

5 The General Location of Development

STRATEGY

Summary

- 5.1 The strategy is to locate new development within existing urban areas, focussing development that may generate large amounts of traffic to town and local centres and major employment areas that are accessible by a choice of travel modes. The strategy seeks to make effective use of existing urban land while avoiding unacceptable flood risks. It is illustrated in the Key Diagram.

Relevant Objectives

10. **To ensure effective use is made of urban land in meeting development needs.**
13. **To seek ways to reduce flooding and its associated risks to people and property including ensuring development does not increase the risk**
15. **To ensure development contributes to sustainable transport choices and reduces the need to travel.**
16. **To prevent further urbanisation.**
17. **To support the retention of sufficient well located employment land to enable the maintenance of the local economy and to support redevelopment of well located land to meet business needs.**
19. **To provide for the continued development of Staines as a focus for a mix of town centre uses including retail, leisure and employment and to improve access to the town centre.**
20. **To maintain the role of the centres of Ashford, Shepperton and Sunbury Cross in providing local services.**

Explanation

- 5.2 New development is required to meet the needs of the community for places to live and work, and to provide for the shopping, leisure and other facilities required. The South East Plan makes clear that the primary focus for development across the South East as a whole should be in urban areas. This is reflected at national level in the focus on use of previously developed land (PDL). Spelthorne lies at the inner edge of the Metropolitan Green Belt and its Green Belt has a critical strategic role as well as an important role locally in maintaining gaps between settlements and their separation from London.
- 5.3 The Green Belt is a key element in securing sustainable development in the wider area around London by containing the outward spread of the capital, preserving open land for the benefit of all and encouraging urban renewal. Maintenance of the Green Belt is reflected in national policy (PPG2) regional planning guidance and the Surrey

Structure Plan. The existing Local Plan Green Belt policy and associated designation of the Green Belt on the Local Plan Proposals Map is 'saved'. It follows that new development will be on previously developed land.

- 5.4 The focus on urban areas means making effective use of land within urban areas for development. It follows that 100% of new housing should be on previously developed land. However, it is vital to ensure that development takes place in a sustainable way and does not mean sacrificing environmental quality or failing to provide for necessary services and infrastructure. As part of the urban focus is the need to maintain all major areas of employment development, which include the employment areas within existing town centres, and also existing retail areas as well as seeking to provide for additional housing needs. Poorly located employment development sites in residential areas will be used for housing.
- 5.5 The Council's Strategic Flood Risk Assessment (SFRA) shows that a large part of the Borough is at flood risk. This imposes a significant constraint on the use of some urban areas. The Council has carefully assessed the needs of the Borough in relation to the risks and the Government's guidance (PPS25) in avoiding flood risk and how the risks to existing residents and businesses may be reduced.
- 5.6 Background studies on housing, employment and retailing have examined future requirements and how they can be met from within the existing urban area and the findings have been considered in the context of the SFRA. The Council is able to meet its housing requirements without building on land within the 1 in 100 flood risk area where there are unacceptable risks to people. It can also meet future employment and retail requirements from within the urban area, again without unacceptable flood risks through appropriate mitigation where necessary. Flood zones are defined in Table 1 at the end of this section.
- 5.7 The following strategic locational policy also aims to ensure major traffic generating development occurs in accessible locations where it can be reached by a choice of modes of travel. This will assist in implementing measures aimed at reducing reliance on the car and avoid increasing the need for travel.

Strategic Policy SP1: Location of Development

The extent of the existing urban area will be maintained and provision for all new development will be made within it. Existing residential areas will be maintained and new residential development will only be allowed in Flood Zones 1 and 2.

The overall amount of employment development will be maintained. Larger well sited employment areas will be retained and increases in employment development accommodated in those locations and particularly in Staines town centre. Poorly sited employment uses in residential areas will be redeveloped for housing.

Existing retail centres will be protected to meet future retail needs.

Major traffic generating development will be located where it is accessible by a choice of modes of transport.

DETAILED POLICIES

Green Belt

- 5.8 *The Council is saving Policy GB1 and the Green Belt designation in the Spelthorne Borough Local Plan 2001 as part of its LDF. The policy is not formally a part of this DPD. The policy is repeated below for information only and numbered LO1 and along with its supporting text, is shown in italics to signify it as a 'saved' policy.*
- 5.9 *The policy sets out that the approach to Green Belt in Spelthorne, which is that it will be permanent. It then reflects the approach to development within the Green Belt and which accords with PPG2 'Green Belts'.*
- 5.10 *Planning applications for development in the Green Belt will be assessed against the policy. As explained in PPG2, proposals which are contrary to the policy could only be approved where exceptional circumstances have been justified.*

(The following is a 'saved' policy and objections to the policy submitted as part of the consultation on the submission plan will be treated as invalid – see the advice note at the beginning of this document. This note will not appear in the adopted DPD)

Policy LO1: Green Belt (saved policy)

The Green Belt shown on the Proposals Map will be permanent and within it development will not be permitted which would conflict with the purposes of the Green Belt and maintaining its openness. Subject to the above, development will not be permitted except for uses appropriate to the Green Belt, comprising:

- a) agriculture and forestry*
- b) essential facilities for outdoor sport and recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it*
- c) limited extension, alteration or replacement of existing dwellings*
- d) appropriate re-use of buildings*
- e) appropriate engineering and other operations*

Flooding

- 5.11 Flooding has implications for the Borough not only in terms of the constraint it places on the location of new development but also as an issue which sits with other 'climate change' related matters. For this reason it is referred to in both Strategic Policy SP1 and SP7. Detailed policy LO2 on flooding is placed within this section because of its significant spatial implications. Policy LO2 deals with a wide range of actions to reduce flood risk and is intentionally presented in one comprehensive policy to most clearly convey the Council's approach.
- 5.12 A significant area of Spelthorne lies in the floodplains of the Rivers Thames, Colne (and related river system) and Ash. The only flood defences are very limited and on parts of the River Colne river system and Ash.

- 5.13 The Environment Agency Thames Catchment Flood Management Plan (Thames CFMP) (September 2006) confirms the above and sets out some 'main messages':-
- a) Flood defences cannot be built to protect everything.
 - b) Localised defences might be developed.
 - c) The ongoing cycle of development and urban regeneration is a crucial opportunity to manage flood risk.
 - d) Land for future flood risk management will be identified and protected by authorities.
- 5.14 The Council's Strategic Flood Risk Assessment (SFRA), December 2006, shows that 23.2% of the Borough (and 14.1% of its urban area (20% if areas surrounded by flood water are included)) is at risk in a 1 in 100 yr flood event (Zone 3) and some 48% of the Borough (and 49% of its urban area) in a 1 in 1000 flood risk area (Zone 2). The SFRA recommends the 1 in 1000 flood risk area is broadly equivalent to the 1 in 100 + 20% for climate change and the maximum of the two outlines is taken to define flood Zone 2 in Spelthorne. The 1:100 year flood risk area affects over 5,600 residential properties and large commercial areas including about half of Staines town centre. Staines town centre however provides a wide range of facilities and services and is accessible by public transport for a large number of the Borough's residents and people outside the Borough.
- 5.15 Removing the existing flood risk from people and property by relocating development is not a realistic option because of the enormous costs and lack of alternative land outside the flood risk area. A 'sequential' approach of ensuring new development is only in areas not at flood risk would on its own fail to deal with the risks faced by those already living or having businesses in flood risk areas. Rigid adherence to the sequential approach to new development would also not realise the opportunity identified in the Thames CFMP and PPS25 to use development as a way to help manage and reduce flood risk. It would also not ensure that the continued role of Staines in particular, as a sustainable and accessible location for many facilities including as a major shopping centre, could be fully maintained to meet the needs of local residents.
- 5.16 A comprehensive approach to dealing with flooding and its risks has been followed to avoid adding to the risks to people and property and to seek to reduce the extent of flooding that would otherwise arise from doing nothing. PPS25 allows exceptions to the normal sequential approach to locating all new development outside flood risk areas. An exception is taken in the case of redevelopment of already developed sites in existing urban areas for less vulnerable uses where this will reduce flooding, does not add to risks to people and property and enables the continued role of Staines town centre as an otherwise sustainable and accessible location for a wide range of services and facilities. The approach does not allow residential development within the 1 in 100 flood area that would put people at risk. There is enough land for housing outside this flood area.
- 5.17 Positive support is given to flood risk management measures. The Environment Agency is currently assessing what measures might be appropriate in its 'Lower Thames Strategy'. These include possible flood alleviation channels and management/mitigation measures. However, flood channels are unlikely to be implemented until toward the end of the plan period at the earliest and therefore any potential benefits will not be taken account of in decisions on development proposals before full implementation of such works.

- 5.18 The policy also seeks to ensure the capacity of the flood plain is both preserved, and, where possible, through appropriate development, increased and impedence to the flow of floodwater is, if possible, reduced. Redevelopment of existing developed sites in flood risk areas for less vulnerable uses will be supported where they achieve reductions in flood risk through increased flood storage capacity and reduced impedence to flood water flow. Account is taken in the policy of the impact of climate change by highly vulnerable uses not being permitted in the 1 in 1000 (Zone 2) flood area and development in this area otherwise being required to be flood resistant/resilient.
- 5.19 More stringent controls on development are made in the 1 in 20 flood risk area (Zone 3b) (referred to in PPS25 as ‘functional flood plain’) These are areas of generally fast flowing floodwater in major flood events where there are particular risks to people and property.
- 5.20 All applications covered by the provisions of the policy will require an appropriate Flood Risk Assessment. This includes sites over 0.5ha, or 10 dwellings or more or over 1000 m² of non-residential development outside the 1;1000 flood risk area in Zone 1 because surface water flooding into the flood plain from outside it can contribute to flood risk.
- 5.21 The extent of the 1 in 20 (Zone 3b), 1 in 100 (Zone 3a) and 1 in 1000/ (100+20% for climate change) (Zone 2) are shown on the Proposals Map.
- 5.22 PPS 25 categorises different degrees of flood risk by zones and identifies uses appropriate to each zone by level of vulnerability. The following table summarises these details and indicates what will be permitted or precluded from flood risk areas in Spelthorne in line with the following policy (LO2).

