

1 August 2007

John Brooks  
Assistant Head of Planning  
Spelthorne Borough Council  
Knowle Green  
Staines TW18 1XB

Dear Mr Brooks,

**Spelthorne Core Strategy and Site Allocations  
Submission Development Plan Documents**

I write in relation to the above consultation documents which were received by the Assembly on 20 June 2007. In accordance with Section 24 of the Planning and Compulsory Purchase Act 2004, the Assembly has considered the general conformity of these documents with the adopted and emerging Regional Spatial Strategy.

The Assembly considers that:-

1. The Spelthorne Core Strategy and Policies Development Plan Document (April 2007), as submitted to the Secretary of State, is in general conformity with the adopted Regional Spatial Strategy (RPG9 as amended) and the emerging Regional Spatial Strategy (the draft South East Plan as submitted to Government on 31 March 2006).
2. The Spelthorne Allocations Development Plan Document (April 2007), as submitted to the Secretary of State, is in general conformity with the adopted Regional Spatial Strategy (RPG9 as amended) and the emerging Regional Spatial Strategy (the draft South East Plan as submitted to Government on 31 March 2006).

In addition to the above opinions of general conformity, the Assembly also makes a number of additional comments on the submitted documents structured around the relevant tests of soundness (as outlined in Planning Policy Statement 12). These are outlined in the attached schedule and have also been submitted using the on-line forms you have provided. Please note that these additional comments are intended to improve the documents but they do not relate to the

issue of general conformity and should not be seen as conflicting with the opinion of general conformity given above.

A full copy of the report to the Assembly's Regional Planning Committee which considered this matter is attached for your information. Please contact Kevin Hazell, Regional Planner, on 01483 555246 or [kevinhazell@southeast-ra.gov.uk](mailto:kevinhazell@southeast-ra.gov.uk) if you would like to discuss this matter further.

Yours sincerely,

**Paul Bevan**  
**Chief Executive**

## **SOUTH-EAST ENGLAND REGIONAL ASSEMBLY**

### **Schedule of comments on the Spelthorne Core Strategy (April 2007) and Site Allocations (April 2007) Submission Development Plan Documents**

**1 AUGUST 2007**

#### 1. Test of Soundness 4b – Consistency with National Planning Policy

- The Core Strategy would be improved by explicitly stating the minimum levels of social rented housing which will be sought and by using the term 'inter-mediate housing' rather than 'shared ownership' in Policy SP2 and HO3 of the Core Strategy.

#### 2. Test of Soundness 8 – Implementation and Monitoring

- Policy CO2 of the Core Strategy would be improved by stating more explicitly the link between infrastructure and new development on a broader scale rather than addressing individual developments only and by including the draft South East Plan Implementation Plan (paragraph 5.1) definition of infrastructure. This will enhance the implementation focus of the Core Strategy as it relates to infrastructure.
- Policy HO1 of the Core Strategy should explicitly refer to making better use of the existing housing stock which is a key part of overall housing in Spelthorne. This would reflect a key means through which housing policies are implemented in the Core Strategy.
- Policy CC4 of the Core Strategy should be amended to remove reference to considering alternatives options to Airtrack in the first instance. The Core Strategy could however include a contingency element that requires the consideration of alternatives to Airtrack only if more detailed assessments raise issues that cannot be mitigated (i.e. alternatives considered only if Airtrack is not deliverable as currently proposed). This will ensure that the Core Strategy seeks to implement this regionally significant transport scheme.
- Allocation A10 should refer to the Airtrack route which passes through this site and therefore has implications for the sites development, including potentially the phasing of any scheme.

#### 3. Other Comment

- The Core Strategy would be improved by explicitly referring to sustainable design and construction, possibly in the title to Policy EN1 and incorporated into Policy SP6 to bring consistency with the terminology used in the draft South East Plan.