SO4F
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the South East is prepared for its impacts.	2, 6	KHO1, KHO4 SO1C, SO4C, SO4F
13. To conserve and enhance the Regions biodiversity.	3, 7, 8	KHO1, KHO4 SO1A, SO1C, SO1F, SO4C, SO4F
14. To protect, enhance and make accessible for enjoyment, the regions countryside, and historic environment.	7, 8	
15. To reduce road congestion and pollution levels by improving travel choice and reducing the need to travel by car / lorry.	6	KHO1 SO1C, SO1D,
16. To reduce the global, social and environment impact of consumption of resources by using sustainable produced and local products	2, 3, 4	KHO4 SO4F
18. To maintain and improve the water quality of the region's rivers and coasts, and to achieve sustainable water resources management	3, 7	KHO1, KHO4 SO1A, SO4C, SO4E, SO4F
19. To increase energy efficiency, and the proportion of energy generated from renewable resources in the region.		KHO4 SO4F

Economic Indicators

INDICATOR	RELEVANT PROPOSED DC OBJECTIVE	RELEVANT PROPOSED HOUSING OBJECTIVE
21. To sustain economic growth and competitiveness across the region.	3, 4	KHO2 SO2A, SO2C
23. To develop a dynamic, diverse and knowledge-based economy that excels in innovation with higher value, lower impact activities.	3, 4, 5, 6	KHO2 SO2A, SO2C
24. To encourage the development of a buoyant, sustainable tourism sector.	7, 8, 5	
25. To develop and maintain a skilled workforce to support long-term competitiveness of the Region	4, 6	KHO2, KHO3 SO3A

Social Indicators

INDICATOR	RELEVANT PROPOSED DC OBJECTIVE	RELEVANT PROPOSED HOUSING OBJECTIVE
1. To ensure that everyone has the opportunity of a decent and affordable home.	2	KHO3, KHO4 SO3A, SO3B, SO3E, SO3F, SO3G, SO4C
2. To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment	3, 4	KHO1 SO1A
4. To reduce poverty and social exclusion and close the gap between the most disadvantaged communities.	2	KHO3 SO3B, SO3E, SO3F, SO3G, SO3H
6. To reduce crime and fear of crime.	2	KHO4 SO4C
7. To create and sustain vibrant communities.	2, 3, 8	KHO1, KHO2, KHO3 SO1C, SO2C, SO3B, SO3E, SO3H
8. To improve accessibility to all services and facilities	2, 3, 5, 7, 8	KHO1, KHO3 SO1C, SO1D, SO3B, SO3F

Issues & Options Consultation, September-October 2004

Key Findings of Questionnaire Survey Responses

The key issues emerging from the questionnaire results, which are of significance and importance to the preparation of the Development Control and Housing LDDs, are as follows:

Issue	Relevant Proposed DC Objective(s)	Relevant Proposed Housing Objective(s)
Meeting future development requirements by concentrating development in areas with good access to services/public transport (most popular option)	3, 4	KHO1, KHO2 Sub-Objectives 1A, 1B, 1C, 1D, 2B, 2C
Only minor changes or no changes at all to the extent of the green belt.	1	KHO1, KHO4 Sub-Objectives 1A, 1B, 4A
Increase densities throughout the urban area and concentrate new development in town centres.	5, 3	KHO1, KHO2 Sub-Objectives 1B, 1C, 1D, 2C
Identify specific sites for housing and make an allowance for smaller / unidentified sites within the urban area.		KHO1, KHO3 Sub-Objectives 1B, 3A, 3B, 3C, 3D
Reassess the reserve housing sites with preference given to sites with good accessibility to public services, but also retain the reserve sites for future housing needs.		KHO1, KHO3, KHO4 Sub-Objectives 1B, 1C, 1D, 3C
The need to provide affordable housing in the Borough, to match or exceed the 40% affordable housing target of the adopted Surrey Structure Plan.		KHO3 Sub-Objectives 3B, 3E, 3F, 3G
Encourage adoption of Green Travel Plans; greater priority to improving public transport, walking and cycling; and developer contributions towards local transport improvements	6	KHO1, KHO2, KHO3, KHO4 Sub-Objectives 1C, 1D, 1E, 2A, 2C, 3G, 4E
Not keen to reduce private car parking – dependent on improvements in public transport infrastructure, i.e. viable alternatives to using the car.	6	KHO1, KHO2, KHO3, KHO4 Sub-Objectives 1C, 1D, 1E, 2A, 2C, 3G, 4E
Development for employment restricted to sites with good access by public transport; concentrating such development in town centres; and restricting it to redevelopment of existing employment sites.	3, 4, 6	KHO2 Sub-Objectives 2A, 2B, 2C
Retention of shops in town centres and safeguarding local shopping parades	5	KHO1, KHO2 Sub-Objectives 1B, 1C, 1D, 2C
Protection against flood impacts	3	KHO1 SO1A
Environmental principles of sustainability, particularly need for policies to secure energy efficient development	2, 3, 4, 6	KHO1, KHO4 Sub-Objectives 1A, 1B, 4A, 4D, 4F
Ensuring new development is of a high design standard	2	KHO4 SO4C
Ensuring protection of areas and buildings of architectural or historic interest	7	KHO1 SO1F