Table 1 Degree of flood risk and appropriate use

Flood Zone	Degree of Flood Risk	Appropriate Uses
Zone 1	Low probability with less than a 1:1000 chance of flooding	No uses precluded on flooding grounds
Zone 2	Medium probability. 1:100 to 1:1000 chance of flooding	‘More vulnerable’ uses such as housing, ‘less vulnerable’ uses such as commercial uses and ‘water compatible’ uses such as open space.
Zone 3a	High probability. Greater than 1:100 chance of flooding	‘Less vulnerable uses’ and ‘water compatible uses’
Zone 3b	Greater than 1:20 chance of flooding. Area of fast moving water and referred to as Functional flood plain	Only water compatible uses

Policy LO2 – Flooding

The Council will seek to reduce flood risk and its adverse effects on people and property in Spelthorne by:

- a) supporting appropriate comprehensive flood risk management measures within or affecting the Borough which are agreed by the Environment Agency,
- b) reducing the risk of flooding from surface water and its contribution to fluvial flooding by requiring all developments of one or more dwellings and all other development over 100m² of floor space in the Borough to have appropriate sustainable drainage schemes,
- c) maintaining flood storage capacity within flood Zone 3 by refusing any form of development on undeveloped sites which reduces flood storage capacity or impedes the flow of flood water
- d) maintaining the effectiveness of the more frequently flooded area (Zone 3b) of the flood plain to both store water and allow the movement of fast flowing water by not permitting any additional development including extensions,
- e) not permitting residential development or change of use or other 'more vulnerable' uses within Zone 3a or 'highly vulnerable uses' within Zone 2 where flood risks cannot be overcome.
- f) supporting the redevelopment of existing developed sites in the urban area in Zones 3a and 3b for 'less vulnerable' uses where:
 - i. a minimum increase of flood storage capacity of 20% can be secured (all flood storage areas to be effective at all times throughout the life time of the structure/use and do not create unacceptable risks to people in times of flood)
 - ii. it reduces impedance to the flow of flood water where there would be flowing flood water
 - iii. appropriate access for the maintenance of water courses is maintained
 - iv. there is no adverse impact on the integrity and effectiveness of flood defence structures
- g) requiring any development in Zones 2, 3a and 3b to be designed to be flood resilient/resistant.
- h) requiring all development proposals within Zones 2, 3a and 3b, and development outside this area (Zone 1) on sites of 0.5ha or of 10 dwellings or 1000 m² of non-residential development or more, to be supported by an appropriate Flood Risk Assessment

6 Housing Provision

STRATEGY

Summary

- 6.1 The strategy is to ensure the provision of sufficient housing to meet the allocation to Spelthorne in the South East Plan and also to ensure that, within the overall total, the differing housing needs of all sections of the community are met.

Relevant Objectives

- 6. To meet the Borough's housing requirement in the South East Plan.**
- 7. To ensure provision for housing incorporates a mix of tenure, size and type to meet local needs, including affordable housing.**
- 18. To encourage redevelopment of poorly located employment land for housing or to meet other development needs.**

Explanation

- 6.2 There is strong demand for housing in Spelthorne. More housing is required to meet the needs of the existing broadly stable population. There is a particular need for more social rented housing to meet the needs of those who cannot afford to buy and accommodation for the elderly.
- 6.3 Spelthorne's total provision for housing is set through strategic planning guidance. The South East Plan, requires 3,020 dwellings (2006-26), equivalent to 151 dwellings per annum. The Council has considered South East Plan Policy H1 and whether there is a 'backlog' of need which should be added to the housing allocation for the Borough. Its Housing Market Assessment has shown that whilst there are needs for different sizes and tenure of properties, existing residents are housed without any significant use of bed and breakfast facilities. In the Structure Plan period 1991-2006 provision in Spelthorne exceeded requirements by 640 dwellings. It has been concluded there is no 'backlog'.
- 6.4 The ability of Spelthorne to take further housing has been assessed by means of housing capacity studies. The Council's Housing Land Availability Assessment (February 2007) demonstrates its ability to meet the draft South East Plan requirement.
- 6.5 Table 2 summarises the sources of housing supply which make up the figure of 3020. At Appendix 4 is the Council's current Housing Trajectory which shows components of the supply illustrated in Table 2 and the timescale over which it will come forward. It is envisaged that a greater proportion will come forward in the earlier part of the plan period.

Table 2 Housing Supply in comparison with South East Plan Provision 2006-2026

Source of supply	Total
Existing commitments at 1 April 2006 (outstanding permissions and sites under construction) (1)	637
Housing from small sites (less than 0.4Ha)(2)	1645
Housing from large sites (greater than 0.4Ha) (not identified as allocations) (3)	395
Housing allocations in the Allocations DPD (3)	624
Total supply	3,301
Draft South East Plan requirement (20 years @ 151 dwellings per annum)	3,020

Notes:

- (1) Existing commitments as at 1 April 2006 from Spelthorne Borough Council monitoring
- (2) Housing figure based on the Housing Land Availability Assessment at 1 April 2006. The 'small sites' figure is based on trends including conversions.
- (3) Housing figure is based on the Housing Land Availability Assessment at 1 April 2006. The Large sites figure is based on sites identified in the HLAA but not shown in the submission 'Allocations DPD.
- (4) The total supply from housing allocations in the submission Allocations DPD.
- 6.6 The housing 'allocations' plus housing capacity from other identified large sites plus existing commitments show a supply of 1656 units from identified sites alone (624 + 395 + 637). This is equivalent to a supply of 10.97 years at the South East Plan rate of 151 dwellings per annum.
- 6.7 Within the overall total the form of housing provided must reflect local needs. These needs include a growth in smaller households, an increasing proportion of elderly people and meeting the requirements of other groups with specific needs.
- 6.8 The affordability of housing in Spelthorne is a significant issue. Affordable housing is social rented or 'intermediate housing' provided to households whose needs are not met by the market (a fuller definition is provided in Annexe B to PPS3, and reproduced in the glossary of this document at Appendix 5. This definition will be used in applying Strategic Policy SP2 and Policy HO3). The Surrey Structure Plan and draft South East Plan both have a target that 40% of all new housing should be 'affordable'. Most new affordable housing is provided by negotiating provision within market housing schemes and the 40% figure is considered reasonable taking into account the level of housing need balanced with the need to maintain the viability of development.
- 6.9 Strategic Policy SP2 sets out the strategy to providing housing. It makes clear a commitment to at least meet the requirements identified in the South East Plan which will include providing an appropriate housing mix in terms of tenure, size and type. A specific target for affordable housing is given.

Strategic Policy SP2: Housing Provision

The Council will ensure that provision is made for at least an average of 151 dwellings per annum to meet the South East Plan requirement for Spelthorne.

Within the overall total the Council will require a mix of tenure, size and type to meet identified housing needs, including provision to meet the needs of vulnerable groups. It will seek to ensure that 40% of the total housing provision is in the form of affordable housing.

- 6.10 In the following sub-sections of this chapter more detailed housing policies are set out which explain how various aspects of Policy SP2 will be implemented.

DETAILED POLICIES

Providing for New Housing Development

- 6.11 There are no infrastructure constraints requiring housing to be phased or controlled in the rate it comes forward. There are no very large sites of many hundreds of houses which could cause particular short-term delivery issues. The Council will take a proactive approach to ensure that the housing allocation is delivered in a way that is consistent with other aspects of the Core Strategy. Policy HO1 sets out the various ways in which housing will be provided including promoting the development of sites through the Allocations DPD, bringing forward planning briefs where appropriate, encouraging housing development on all suitable sites, and ensuring effective use is made of housing sites. This policy is intended to meet the requirements of the South East Plan Policy H2 on delivering adequate levels of housing.
- 6.12 Policy HO1 sets out the mechanisms the Council will use to ensure the delivery of at least 151 dwellings per annum.
- 6.13 It identifies a range of measures including the promotion of specific sites through an Allocations DPD, producing planning briefs, encouraging housing generally on suitable sites, including mixed use schemes, using poorly located employment land, using land effectively and resisting the loss of housing.
- 6.14 The Council will closely monitor the provision of housing through its Annual Monitoring Report and its housing trajectory to ensure that the South East Plan housing requirements for the Borough are met. Where a shortfall in delivery emerges and cannot be remedied by actions identified within Policy HO1, the contingency measures identified in Policy HO2 will be followed.

Policy HO1: Providing for New Housing Development

The Council will ensure provision is made for housing by:

- a) Promoting the development of specific sites for housing through the Allocations DPD.

- b) Producing planning briefs where appropriate as Supplementary Planning Documents, to give further encouragement to the development of allocated sites and to give additional guidance on the appropriate form development should take
- c) Encouraging housing development, including the change of use of existing buildings to housing, on all sites suitable for that purpose taking into account other policy objectives
- d) Encouraging the inclusion of housing in mixed use schemes where housing can be accommodated in an acceptable manner without compromising other planning objectives
- e) Encouraging the redevelopment for housing of poorly located employment land provided the site is suitable for housing
- f) Encouraging the redevelopment of existing areas of poor quality housing
- g) Ensuring effective use is made of urban land for housing by applying policy EN3 on density of development and opposing proposals that would impede development of suitable sites for housing
- h) Opposing developments that involve a net loss of housing, unless it can be demonstrated that the benefits of the development outweigh the harm.

Contingency Strategy for Meeting Housing Provision

- 6.15 The Government is encouraging authorities to include a contingency strategy in their LDFs showing what measures the Council would take to ensure the strategic housing requirement would still be met if actual provision were to fall below requirements. Policy HO2 involves a review of the Housing Land Availability Assessment to seek to identify additional sites including sites to go in an Allocations DPD and use of planning powers to bring existing identified sites forward.
- 6.16 The Council will monitor progress in actual housing provision against requirements and publish results in its Annual Monitoring Report. This will include information on completions and new permissions. It will also carry out regular updates of its Housing Land Availability Assessment (HLAA) to update information on longer term prospects for sites coming forward. The HLAA updates will provide an “early warning” of new sites emerging that offer potential to contribute to housing supply and of any changes to the likelihood or timing of development on sites previously identified.
- 6.17 The Council is confident that the available information on potential supply, coupled with the adoption of the measures in Policy HO1, will enable sufficient housing to come forward to meet requirements. Nevertheless it has identified contingency measures in Policy HO2 that can be brought forward should a possibility emerge of provision falling below requirements. This involves more active intervention to manage housing supply within the context of this DPD, including the use of planning powers to bring forward allocated land and a future review of the Allocations DPD to promote the development of new larger sites, including those identified in updates of the Housing Land Availability Assessment.
- 6.18 There is no contingency to release Green Belt land for housing. The reasons for this are:
- i) It is against national Green Belt policy which expects green belts to be permanent.

