

# **SPELTHORNE DEVELOPMENT PLAN**

## **CORE STRATEGY AND POLICIES DEVELOPMENT PLAN DOCUMENT**

### **Submission Document**

**April 2007**

**Planning Services  
Strategic Directorate (Community)  
Borough of Spelthorne  
Council Offices  
Knowle Green  
Staines  
Middlesex  
TW18 1XB**





(The text on this page does not form part of this submission DPD and will not appear in the adopted version of the DPD.)

## **Advice note on this Submission Core Strategy and Policies DPD**

### **Status of this Submission DPD and Saved Policies**

This Core Strategy and Policies Development Plan Document (DPD) is part of the Council's Local Development Framework (LDF).

It will replace much of the existing Local Plan which was adopted in April 2001.

All Local Plans across the country will cease to have effect from 28 September 2007 unless policies are formally 'saved'.

The Council is 'saving' six Local Plan policies, and their respective notations, which will be retained in the LDF and used alongside this DPD. Those policies relate to Green Belt (GB1), Sites of Nature Conservation Importance (RU11 and 14) and Archaeology and Ancient Monuments (BE24, 25 and 26). They are shown in this document for information only to enable those seeking planning advice to view all the Council's relevant planning policies in one place. These policies and supporting text are differentiated by being set out in italics.

In addition to the six 'saved' policies which are being retained to operate along side this DPD, there are two further Local Plan policies, and their respective notations, being 'saved' until the adoption of this DPD. These are policies RU8 (Plotlands) and BE14 (Protected Urban Open Space).

'Saved' policies are by definition part of an existing adopted Local Plan. They are not therefore part of the consultation on this 'submission' DPD. Objections cannot be made to adopted plans and therefore to these 'saved' policies. If any objections are made to these policies as part of the consultation on this DPD they will be treated as invalid and not considered as part of the examination.

The Council considers the policies in this 'submitted' DPD to represent a sound basis for planning the future of the Borough. As most of the Local Plan will cease to have effect from 28 September 2007 the Council has agreed to use the policies in this DPD in making decisions on all planning applications submitted from 1 August 2007.



## Contents

1	Introduction	1
2	A Spatial Description of Spelthorne	3
3	Vision and Objectives	11
4	Core Strategy and Policies	17
5	The General Location of Development	21
6	Housing Provision	27
7	Economy and Employment Provision	37
8	Town Centres and Retail Development	41
9	Community Needs	49
10	Maintaining and Improving the Environment	53
11	Climate Change and Transport	73
12	Spatial implications of Core Strategy and Policies	81
13	Implementation and Monitoring	85

## List of Tables

Table 1	Degree of flood risk and appropriate use.....	25
Table 2	Housing Supply in comparison with South East Plan Provision 2006-2026 .....	28

## List of Figures

Figure 1	The Core Strategy in Summary .....	17
Figure 2	Hierarchy of town centres in Spelthorne .....	42

## List of Maps

Map 1	Borough of Spelthorne .....	3
Map 2	Green Belt and 1 in 100 Flood Risk areas in Spelthorne .....	4
Key Diagram	.....	19

## List of Appendices

Appendix 1	Protected Urban Open Space Sites .....	97
Appendix 2	Archaeological Sites .....	99
Appendix 3	SNCI Sites .....	104
Appendix 4	Housing Trajectory .....	110
Appendix 5	Glossary .....	110

