

Spelthorne Local Plan



Spelthorne Takes Shape

**Residents Meeting
20 September 2021**

Update on Local Plan

- On 13 July 2021, Environment & Sustainability Committee agreed the strategy to include a limited amount of Green Belt release in the Local Plan to meet housing need
- Running alongside 'vision' exercise
- 12 indicative sites were identified for possible release from the Green Belt
- Local Plan Task Group have agreed all but one of the sites to be taken forward for further review before finalising the draft list of sites alongside Brownfield allocations for the new Local Plan
- Officers have been meeting landowners, agents and developers of the Green Belt sites to discuss further details such as how many homes could be built, layout of development, access arrangement and infrastructure requirements
- Local Plan Task Group will then consider the sites again in light of the further information and detail
- Next, the Task Group will consider sites for Gypsies & Travellers and review the draft policies for the Local Plan
- We will remain on target for our Regulation 19 consultation next Spring, provided we are able to hold enough meetings with the Task Group beforehand to agree the submission version of the new Local Plan



Housing supply

	Housing Need	9,165
Indicative URBAN Land Supply (1 April 2021)	Identified sites	5,046
	Small sites	563
	Prior approval	272
	Under construction	491
	With granted Planning Permission	888
	Urban sites TOTAL	8,469
	Deficit	696
Indicative GREEN BELT Land Supply	Potential Green Belt Site Allocations	740



Possible sites for Green Belt release

Site ID	Address	Settlement	Yield
AS1/011	Former Bulldog Nurseries site, Town Lane	Stanwell	24
AT1/002	Ashford Sports Club, Woodthorpe Road	Ashford	52
HS1/002	Land at Croysdale Avenue	Sunbury	67
HS1/009	Bugle Nurseries, 171, Upper Halliford Road	Upper Halliford	56
HS1/012	Land East of Upper Halliford, Nursery Road	Sunbury	128
HS2/004	Land South of Nursery Road	Sunbury	41
LS1/018	Land at Manor Farm, Charlton Road	Charlton Village	40
LS1/024	Land at Staines Road West and Cedar Way (east of Spelthorne sports club)	Sunbury	50
RL1/011	Land at Staines and Laleham Sports Club, Worple Road	Staines	40
SN1/005	Land at Northumberland Close	Stanwell	80
SN1/006	Land to the west of Long Lane and South of Blackburn Trading Estate	Stanwell	150
ST4/025	Land at Coppermill Road	Wraysbury	12
TOTAL			740



Staines Development Framework update

- Public consultation on 'issues and options' ended in June 2021
- Over 750 responses, totalling some 19,000 individual comments to the questionnaire
- Feedback has been analysed and compiled into a Consultation Response Document that is due to be published after E&S Committee approves it on 6 October
- Staines Development Task Group will be meeting regularly to begin work on the draft Framework, taking account of the consultation feedback
- Consultation on draft SDF due to take place Nov/Dec 2021

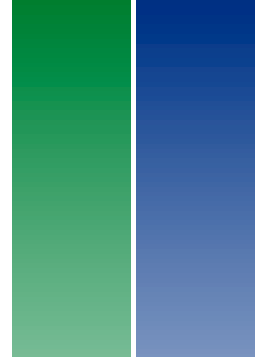


Key issues and challenges

- The extent to which the 'vision' work needs incorporating into the strategy and the Local Plan
- Need joint meeting of LPTG and SDTG where policies proposed in the Framework may affect housing supply in the Local Plan, e.g. building heights and infrastructure
- Lots of work still to do but Strategic Planning team is now up to full strength with three new members of staff to replace retirees
- Continue to challenge the Government on high housing need figures and await any changes with a new Minister following recent Cabinet reshuffle



Timeline for preparation



Document Title	Brief Description	Chain of Conformity	Start of preparation process	Consultation on Issues & Options (Reg 18)	Consultation on Preferred Options (Reg 18)	Consultation on Publication Local Plan (Reg 19)	Date for Submission	Proposed Date for Adoption ¹
Spelthorne Local Plan	Will set out vision, objectives, spatial development strategy, development management policies and allocations for the whole Borough.	Consistent with NPPF, but no formal chain of conformity with other plans	Oct 2017 – March 2018	May 2018 – June 2018 (6 weeks)	November 2019 – January 2020 (11 weeks)	February 2022 – March 2022 (6 weeks)	June 2022	June 2023
Staines Development Framework SPD	Sets out the vision for Staines upon Thames, opportunities for growth and infrastructure requirements	To reflect the Local Plan and support site allocations	January 2020	May 2020 – June 2020 (6 weeks)	Draft Framework consultation November 2021 – December 2021	Not required	June 2022	June 2023
Policies Map	Shows geographically policy designations and allocations. Applies to the whole Borough and is updated to reflect changes in policy designations resulting from Local Plan review.	To reflect the Local Plan above and the County Minerals and Waste Plans.	N/A	N/A	November 2019 – January 2020 (11 weeks)	February 2022 – March 2022 (6 weeks)	June 2022	June 2023



Any questions?