- ii) The evidence shows that housing requirements can be met without releasing Green Belt.
- iii) Spelthorne's housing provision in the draft South East Plan is based on a regional strategy of maintaining the Green Belt and providing development within existing urban areas. To suggest that Green Belt land should be released, even as a contingency, to meet provision in a strategic plan that is based on maintaining the Green Belt would be unsound and not in conformity with that plan.

6.19 Should the South East Plan strategy change in the future in a way that required Green Belt release then this DPD will need to be substantially reviewed. Such a fundamental change could not be catered for by means of a contingency in the current strategy.

Policy HO2: Contingency for Meeting Housing Provision

The Council will monitor actual and forecast provision against the requirement under the South East Plan for an average of at least 151 dwellings per annum through annual updates of its housing trajectory and regular updates of its Housing Land Availability Assessment (HLAA). If necessary it will:

- a) Review the Housing Land Availability Assessment.
- b) Use its planning powers, including compulsory purchase powers should they be needed, to ensure allocated land is brought forward for development; and
- c) Review the Allocations DPD to bring forward additional sites for housing in locations consistent with the Core Strategy and Policies DPD.

Providing for Affordable Housing

6.20 This policy sets out the mechanisms that will be used to ensure affordable housing is provided in accordance with Policy SP2. It has had regard to the impact of seeking affordable housing generally on the viability of residential developments that come forward. A general threshold of 10 or more dwellings (or 0.3Ha or more) is applied, registered social landlords are encouraged to bring forward sites below 10 units, and a financial contribution will be sought from private developers of four to nine units. Commercial developments that increase employment in the Borough, and therefore add to the demand for housing will be required to contribute towards affordable housing provision. A threshold of 1000 m² increase in floorspace is set. The Council considers it necessary to use all the above measures to secure 40% of all new residential development as affordable.

6.21 Social rented and shared ownership schemes can contribute to meeting affordable housing needs, but the policy aims to ensure that the majority of provision is social rented, reflecting the level of need for this tenure type. It also includes mechanisms to ensure affordable housing provision is maintained. Where, in exception, provision for affordable housing is made on another site it must be in addition to what would have been required anyway on that other site.

Policy HO3: Affordable Housing

The Council will ensure 40% of all net additional dwellings completed over the period of the LDF are affordable by:

- a) negotiating for 50% of housing on sites to be affordable where the development comprises 10 or more dwellings or the site is 0.3 hectares or larger irrespective of the number of dwellings,
- b) encouraging registered social landlords to bring forward smaller sites of one to nine dwellings consisting wholly of affordable housing regardless of site size,
- c) negotiating a financial contribution from residential development comprising four to nine dwellings of one third of the enhanced site value,
- d) negotiating a financial contribution towards the provision of affordable housing from development schemes involving an increase of more than 1000 m² of floorspace that increase employment in the Borough.

Provision may include social rented and shared ownership units, subject to the proportion of affordable housing in any scheme in shared ownership not exceeding 35%.

Where affordable housing is provided on any site the Council will seek to ensure that, it is maintained in perpetuity, normally by means of a legal agreement, for the benefit of those groups requiring access to such housing. Where the Council considers a site is suitable for affordable housing and a reasonable provision could be made, planning permission will be refused if an applicant is unwilling to make such provision.

In proposals for housing development a financial contribution in lieu of provision for affordable housing will only be acceptable where on-site provision is not achievable and where equivalent provision cannot readily be provided by the developer on an alternative site.

Where, as a means of avoiding the requirement to provide affordable housing, a proposed development site is subdivided so as to be below the site size threshold, or is not developed to its full potential so as to be below the number of dwellings threshold, planning permission will be refused.

Note: This policy is based on the definition of affordable housing in PPS3 and reproduced in the glossary to this document at Appendix 5.

Providing for Different Types of Housing

- 6.22 This policy sets out the mechanisms for ensuring a range of housing size and types to meet community needs. It takes account of the existing stock of some 39,500 dwellings of which 65% have three or more bedrooms.
- 6.23 The Council considers that the need for smaller dwellings in the Borough would best be responded to by some 80% of all new housing and conversions providing 1 and 2 bedroom dwellings. This figure seeks to take account of the large number of existing

dwellings that are extended every year by one or more bedrooms. Very small infill developments generally provide a disproportionate number of 3 and 4 bedroom dwellings, therefore, on all developments of four or more dwellings a minimum of 80% 1 and 2 bedroom dwellings will be required. The Council's research suggests that about two thirds should be 2 bedroom dwellings. Of the remaining 20% of dwellings the greatest need is for 3 bedroom dwellings because much of the demand in the Borough for 4 bedroom dwellings and larger is met by the extensions to existing properties. It is important that the mix of dwellings in any individual development contributes to the needs identified above. The only exceptions will be where the requirements for affordable housing dictate a greater mix of larger dwellings.

- 6.24 There is a need for up to 400 units of extra care housing in Spelthorne by 2026. Because of the care requirements such housing can best be provided in larger schemes of around 40 units. Provision will be achieved by negotiation on individual sites.
- 6.25 The Council will encourage the provision of dwellings that exceed the minimum disability requirements so that they are, or can easily be made, fully accessible for disabled occupiers. In practice this will mean space for easy installation of a stair lift and facilities such as bathrooms that can easily be adapted for disabled occupiers at first floor level.

Policy HO4: Housing Size and Type

The Council will ensure that the size and type of housing reflects the needs of the community by:

- a) Requiring developments, including conversions, that propose four or more dwellings to include at least 80% of their total as one or two bedroom units
- b) Encouraging the provision of housing designed to meet the needs of older people, including the provision of 400 units of extra care housing on suitable sites over the period 2006 to 2026

Encouraging the inclusion within housing schemes of a proportion of dwellings that are capable of meeting the needs, as occupiers, of people with disabilities

Density of Housing Development

- 6.26 Making efficient use of potential housing land is an important aspect in ensuring housing delivery. Higher densities mean more units can be provided on housing land but a balance needs to be struck to ensure the character of areas is not damaged by over-development.
- 6.27 Government guidance sets a minimum density of 30 dwellings per hectare (dph) as a national indicative minimum. It states that the density of existing development should not dictate that of new housing by requiring replication of style or form. The South East Plan requires an overall average density of 40dph.
- 6.28 The requirement for at least 80% of new housing development to be one or two bedroom will enable more dwellings for the same amount of built development than if

there were larger dwellings. Smaller dwellings can therefore be built at higher densities. Schemes involving flats can often be successfully developed at densities in excess of the densities of more mixed residential schemes and the ranges in Policy HO5. Policy HO5 lists broad density ranges appropriate for four types of area:

- a) Residential areas characterised by predominantly family housing
- b) Higher density residential areas, including a significant proportion of flats and/or significant employment areas
- c) The centres of Ashford, Shepperton and Sunbury Cross (for the purposes of the policy this is defined by the fullest extent of the designated shopping and employment areas as shown on the proposals map), and
- d) Staines town centre (for the purposes of the policy this is defined by the fullest extent of the designated shopping and employment areas as shown on the proposals map)

- 6.29 It is important to emphasise that the density ranges are intended to represent broad guidelines. Development will also be considered against the requirements of Policy EN3 on design and higher density development may be acceptable if it complies with the criteria in that policy, which include compatibility with the character of the area. Similarly a development within the density guidelines may nevertheless prove to be unacceptable when it is assessed against the design policy. A proposed development at a density above the guidelines would suggest that a particularly careful assessment of the scheme would be required before permission could be granted.

Policy HO5: Density of Housing Development

In considering proposals for new residential development, other than conversions of existing buildings, the Council will take account of the following density guidelines together with the requirements of Policy EN1 on design of new development:

- a) Within existing residential areas that are characterised by predominantly family housing rather than flats, new development should generally be in the range of 35 to 55 dwellings per hectare.
- b) Within higher density residential areas, including those characterised by a significant proportion of flats and those containing significant employment areas, new development should generally be in the range of 40 to 75 dwellings per hectare
- c) Within Ashford, Shepperton and Sunbury Cross centres new development should generally be in the range of 40 to 75 dwellings per hectare.
- d) Within Staines town centre development should generally be at or above 75 dwellings per hectare

Higher density development may be acceptable where it is demonstrated that the development complies with Policy EN1 on design, particularly in terms of its compatibility with the character of the area and is in a location that is accessible by non car-based modes of travel. Development at less than 35 dwellings per hectare will not normally be acceptable.

Note: The calculation of density in this policy is based on net dwelling density as defined in PPS3 (pg 26) – see glossary at Appendix 5 of this document.

Providing Sites for Gypsies and Travellers and Travelling Show People

- 6.30 Gypsies, travellers and travelling show people have particular accommodation housing requirements and the commitment in Policy SP2 to meet identified housing needs includes these groups.
- 6.31 The South East of England Regional Assembly is undertaking a partial review of the South East Plan to assess the needs of gypsies, travellers and travelling show people and identify if and when additional site provision is required. Districts throughout the South East are undertaking surveys to inform the review. Spelthorne is working jointly with other North Surrey Districts. There is not a problem of unauthorised sites in Spelthorne and no need to identify sites in advance of the South East Plan review. If the South East Plan requires additional sites in the Borough a separate DPD would be prepared on the issue.
- 6.32 This policy for Gypsies and Travellers sets out the criteria for considering applications for gypsy and traveller sites taking account of guidance in Circular 1/2006.

