



**SURREY STRUCTURE PLAN DEPOSIT DRAFT,
DECEMBER 2002
PROPOSED MODIFICATIONS, JUNE 2004
REPORT TO RUNNYMEDE LOCAL COMMITTEE,
16 JULY 2004**

Background

1. The Deposit Draft Structure Plan was published in December 2002 and placed on Deposit for consultation in January and February 2003. In November and December 2003, the Deposit Plan was the subject of an Examination in Public in front of an independent panel of inspectors. The Panel report, setting out recommendations for changes to the Plan, was received by the County Council in March 2004. The County Council's Executive considered the Panel Report at its meeting on 8 June 2004 and agreed detailed changes to the Plan which have now been published as Proposed Modifications.
2. The Modifications have now been placed on deposit for public consultation for a period of 6 weeks, running from 25 June until 6 August July. The outcome of the consultation process will be reported to Executive on 12th October. Provided no further changes to the Plan are necessary as an outcome of the consultation, the Executive will be asked to recommend the Plan to County Council on 19th October for approval. At this point the Plan will become the formally approved Surrey Structure Plan 2004, but will still need to pass through various statutory processes, before it can be legally adopted. It is anticipated that this will be toward the end of 2004 or early 2005.

Panel Recommendations and Proposed Modifications

3. The Panel Report endorses many of the proposals put forward by the County Council in the Deposit Draft Plan. The Panel has made a large number of recommendations, but most are concerned with detailed changes to aid understanding and delivery, rather than being critical of the overall strategy. The Executive has accepted most of the Panel's recommended changes, with 3 notable exceptions:

- a) the division of the county into sub-areas for planning purposes. The Executive believes that retention of the 5 sub-areas proposed in the Deposit Draft Plan would provide a more robust and comprehensive framework for future planning in the county than the approach recommended by the Panel, and
- b) the treatment of the Area of Great Landscape Value (AGLV) within the Plan. The Executive has maintained its strong support for the AGLV and rejected the Panel's recommendation that it should be deleted, and
- c) the deletion of references to opposition to the expansion of Gatwick Airport. The Executive has retained its opposition to further expansion of Gatwick Airport, in light of the potential adverse impact of expansion on the county, contrary to the Panel's view.

Implications of Modifications for Runnymede

Spatial Strategy

- 4. The Modifications retain the overall Spatial Strategy for Surrey and the 5 sub-areas identified in the Deposit Draft Plan. The EiP Panel has strongly supported the Structure Plan's aim of resisting further urbanisation in North Surrey and limiting development to previously developed land in urban areas. The Panel also considered that there are limits to how far the pace of development in urban areas can continue without detrimental effects on infrastructure, services and the quality of life.

Housing Issues

i) Housing Allocation

- 5. The Panel gave strong endorsement to the results of the Surrey-wide Housing Capacity Study and considered that it was an appropriate basis for housing allocations in the Structure Plan. The Panel recommended no change to the proposed housing allocation for the Borough, and this has been accepted by the Executive.

ii) Reserve Housing Sites

- 6. The Panel heard evidence from the development industry, and other districts, that the reserve housing sites offer an opportunity to deliver the county's housing allocation, without the need to take Green Belt land elsewhere. The Panel, however, accepted the County Council (and Borough Council) view that the reserve sites should provide a local contingency to meet local housing needs and not the wider needs of the county. The Panel agreed that the sites would probably not be required to meet housing need before 2016, but considered that the future of the

sites should be determined locally through the Local Development Framework, in the context of the overall Spatial Strategy of the Structure Plan. Within the Modifications, a number of changes have been made to the text of Policy LO7 to reflect the Panel's views.

ii) **Affordable Housing**

7. The Executive has welcomed the Panel's endorsement of the inclusion of a 40% target for affordable housing in Policy DN11, recognising the very special circumstances that exist in Surrey and the significant amount of technical work undertaken on affordability issues by the County Council and the Borough and District Councils. This approach establishes that the affordability problems in Surrey are unique within the region, and nationally, and will be of significant value in bidding for additional resources for housing (including key worker housing) from Government.

iii) **Density**

8. The Executive has accepted the Panel's recommendation that the policy on residential density standards should be deleted and the appropriate text incorporated into the Design Policy (SE4). This approach gives greater weight to issue of design and layout in the consideration of planning applications, than to the numerical density being achieved, which should help to ensure that higher density development can be better integrated into the physical fabric of individual towns.

Countryside and Green Belt

9. The Panel endorsed the need for a strong and clear policy for the countryside as a whole and recommended the merger of the existing Countryside and Green Belt policies (Policies LO4 and LO5) to achieve this. The Executive has accepted this recommendation and considers that the change will not weaken or diminish the protection of the Green Belt in Surrey, but should emphasise the protection that exists for those areas of countryside that are not designated as Green Belt.

Waste Management

10. The Panel made a number of recommendations for amendments to Policy DN19 Waste Management. The Executive has accepted the principle of these amendments, adding:
 - a) A reference to contributing towards meeting regional waste needs, once these have been agreed by the County Council,
 - b) A specific reference within the Policy to the Best Practical Environmental Option (BPEO),

- c) A reference to the need for specific waste site identification within the Waste Local Plan.

Recommendation:

The Committee is asked to comment on the Proposed Modifications to the Surrey Structure Plan Deposit Draft, 2002, as part of the formal consultation process.

Background Papers

Document 1 – Proposed Modifications, June 2004

Document 2 – Panel Recommendations and the County Council's Response
Surrey Structure Plan Deposit Draft, December 2002 – Incorporating
Proposed Modifications

Peter Shadbolt
Principal Planner (Housing & Social Policy)
Tel: 020 8541 9846