Policy HO6: Sites for Gypsies and Travellers

The Council will provide for the needs of gypsies and travellers by:

- a) Safeguarding existing authorised sites used by gypsies and travellers
- b) Making additional provision if needed

Any proposals for new gypsy or traveller sites, including extensions to existing sites, will be assessed against the following criteria:

- c) It meets an identified need
- d) It is reasonably accessible to local services and facilities
- e) It is environmentally acceptable and has no adverse visual impact
- f) It has satisfactory highway access to the site
- g) It is large enough to allow for the planned number of caravans and provide for appropriate space for circulation and parking and amenity space

The Council will only permit the development of new or extended sites for gypsies and travellers in the Green Belt where it is demonstrated that very special circumstances exist

- 6.33 The existing gypsy and traveller sites are at Littleton Lane, Shepperton; Watersplash Road, Shepperton and Ponderosa, Leylands Lane, Stanwell Moor.
- 6.34 The following policy for Travelling Showpeople sets out the criteria for considering applications affecting the Borough's existing sites and any new sites. The Council takes the view that the mixed use on such sites of residential and maintenance areas is not appropriate in the Green Belt particularly given the extent of commercial activity and associated buildings and scale of equipment.

Policy HO7: Sites for Travelling Showpeople

The Council will safeguard its existing sites for travelling showpeople from alternative uses and will permit additional sites where a need has been identified provided:

- a) The development is not in the Green Belt and would not have an adverse impact on adjoining properties
- b) The site has safe and convenient access to the highway network
- c) The development would not be visually intrusive or detrimental to the appearance or character of the area.

6.35 The existing sites in Spelthorne are at, The Orchard, Napier Road, Ashford; The Beeches, Grays Lane, Ashford; 29 Chatterern Hill, Ashford; and 201 Feltham Hill Road/11-15 Poplar Road, Ashford.

7 Economy and Employment Provision

STRATEGY

Summary

- 7.1 The strategy for the economy and employment is to maintain the employment capacity of the Spelthorne economy. This takes into account anticipated trends in employment demand and labour supply, new employment development in town centres, particularly Staines, and in designated employment areas.

Relevant Objectives

- 17 To support the retention of sufficient well located employment land to enable the maintenance of the local economy and to support redevelopment of well located land to meet business needs.**
- 18. To encourage redevelopment of poorly located employment land for housing or to meet other development needs.**
- 19. To provide for the continued development of Staines as a focus for a mix of town centre uses including retail, leisure and employment and to improve access to the town centre.**
- 20. To maintain the role of the centres of Ashford, Shepperton and Sunbury Cross in providing local services.**

Explanation

- 7.2 Spelthorne is a significant employment location with almost 39,000 people working in the Borough and a very low level of unemployment among local residents.
- 7.3 The Economy and Employment Land studies, May 2006 and April 2007, show that the Spelthorne workforce tends to be less well-qualified than the County or Regional average, with almost a quarter having no qualifications and less than a fifth having a degree. While the overall position is broadly compatible with the national picture and comparable with some adjoining Districts outside Surrey, it does suggest there is scope for improving skills to the benefit of the local economy and the individuals concerned. The Council will support initiatives to foster skill development and seek to support provision of any related facilities that involve development of land. The community plan identifies a comprehensive range of specific actions and the primary role of various educational organisations including the County Council, in delivery of these.
- 7.4 The Economy and Employment Land study also shows that there are already more than enough extra jobs in the pipeline to match forecast growth in the local workforce, allowing for permissions for new development and the take up of vacant premises.
- 7.5 Also as part of the study a review of employment land has been carried out, following Government guidance, to identify which sites should be retained in employment use. The plan identifies these sites for retention for future employment use and

encourages their effective use through support for redevelopment and modernisation where appropriate. The sites proposed for safeguarding under this approach are listed in Policy EM1. It allows for the loss of some smaller poorly located commercial sites in residential areas, which, in total, amount to about 6.8% of the Borough's commercial floorspace. This will be more than compensated by already approved development and vacant floorspace. There is no need to identify any new land for employment purposes to meet local needs.

- 7.6 The Borough's four main centres are also significant employment centres with a range of commercial activities particularly Staines. Staines' accessibility makes it a good location for office development and further development will be supported. In other town centres the scope for commercial development is more limited and further commercial development should in any event be compatible with the scale and role of the centre concerned. The other centres have good public transport and are appropriate accessible locations for continued employment activity.
- 7.7 The Council has considered whether specific provision needs to be made for additional airport related development due to the expansion of Heathrow. Provision was made at Terminal 5 (T5) for airport related development within the airport boundary and the Inquiry found that there was no need to release additional land to meet extra requirements for airport related development as a result of T5. Growth beyond T5, including a third runway, is subject to a future decision by the Government. The South East Plan only seeks to take account of currently agreed levels of expansion. There is no need therefore to plan for additional land for airport related development within Spelthorne. The Council would in any case expect the approach established through the T5 decision of providing for airport related development within the airport boundary to be continued with any further expansion.

Strategic Policy SP3: Economy and Employment Land Provision

The Council will maintain the employment capacity of the Spelthorne economy by maintaining well sited larger employment areas and supporting the renewal and improvement of employment floor space to meet needs. It will support initiatives to improve the skills of the local workforce.

DETAILED POLICIES

Land for Employment Development

- 7.8 The strategy of maintaining the employment capacity of Spelthorne will be implemented through two main employment policies. Policy EM1 identifies 11 major employment areas which are to be protected. The boundaries of these sites are shown on the Proposals Map.
- 7.9 Within the designated employment areas land in employment use is to be retained, the net loss of employment land will not be accepted, unless the loss forms part of a development that is of overall benefit to an existing business operating from the site.
- 7.10 Employment development under the policy includes industry, offices, research and development and warehousing, retail, hotels and some leisure uses. Retail use will

only be allowed within existing retail centres in accordance with Policy SP4. Hotels, where appropriate, will be expected to be in existing town centres where there are the greatest opportunities for non car based travel.

- 7.11 The Borough's four main centres of Staines, Ashford, Shepperton and Sunbury are identified as employment areas within Policy EM1 and for these centres the policy needs to be applied in the context of strategic policy SP4 and Policy TC1 and TC3. These policies also recognise the role of these centres as accessible locations for retailing and other local services as well and the scope for mixed use development.

Policy EM1: Employment Development

The Council will maintain employment development by:

- a) retaining the following designated employment areas and supporting in principle proposals in these areas for employment development,
 - i) Staines town centre
 - ii) Ashford town centre
 - iii) Shepperton centre
 - iv) Sunbury Cross Centre
 - v) Windmill Road, Sunbury
 - vi) Hanworth Road and Country Way, Sunbury
 - vii) Ashford Road, Littleton Road and Spelthorne Lane, Ashford
 - viii) London Road (East of Crooked Billet roundabout), Staines
 - ix) Bedfont Road, Long Lane, Stanwell (including Northumberland Close and Camgate Estate)
 - x) BP Chertsey Road, Sunbury
 - xi) Shepperton Studios, Shepperton
- b) encouraging proposals for redevelopment and extensions that enable business needs to be met and make the most effective use of available employment land; and
- c) refusing proposals that involve a net loss of employment land or floorspace in employment areas, unless the loss of floorspace forms part of a redevelopment that more effectively meets needs for an existing business operating from the site.

- 7.12 Policy EM2 sets out the approach to development of existing employment land outside designated employment areas. Sites outside designated employment areas are either relatively small (sites of less than 0.4ha were not considered for safeguarding as employment land under Policy EM1) or have been assessed in the employment land study to be poorer locations for employment development.
- 7.13 The presumption in favour of employment development that exists under Policy EM1 will not apply to areas that are not safeguarded. However, further employment development may still be acceptable where it can take place in an environmentally acceptable way. But where sites are poorly located, particularly in relation to adjoining residential uses or the highway, redevelopment for housing or other suitable purposes will be encouraged. The Allocations DPD includes proposals for housing on some poorly located employment sites.

Policy EM2: Employment Development on Other Land

The Council will allow further employment development on existing employment land outside designated employment areas where it can be demonstrated the development can take place in an acceptable way.

8 Town Centres and Retail Development

STRATEGY

Summary

- 8.1 The strategy for town centres and retailing is to provide for the continued development of Staines as Spelthorne's principal town centre, and maintaining the role of Ashford, Shepperton and Sunbury Cross as local centres and also maintaining the role of smaller centres and parades in serving their local neighbourhood.

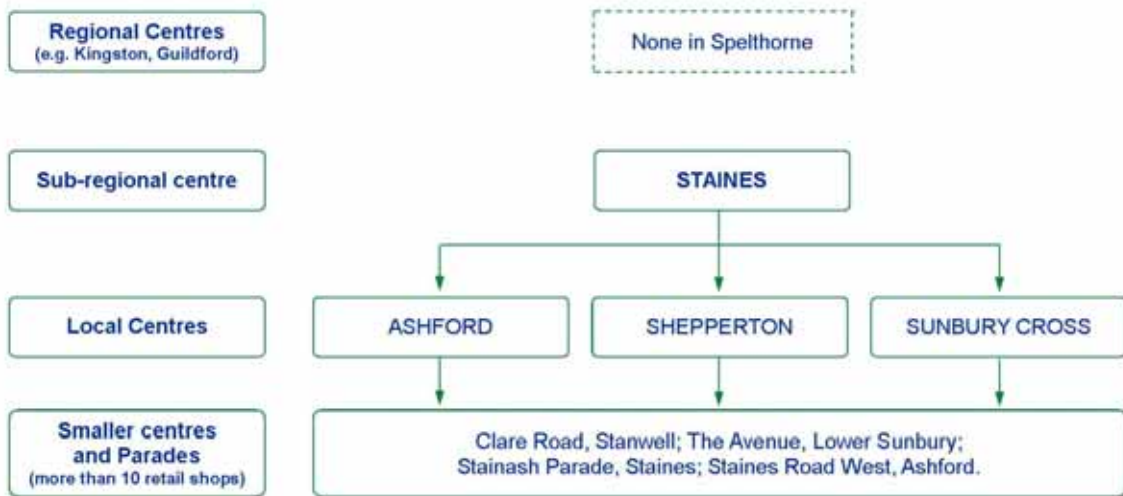
Relevant Objectives

8. To ensure provision is made for the needs of all sections of the community.
9. To ensure necessary infrastructure and services are provided.
15. To ensure development contributes to sustainable transport choices and reduces the need to travel.
17. To support the retention of sufficient well located employment land to enable the maintenance of the local economy and to support redevelopment of well located land to meet business needs.
19. To provide for the continued development of Staines as a focus for a mix of town centre uses including retail, leisure and employment and to improve access to the town centre.
20. To maintain the role of the centres of Ashford, Shepperton and Sunbury Cross in providing local services.
21. To encourage development of a sustainable transport system that supports the spatial strategy and provides for the needs of all sections of the community in an environmentally acceptable way and further improve Staines' role as a public transport interchange.

Explanation

- 8.2 Spelthorne's town and local centres are the focus for a mix of activity, including retail, leisure, employment uses and housing. They are also a focus for public transport services and are thus relatively accessible locations for new development. Staines is the Borough's main centre. Ashford, Shepperton and Sunbury Cross are smaller centres offering a range of shopping and related facilities to their communities but without the range of large stores in Staines. Spelthorne also has a series of smaller shopping parades providing local shopping facilities for the neighbourhoods they serve. The largest of these are the neighbourhood centres at Clare Road, Stanwell; Stainash Parade, Kingston Road, Staines; The Avenue, Lower Sunbury and Staines Road West, Ashford.
- 8.3 The following figure summarises the hierarchy of town and local centres in Spelthorne.

Figure 2 Hierarchy of town centres in Spelthorne



Note: Large freestanding stores are not included in the hierarchy of centres

- 8.4 The strategy aims to maintain the role of town and local centres as the focus for shopping. It particularly supports the further development of Staines town centre for retail and related facilities and also for employment development, to maintain and safeguard its role as the principal town centre serving north Surrey. It aims to maintain Staines' position in relation to nearby centres such as Hounslow and Woking, without seeking to compete with larger regional centres like Guildford and Kingston.
- 8.5 The strategy seeks to maintain the role of Ashford, Shepperton and Sunbury Cross as local shopping centres and opportunities for their improvement as well as maintaining the role of local centres and parades.
- 8.6 The strategy does not promote out of centre retailing. Government guidance states that town centres should be the focus for retail development and sets out a sequential approach for promoting development for which a need is identified, with preference to town centre then edge of centre locations over out of centre. No need is seen to promote out of centre sites in Spelthorne but Policy TC5 provides a detailed framework against which specific proposals can be assessed.

Strategic Policy SP4: Town Centres and Retail Development

The Council will ensure that town centres and local centres remain the focus for retailing in the Borough.

It will seek the continued improvement of Staines as the principal town centre serving north Surrey. It will make provision for further retailing and related services, and support employment development. Improvements in access to the town centre, particularly by non car-based modes will be encouraged.

It will maintain the role of Ashford, Shepperton and Sunbury Cross as local shopping centres and seek opportunities for their improvement. It will also maintain the role of smaller parades in serving their local neighbourhood.

DETAILED POLICIES

Staines Town Centre

- 8.7 The strategic policy sets out the general approach to the location of retail development and in particular the role of Staines town centre and other main retail centres.
- 8.8 The Spelthorne Retail Study, 2004, showed there was scope for a further 17,000 m² of non food retail floorspace in Staines up to 2011, and a further 15,000 m² up to 2016, subject to further monitoring and provided the initial 17,000 m² development takes the form of a major scheme that enhances Staines overall attractiveness. The 2007 update to the study shows there is likely to be less scope for growth up to 2016 than shown in the previous study but with increasing capacity to 2026. Specifically it suggests there would be capacity for about 18,000 m² up to 2016, and scope to 2026 for further development up to and possibly beyond the 32,000 m² figure in Policy TC1 which is based on the 2004 Retail Study. Caution is required, however, in the use of very long term projections of retail floorspace and the figure in Policy TC1 is considered to be a robust indication of what the Council needs to plan for. There is no identified need to extend retail provision in the other centres in the Borough.
- 8.9 Development proposed in Staines is initially a partial redevelopment and extension of the Elmsleigh Centre to the south (Phase 3) of 2,500 m² of additional retail floorspace. Earlier phases have also involved only a limited increase in floorspace. A site specific proposal is set out in the Allocations DPD but is also described in this document because of its strategic significance.
- 8.10 Phase 3 will be followed by a larger extension to the west (Phase 4) in the form of a comprehensive development including some 18,000 m² of retailing. The westward extension offers a number of benefits:
- i) It creates the opportunity for a further increase in shopping provision adding to choice for people in the catchment area.
 - ii) It enable the Elmsleigh Centre to grow consolidating and enhancing its attractiveness and helping maintain a balance between shopping provision north and south of the High Street.
 - iii) It creates the opportunity for a link between the Elmsleigh centre and the western end of the High Street (including Debenhams). Together with the completed Tillys Lane scheme it consolidates the position of this end of the High Street as part of the core shopping area and creates a circulation route linking to the north side of the High Street.
 - iv) It makes effective use of a relatively under-used and unattractive site immediately adjoining the main part of the shopping centre.

- 8.11 Following the completion of the above scheme there is scope for further growth beyond 2016. Estimating growth beyond 2016 is particularly uncertain and needs to be assessed in a future retail study and the plan reviewed if additional provision is identified. Whilst no specific proposals for additional floorspace are being brought forward at this stage in an Allocations DPD, the Council recognises there is scope within the Two Rivers Scheme for extensions or partial redevelopment to provide for extra floorspace.
- 8.12 Employment provision in existing town and other centres and any residential development is dealt with in the employment and housing sections of this plan.
- 8.13 To tackle problems of congestion in Staines town centre measures to improve traffic management will be encouraged and improvements in access by public transport and other alternatives to the car will be supported. The traffic effects of new development proposals in the town centre will be assessed and developments that may otherwise lead to traffic growth will be expected to contribute to improvements.
- 8.14 The Council has assessed the town centre car parking requirements. Its approach is to give priority to ensuring adequate provision for shoppers to support the town centre economy, while making more limited provision for long stay parking, where there is greater scope for the switch to other means of travel. Control of on-street parking in and around the town centre is necessary to ensure the policy is effective and to safeguard the environment for residents living in these areas.
- 8.15 The Council's policy for the town is supported by its joint working with partners to ensure effective town centre management.

Policy TC1: Staines Town Centre

The Council will maintain the role of Staines as the principal town centre serving north Surrey by encouraging developments that contribute to the vitality and viability of the centre and are of a scale and character appropriate to its role. In particular it will:

- a) Make provision for a further 32,000 m² of retail development to meet the needs of its catchment area.
- b) Encourage measures to improve traffic management in the town centre and to further improve accessibility by public transport and other non car-based modes and if necessary will require such improvements in connection with major developments in the town centre
- c) Manage its public car parks to give priority to meeting demand from shoppers and make more limited provision for long stay parking to support strategies to encourage other modes. It will also support measures to control on street parking in the vicinity of the town centre
- d) Continue to work with its partners to ensure the effective management of the town centre and will look for opportunities for further improvements to the town centre environment

- 8.16 Policy TC2 seeks to manage changes of use in the Staines retail frontage. It relates to primary and secondary areas. In the primary area, which includes the pedestrianised High Street, the Elmsleigh Centre and Two Rivers the dominance of

retailing in the shopping frontage will be maintained to support the town's primary retail role.

- 8.17 In the secondary areas, to the east and west of the pedestrianised High Street, a wider range of uses that provide services to shoppers will be allowed. Secondary areas also provide potential opportunities for small independent retailers, businesses that widen the choice available to shoppers but may not be able to compete for prime locations. The policy therefore aims to strike a balance by ensuring that a proportion of units remain in retail use. This is achieved through sub-point (b) of Policy TC2, which takes account of the balance between retail and requires proposals having regard to nearby uses. It allows for the impact of a change of use to be assessed over a reasonable length of frontage centred on the application site. Where a unit is towards the edge of a secondary area, the assessment will only consider units within the secondary area and will be based on the run of units most nearly centred on the application site.
- 8.18 The boundary for the primary and secondary areas is shown on the Proposals Map. A definition of use classes A1-A5 is given in the text box after the policy.

Policy TC2: Staines Town Centre Shopping Frontage

Within the primary shopping area of Staines town centre uses other than retail, within Class A1 will not be permitted where this would lead to a net loss of retail floorspace.

Within the secondary shopping areas of Staines town centre the loss of Class A1 retail units will be permitted where:

- a) the proposed use is within use class A2, A3, A4 or A5 or for a launderette
- b) no more than five out of nine consecutive units within the secondary frontage are in non-retail uses as a result of the proposal,
- c) the proposal would not harm the predominantly retail character of the town centre, either individually or cumulatively with other non retail developments
- d) exceptionally a non-retail use may be accepted where it is demonstrated that it will contribute to the long term vitality and viability of the centre

Use Classes

The Town and Country Planning (Use Classes) Order groups similar activities into Use Classes. Planning permission is not required to change from one activity to another within the same use class. The following use classes are referred to in Policies TC2, TC3 and TC4:

- A1: Retail shop, but excluding a shop for the sale of hot food
- A2: Financial and professional services
- A3: Restaurants and cafes
- A4: Public house or wine bar
- A5: Hot food takeaways

Planning permission is required to change from Use Class A1 to any of the other classes. Changes from the other classes listed to A1 do not require permission.

Ashford, Shepperton and Sunbury Cross centres

- 8.19 The following policy TC3 relates to development in the employment and retail areas of the three centres. It seeks to maintain their current role and give support to proposals that enhance their vitality and viability. The policy needs to be read in conjunction with Policy SP3 and EM1 which seek to maintain the current level of employment floorspace within the defined employment area. Subject to this Policy TC3 also encourages in principle a mix of uses which may contribute positively to the centres. The boundaries of employment and retail areas are shown on the Proposals Map.
- 8.20 **Ashford** is the second largest shopping centre in the Borough and is the nearest centre for a substantial residential area. While the Retail Study shows it is well-used by local people, it is primarily a local centre with no scope for significant expansion although some sites may have limited scope for intensification. Redevelopment that improves the centre will be supported. In the shopping frontage the policy seeks to maintain a balance between retail and non retail uses in which the majority of units remain in retail use.
- 8.21 **Shepperton** is a significant centre serving its local community. It is smaller than Ashford but the Retail Study shows that it is well-used by local people, although as with Ashford there is no scope for expansion. A similar approach is proposed towards non retail uses in the centre.
- 8.22 **Sunbury Cross** is the main shopping centre for Sunbury. It includes a parade on the north side of Staines Road West, and the “Park N Shop” shopping centre on the south side. A Tesco superstore is linked to the centre by a pedestrian route. The centre would benefit from widening the range of shops and services available but it is physically constrained with no scope for expansion or additional capacity in terms of retail expenditure. Opportunities to improve the centre and the environment of the area will be sought.
- 8.23 In applying sub-point (b) of Policy TC3 the assessment will be based on the nine units centred on the unit being considered or most nearly centred.

Policy TC3: Development in Ashford, Shepperton and Sunbury Cross Centres

Within the defined employment areas of Ashford, Shepperton and Sunbury Cross the Council will encourage mixed use development combining offices with residential and other uses that contribute positively to the centre, where development can take place in an acceptable manner and where the existing amount of employment floorspace is retained.

Within the defined shopping areas of Ashford, Shepperton and Sunbury Cross as shown on the proposals map the loss of A1 retail units will be permitted where

- a) the proposed use is within use class A2, A3, A4 or A5 or for a launderette.
- b) no more than two out of nine consecutive units are in non retail use as a result of the proposal
- c) the proposal would not harm the predominantly retail character of the centre, either individually or cumulatively with other non retail developments
- d) the proposal would not result in the loss of a retail unit that is prominent in the centre either by reason of its size or position.

- e) exceptionally a non-retail use may be accepted where it is demonstrated that it will contribute to the long term vitality and viability of the centre

The Council will continue to work with its partners to ensure the effective management of the centres and will look for opportunities for further improvements to their environment

Smaller Centres and Local Shopping Parades

- 8.24 Smaller centres and parades play an important role in providing shopping and related facilities for their local communities. The largest of these centres is at Clare Road, Stanwell which serves the Stanwell area. The Avenue is also a significant centre serving Lower Sunbury. The policy seeks to maintain a balance between retail and non retail uses and support development that improves vitality and viability. Isolated shops can also be important in providing local shopping for the residential areas accessible to the residential areas they serve. The policy seeks to retain such shops where they meet a local need.

Policy TC4: Local Shopping Centres and Parades

Within other centres and small parades proposals for the change of use or redevelopment of existing premises within Class A1 will be permitted where:-

- a) the proposal is for a use within Class A2 A3 A4 or A5 or for a launderette
- b) no more than four out of nine consecutive units are in non-retail use as a result of the proposal or exceptionally where it can be demonstrated that the loss of the retail unit would not cause any long term harm to the viability or vitality of the centre or parade. In parades of fewer than nine shops the requirement shall be for not more than two units in total to be in non-retail use

In redevelopment schemes the total amount of retail floorspace and length of frontage should be maintained.

There will be a presumption against the loss of isolated shops that meet a local need.

Proposals for Retail Development outside of existing centres

- 8.25 Proposals for new retail development should be consistent with the strategy that seeks to focus development on existing centres. Policy TC5 sets out how proposals outside these centres will be assessed. The approach, which is based on Government guidance, requires need, the availability of alternative town centre or edge of centre locations, the impact on existing centres and the accessibility and traffic impact all to be assessed, where development is proposed in an out of centre location. It will also be necessary to show that retail development outside of existing centres will not conflict with other policies and proposals in the Local Development Framework.

Policy TC5: Proposals for Retail Development

The Council will expect new retail development serving the Spelthorne area to be located in Staines town centre, or in the centres of Ashford, Shepperton or Sunbury Cross if it is of a scale and character appropriate to those town centres.

Proposals for retail development outside these centres will only be permitted where it has been demonstrated:

- a) There is a need for the proposal taking into account quantitative and qualitative considerations; and
- b) The development could not be accommodated in a town centre or, failing that, an edge of centre location. In assessing alternative locations it should be demonstrated that flexibility has been shown in the scale and format of the development, car parking provision and the scope for disaggregation into smaller units; and
- c) There would be no unacceptable impact on the vitality and viability of existing centres within the catchment area of the proposed development;
- d) The development is accessible by a choice of means of transport and would not lead to an increase in car use or cause an unacceptable increase in traffic congestion.

9 Community Needs

STRATEGY

Summary

- 9.1 The strategy for meeting community needs is to ensure that development provision meets the needs of all sections of the community and that new developments that add to requirements for infrastructure and services contribute to necessary improvements.

Relevant Objectives

- 8. To ensure provision is made for the needs of all sections of the community.**
- 9. To ensure necessary infrastructure and services are provided.**
- 12. To contribute to tackling the specific problems faced by areas of relative deprivation in the Borough.**

Explanation

- 9.2 New development should be supported by provision of services and facilities to meet the needs of the local community. Services include utilities such as water, sewerage, gas and electricity. They also include public services like education, health services, leisure centres, libraries and museums, together with emergency services and a wide range of care facilities. These are often referred to as the local 'infrastructure'. There are also other facilities comprising clubs, societies, churches and leisure activities that meet local needs as are services that meet the particular needs of specific sections of the community. Facilities also include open space and play areas.
- 9.3 The strategy is based on making provision for the key services to meet the needs of the community, including retention of those services and facilities that meet a local need. Policy CO1 sets out the detailed criteria that will be applied and Policy CO2 deals with the specific issues involved in providing open space.
- 9.4 The strategy also requires new development, that adds to requirements for services and infrastructure, to contribute to necessary improvements. This will include contributions to transport improvements. In seeking contributions account will be taken of the cumulative impacts of smaller developments that may not on their own add to requirements but will create extra requirements when taken together with other schemes. Spelthorne has a high proportion of relatively small developments and the approach seeks to capture the cumulative impact of these schemes. Policy CO2 makes a general requirement on developers to meet the infrastructure requirement of their schemes.
- 9.5 Supplementary guidance will be developed to set out the type and scale of development on which a contribution will be sought and the level of contribution, together with more information on the use to which contributions will be put.

- 9.6 The Government has consulted on a Planning Gain Supplement, which would be an alternative way of funding improvements by means of a tax on the increase in land value due to development. The consultation states that the new tax would not be introduced before 2008 and in the meantime it encourages authorities to implement guidance in the latest planning obligations Circular, especially the use of formulae and standard charge approaches to planning obligations.

Strategic Policy SP5: Meeting Community Needs

The Council will ensure provision is made for services and facilities to meet the needs of the community. It will also seek to retain existing services and facilities that meet a local need or ensure adequate replacement is provided.

New developments that individually or cumulatively add to requirements for infrastructure and services will be expected to contribute to the provision of necessary improvements.

DETAILED POLICIES

Providing for Community Facilities

- 9.7 Policy CO1 sets out the approach to considering proposals for new facilities serving the community and proposals for improvements to existing facilities. It also covers the approach to proposals that involve the loss of such facilities.
- 9.8 For the purposes of the policy community facilities include, schools and other education facilities, health and social care facilities, libraries, museums, cultural facilities, emergency services, advice centres, facilities for clubs, societies, churches, sport and leisure activities, youth facilities and community centres.

Policy CO1: Providing Community Facilities

The Council will seek to ensure community facilities are provided to meet local needs by:

- a) Supporting the provision of new facilities for which a need is identified in locations accessible to the community served
- b) Supporting improvements to existing facilities to enable them to adapt to changing needs
- c) Resisting the loss of existing facilities except:
 - ii) Where it is demonstrated that the facility is no longer needed, or
 - iii) Where it is established that the services provided by the facility can be provided in an alternative location or manner that is equally accessible to the community served

Infrastructure Required by New Development

- 9.9 Some types of development can require additional 'infrastructure'. This can range from community facilities, open space, transport related and physical services such as sewerage disposal. Where development may lead to needs outside the application site the developer will be expected to assess these. Where requirements are demonstrated to be essential for the development to proceed the provision of that 'infrastructure' will be required to be provided or, as appropriate, contributions made to their cost. Developers will be expected to enter into appropriate legal agreements.

Policy CO2: Provision of Infrastructure for New Development

The Council will require developers to provide or contribute in a timely way to the cost of infrastructure required as a result of any development they bring forward.

Providing for Open Space in New Development

- 9.10 Policy CO3 deals with provision of open space in new developments and Policy EN4 deals with protection of existing open space.
- 9.11 Open space and play areas are important facilities and the first part of the policy requires all larger developments of family housing to include an element of on-site public open space including funding for its on-going maintenance. Family housing is potentially any housing, with two or more bedrooms but excluding accommodation designed specifically for the elderly.
- 9.12 If provision for open space within the development is not possible or appropriate, either because the site is too small or because it is not a good location for providing communal open space, then a commuted payment will be required towards improving provision off site either in the form of a new site or, where it is agreed that is not possible, improving an existing one so as to increase its usability.
- 9.13 Where development includes provision of open space to serve a wider area, the open space should be accessible to the wider area and not just occupants of the new development.

Policy CO3: Provision of Open Space for New Development

In new housing developments of 30 family dwellings and above the Council will require the inclusion of a minimum of 0.1 ha of public open space increased proportionally according to the size of the scheme.

Where any new housing is proposed in areas of the Borough with inadequate public open space provision, or where provision would become inadequate because of the development, the Council will require the provision of new open space on site or by financial contribution toward the cost of new off-site provision. If this is not feasible a contribution will be required to improve existing sites to enhance their recreational value and capacity.

10 Maintaining and Improving the Environment

STRATEGY

Summary

- 10.1 The strategy for the local environment is to maintain and improve the quality of the environment, safeguarding existing character and assets and seeking improvements to areas of poor quality environment, including tackling poor air quality. It also aims to ensure new development makes a positive contribution to the environment and is sustainable.

Relevant Objectives

1. **To protect and improve the quality of the environment, including improving the landscape, promoting biodiversity and safeguarding the Borough's cultural heritage.**
3. **To secure an improvement in the Borough's air quality.**
4. **To minimise the impact of noise on local communities and the environment.**
5. **To safeguard valuable urban open space and provide for open recreational uses.**
11. **To ensure new development is designed to a high standard appropriate to its setting and contributes to an improvement in the appearance of the environment.**
14. **To contribute to making Spelthorne a safer place.**
15. **To ensure development contributes to sustainable transport choices and reduces the need to travel.**
16. **To prevent further urbanisation.**

Explanation

- 10.2 The spatial description of the Borough has identified a number of specific environmental issues which need addressing. These include issues of poor air quality, areas of both the built and natural environment that need protection including sites of international importance, and areas of poorer environmental quality. Earlier consultation as part of preparing this DPD has also shown the particular importance the public attach to ensuring new development is of a high standard. These issues are reflected in the eight objectives relevant to the environment.
- 10.3 The following Strategic Policy SP6 identifies the key issues involved in maintaining and improving the environment and provides the strategy from which a number of detailed policies follow. A few may be classed as 'development control' policies in that they relate solely to guiding decisions on planning applications. However, most have a more spatial approach reflecting the nature of the issue they deal with and the

wide ranging approach to implementation which is both necessary and expected of documents forming part of the Local Development Framework. Many of these policies may be implemented through other strategies and plans, including the Community Plan, Environment Strategy, strategies and environmental initiatives such as Green Arc (see paragraph 10.35b) and day to day management of areas such as Sites of Special Scientific Interest.

Strategic Policy SP6: Maintaining and Improving the Environment

The Council will seek to maintain and improve the quality of the environment of the Borough. It will:

- a) Ensure the design and layout of new development incorporates principles of sustainable development, and creates an environment that is inclusive, safe and secure, is attractive with its own distinct identity and respects the environment of the area in which it is situated
- b) Contribute to improving air quality in the Borough.
- c) Protect and enhance areas of existing environmental character including sites of nature conservation value, areas of landscape value, the Borough's historic and cultural heritage (including historic buildings and Conservation Areas) and open space of amenity and recreation value.
- d) Promote the improvement of poor quality environments both within the urban area and in the Green Belt

DETAILED POLICIES

Design of New Development

- 10.4 High quality in the design and layout of new development is fundamental to achieving the vision of both meeting development needs and also improving the environment. Design is not just limited to the appearance of development, although that is an important element.
- 10.5 The policy reflects the increased importance attached to sustainability issues in design, including issues regarding energy reduction, the use of renewable energy, waste minimisation and recycling and sustainable drainage and accessibility by occupiers and visitors. It reflects the need to integrate consideration of these issues in the overall design process so that they are taken into account from the start.
- 10.6 The policy also reflects the potential contribution of good design to creating safe and secure environments. Making Spelthorne a safer place is one of the Council's corporate priorities and it therefore attaches particular importance to the integration of safety and security considerations in the design process.
- 10.7 Planning applications must be supported by design statements and the Council expects design statements to show how all the design issues covered in the policy have been addressed in developing a proposal. The level of detail required will vary according to the scale and nature of the development and for some small scale proposals such as domestic extensions some of the criteria may not be relevant.

- 10.8 The Council intends to prepare a supplementary planning document on how the requirements of this policy and the other detailed policies in this section will be applied.

Policy EN1: Design of New Development

The Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will:

- a) create buildings and places that are attractive with their own distinct identity. They should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land
- b) achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook
- c) be designed in an inclusive way to be accessible to all members of the community regardless of any disability and to encourage sustainable means of travel
- d) incorporate landscaping to enhance the setting of the development, including the retention of any trees of amenity value and other significant landscape features that are of merit, and provide for suitable boundary treatment
- e) create a safe and secure environment in which the opportunities for crime are minimized
- f) incorporate measures to minimise energy consumption, conserve water resources and provide for renewable energy generation in accordance with Policy CC1
- g) incorporate provision for the storage of waste and recyclable materials and make provision for sustainable drainage systems (SUDS)

Replacement and Extension of Dwellings in the Green Belt including Plotland Areas

- 10.9 This policy gives specific guidance on rebuilding and extension of existing dwellings in the Green Belt and in Plotland areas and is in addition to the requirements of Policy EN1. It aims to prevent an increase in the impact of existing buildings on the openness of the Green Belt, due either to large extensions or larger replacement dwellings. Most of these areas are also at flood risk and in the case of the 1 in 20 flood risk area no enlargement of the existing dwelling either by extension or rebuilding will be permitted (see Policy LO2).
- 10.10 In considering the scale of development that may be acceptable the policy requires comparison to be made with the scale of the original building. In this context “original” refers to the building as originally constructed or as at 1947 whichever is the later, not the building as it exists at present. The reason for this is to enable account to be taken of the cumulative impact of the current proposal together with previous enlargements of the property that may have taken place either through past

extensions or rebuilding. The cumulative effect of a series of small extensions can be just as great as a single large proposal.

- 10.11 The policy also deals specifically with development in “plotland” areas. These are developments, mostly along the Thames, that originated as weekend or holiday bungalows in the 1920s and 1930s but are now occupied on a permanent basis. There is a particular concentration in the Borough. Their distinctive character is an important element of the overall character of the Thames-side environment in Spelthorne and control on their scale in relation to the impact on the openness of the Green Belt. The boundary of ‘plotland’ areas is shown on the Proposals Map.
- 10.12 The additional criteria specific to plotlands in Policy EN2 are intended to ensure that their distinctive character is maintained. The policy is not intended to prevent the provision of essential facilities or basic amenities, subject to compliance with other aspects of the policy. But it must be remembered that these buildings originated for occasional use, the fact that they may now be permanently occupied does not justify enlargement to meet the space standards of a modern suburban dwelling.
- 10.13 It is particularly important to maintain the small scale of the dwellings, including the gaps between individual dwellings and the single storey low profile form of the structure. This is reflected in the criteria.

Policy EN2: Replacement and Extension of Dwellings in the Green Belt including Plotland Areas

The Council will only permit the rebuilding and extension of dwellings in the Green Belt where the proposal:

- a) does not significantly change the scale of the original building, regardless of the size of the plot
- b) does not detract from the character of the area; and
- c) complies with policy EN1 on the design of new development

Within plotland areas as defined on the Proposals Map the following criteria will also apply to proposed rebuilding and extension of structures and require them to be:

- d) compatible in size with traditional “plotland” dwellings and with the scale of adjoining properties
- e) set in from flank boundaries to maintain existing gaps in the river frontage
- f) single storey with a low profile roof
- g) not projecting towards the river further than the existing building or adjoining properties
- h) in compliance with Policy EN8 on the setting of the River Thames and its tributaries and Policy LO2 on flooding

Policy on Air Quality

- 10.14 Air quality is an important environmental issue for Spelthorne. The whole Borough is currently an Air Quality Management Area (AQMA) which reflects the particular need to improve air quality. The Council has an Air Quality Action Plan.
- 10.15 The biggest single contributor to poor air quality in Spelthorne is road traffic, and modelling suggests that the main road corridors are the worst affected areas. Improvements to vehicle technology offer scope for benefits but nevertheless some areas of poor air quality, below EU standards for nitrogen dioxide, are forecast to remain, notably alongside the A308 at Sunbury Cross. The level of particulates (known as PM10s) is also a concern adjoining the M25 and Heathrow Airport.
- 10.16 Much of the traffic on major roads in the Borough is through traffic, over which the Council has little or no direct influence. However, there is more scope to influence trips that have origins or destinations within Spelthorne. Measures in the Plan to locate new development where it is accessible by non-car based modes of travel and support for initiatives such as travel plans to encourage alternatives to car use offer some scope to reduce the reliance on the car for local journeys and thereby help improve air quality.
- 10.17 There is also scope to reduce reliance on cars through the general promotion of non-car based transport through improved facilities, services and information on public transport and for cyclists. Improving non-car based transport is one of the six themes in the Spelthorne Community Plan and there are specific actions and targets identified in the County Council's Local Transport Plan. Car use can also be limited to an extent by reducing parking provision. The appropriate routing of lorries and low emission technology for both public service and other vehicles can also make a contribution.
- 10.18 A specific proposal the Council is promoting through its Allocations DPD is, as part of the extension of the Elmsleigh Centre, the reformatting of the Staines bus station to make it more attractive and safe for passengers and thereby encourage the greater use of bus travel.
- 10.19 New developments may affect air quality. Where development is proposed in areas of poor air quality measures will be required to ensure an acceptable environment will exist for occupiers of the development. The Council will require air quality assessments to be undertaken for development proposals and the policy identifies when these will be required.
- 10.20 The nature of the assessment will depend on local air quality circumstances. Developers are recommended to make early contact with the Council's Environmental Health section on what may be required. Where adverse impacts can be overcome by mitigation measures these will be required by condition or agreement. Where adverse impacts cannot be overcome permission will be refused.
- 10.21 The purpose of the following policy is to set out how the aim of strategic policy SP6, of contributing to improving air quality in the Borough, will be achieved.

Policy EN3: Air Quality

The Council will seek to improve the air quality of the Borough and minimise harm from poor air quality by:

- a) supporting measures to encourage non-car based means of travel,
- b) supporting appropriate measure to reduce traffic congestion where it is a contributor to existing areas of poor air quality,
- c) requiring an air quality assessment where development:
 - i) is in an Air Quality Management Area, and
 - ii) generates significant levels of pollution, or
 - iii) increases traffic volumes or congestion, or
 - iv) is for non-residential uses of 1000 m² or greater, or
 - v) is for 10 or more dwellings, or
 - vi) involves development sensitive to poor air quality
- d) refusing development where the adverse effects on air quality are of a significant scale either individually or in combination with other proposals and which are not outweighed by other important considerations or effects and can be appropriately and effectively mitigated.

Provision of Open Space, Sport and Recreation Facilities

10.22 Open space and sport and recreational facilities have an important part to play in the well being and quality of life of people. These facilities include pedestrian and cycle routes. Sport England has a target to increase participation in sport and physical activity generally from the current 30% to 50% by 2020. This has an important role to play in generally improving the health of the nation to which the government attaches importance. In this context the protection and improvement of existing space and expansion of facilities necessary to meet needs is important.

10.23 There are significant areas of open space within the Borough that perform a valuable role in providing facilities for sport and recreation including allotments and also in breaking up the continuity of built up areas and visually contributing to the character of the Borough's different communities. Open space sites not only have a value individually but also collectively as broader networks, and the Council supports the 'Green Arc' initiative which covers outer London Boroughs and North Surrey.

10.24 Policy EN4 sets out the approach to the provision, maintenance and improvement of open space, sport and recreation facilities and also the particular approach to maintaining designated open space in urban areas to ensure that open space of amenity or recreational value is retained. Urban open space sites over 0.1Ha in size are shown on the Proposals Map.

Policy EN4: Provision of Open Space, Sport and Recreation Facilities

The Council will seek to ensure there is sufficient open space which is well sited and suitable to meet a wide range of outdoor sport, recreation and open space needs by:

- a) providing additional space where required (see also Policy CO3).
- b) maintaining and improving provision and access to open space

through the design and layout of new development, encouraging owners and users of private sites to make improvements, and also improving provision on Council owned land.

- c) seeking to maintain, improve and where appropriate expand networks of green space and pedestrian and cycle routes with a recreational role.
- d) retaining existing open space in the urban area used, or capable of use, for sport and recreation or having amenity value where:
 - i. There is a need for the site for sport or recreation purposes, or
 - ii. The site as a whole is clearly visible to the general public from other public areas and its openness either:
 - makes a significant contribution to the quality and character of the urban area by virtue of its prominence, layout and position in relation to built development in the locality, or
 - is of particular value to local people where there is a shortage of open space in the locality
 - iii. The site is of particular nature conservation value, of at least SNCI or equivalent quality.

Exceptionally, development may be allowed on part of a site within the urban area which should otherwise be maintained for the above reasons where:

- e) The remainder of the site is enhanced so its public value in visual and functional terms is equivalent to the original site or better, or
- f) Essential ancillary facilities are proposed to support outdoor recreational use of the site, or
- g) The sport or recreational use is relocated to an alternative site of equivalent or greater value in terms of quantity, quality and accessibility to users of the original site, and other factors do not justify retention

Protecting the Historic Environment

- 10.25 Spelthorne has an important legacy of historic buildings, including about 180 buildings and other structures on the statutory list of buildings of architectural or historic interest, and a further 160 on the Council's own list of buildings of local interest, which was published in 2004.
- 10.26 The Council will resist the loss of listed buildings and will use advice, negotiation and refusal of consent if necessary to ensure features of architectural and historic interest are maintained and the setting of listed buildings is safeguarded. It will if necessary use its legal powers to ensure listed building are kept in proper repair.
- 10.27 Buildings on the local list do not have the same legal protection over demolition, alterations and minor extensions. However, the Council will oppose redevelopment proposals that involve their loss and unsympathetic proposals that are damaging to their character and setting and provide advice on their repair and maintenance.

Policy EN5: Buildings of Architectural and Historic Interest

The Council will seek to preserve its listed building heritage by:

- a) refusing consent for the demolition of a listed building unless it has been conclusively demonstrated that it is not physically possible to retain the building
- b) requiring alterations and extensions to listed buildings to respect the host building in terms of scale, design, and use of materials, and the retention of the structure and any features of special historic or architectural importance; and refusing consent for any alteration or extension to a listed building that will not preserve the building or its setting
- c) seeking to retain listed buildings in the use for which they were designed and built, normally only allowing changes of use where necessary to achieve the restoration or preservation of a building and where the character of the building and the amenities of the area are maintained.
- d) encouraging the retention of buildings of local architectural or historic interest and seek to ensure that their character and setting is preserved in development proposals.
- e) providing advice to owners on the appropriate repair and maintenance of listed buildings, and on the appropriate form of development proposals, together with the use of available statutory powers to ensure listed buildings are kept in proper repair,
- f) requiring development proposals for any sites affecting the setting of a listed building to have special regard to the need to preserve its setting
- g) applying the Council's policies in a more flexible way where justified to ensure the preservation of a listed building

Where, exceptionally, consent is granted for the demolition or alteration of a listed building, which would destroy features of historic or architectural importance, the Council will require an adequate record to be made of the features lost, to be funded by the developer.

10.28 A Conservation Area is defined in law as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Spelthorne has eight conservation areas, which are listed below together with dates of their designation and extension:

Laleham	December 1970
Lower Halliford	December 1973
Lower Sunbury	July 1969 (extended Nov 1992)
Manygate Lane, Shepperton	October 2002
Shepperton	February 1970
Staines	September 1975
Stanwell	October 1972 (extended Jan 1992)
Upper Halliford	February 1993

Their boundaries are shown on the Proposals Map.

- 10.29 Councils have a legal duty to prepare proposals for the preservation and enhancement of their conservation areas. Enhancement plans exist for all eight of the conservation areas.
- 10.30 Where development is proposed affecting conservation areas it must be shown that the development will contribute to its preservation and enhancement. To ensure sufficient information is available to make a proper assessment planning applications will need to include detailed drawings, including details of materials and the relationship to adjoining properties. Proposals for demolition will need to be accompanied by detailed plans for the future of the site. Advice and guidance will be available to owners and developers to help ensure new development and alterations to existing buildings are of a high quality.
- 10.31 The following policy reflects the above issues and also seeks to maintain and enhance any historic landscapes and gardens of special historic interest.

Policy EN6: Conservation Areas, Historic Landscapes, Parks and Gardens

The Council will seek to preserve and enhance the character of conservation areas by:

- a) reviewing and implementing enhancement plans for each of the Borough's conservation areas
- b) requiring the retention of buildings, trees and other features, including open spaces, views and vistas, which are important to the character of the area
- c) ensuring that new development affecting any conservation area contributes to its preservation and enhancement
- d) requiring any proposal for demolition to be accompanied by detailed plans for the future of the site showing how the area will be preserved or enhanced, and controlling by legal agreements the timing of demolition and commencement of construction of the replacement building
- e) requiring proposals for new development to be submitted as full planning applications, including details of materials and full elevational drawings, showing where appropriate the relationship with adjoining buildings
- f) encouraging private owners to carry out appropriate improvements to buildings and land in conservation areas, by the use of advice, guidance and statutory powers, where appropriate
- g) applying the Council's policies in a more flexible way where justified to ensure the preservation and enhancement of a conservation area.

The Council will also seek to maintain and enhance areas of historic landscape value and gardens of special historic interest. It will seek to ensure that any proposed development within or adjacent to such an area does not detract from its character or appearance.

Tree Protection

- 10.32 Trees make an important contribution to the quality of both urban and open land areas. The public in Spelthorne attach particular importance to the contribution of trees to the environment and the need for their protection. The Council has power to serve tree preservation orders to preserve trees of amenity value. This policy explains when orders will be served and how preserved trees will be protected.

Policy EN7: Tree Protection

The Council will promote Tree Preservation Orders wherever appropriate to safeguard healthy trees of amenity value, giving priority to the protection of those known to be under threat. Permission will not normally be granted to fell preserved trees, but where such trees are felled replacement planting will be required.

Protecting and Improving the Landscape and Biodiversity

- 10.33 Protecting and improving the landscape and biodiversity are important aspects of Strategic Policy SP6. Spelthorne contains a number of areas of natural and international importance because of their nature conservation value and have statutory protection. Spelthorne has sites which are part of a Special Protection Area and other sites designated as Sites of Special Scientific Interest:
- a) The South West London Waterbodies Special Protection Area (SPA). This covers King George VI, Staines, Wraysbury and Kempton Park reservoirs together with the Staines Moor Site Of Special Scientific Interest (SSSI) and other areas in adjoining authorities. SPA is an international designation reflecting the special value of the area for waterbirds. SPAs are designated under European Union directives and any project or plan that may significantly affect their integrity requires special assessment, known as “appropriate assessment”.
 - b) Sites of Special Scientific Interest (SSSIs) covering the whole of the SPA and in addition Shortwood Common, Poyle Meadows (near M25 Junction 14) and Dumsey Meadow (near Chertsey Bridge). SSSIs are sites of national importance for nature conservation and there are strict policies governing their protection.
- 10.34 National policy in PPS9 ‘Biodiversity and Geological Conservation’ sets out guidance on the protection of both national and international sites which will be followed by the Council in determining planning proposals and considering enhancement schemes. Relevant sites listed above are shown on the Proposals Map.
- 10.35 The Council also has local designations with Sites of Nature Conservation Importance (SNCI). These are covered by ‘saved’ policies set out at paragraphs 10.64 to 10.65.
- 10.36 In addition to protecting existing sites of nature conservation value. the Council will work with other bodies to promote and secure the implementation of improvement initiatives. Specifically it will support:
- a) The Colne Valley Park. The Colne Valley lies in the western part of the Borough and extends from Staines north into Hertfordshire. The park is a joint initiative of various local authorities along the Colne Valley aimed at providing informal

recreation in a countryside setting. Environmental enhancement is an important part of the park strategy. Projects that contribute to achieving the objectives of the park will be supported and promoted

- b) The Green Arc project. This is a joint initiative with other local authorities to improve the environment of the inner Green Belt including both Surrey Districts and outer London Boroughs.
- c) Measures to improve poorly restored mineral workings and the timely restoration to a high standard of current and proposed workings. Mineral working has had a substantial impact on the landscape of the Borough and in some areas has resulted in a legacy of poorly restored land. While the County Council is the minerals planning authority Spelthorne Council will support and encourage action to restore current and past workings to a high standard.
- d) Local community initiatives, through organisations such as Civic Pride, will also be supported and fostered. Voluntary action can bring about significant improvements and in addition enables communities to be actively involved in improving their own local environment.
- e) Supporting initiatives to protect and where appropriate enhance common land. All commons are shown on the Proposals Map.

10.37 The Council will also look for opportunities to secure landscape enhancement and improvements to biodiversity in association with new development. It will oppose developments that would have a significant adverse impact on the landscape or features of nature conservation value.

10.38 There are extensive areas of common land in the Borough particularly to the north and east of Staines. Many are also of nature conservation importance. A management plan for Staines Moor was produced in 1990 and has recently been updated. The Council will continue to work with all bodies that have an interest in the commons in particular Moormasters and Commoners to ensure the Common's effective management. It will oppose development that results in the loss or reduces the value of Common Land.

Policy EN8: Protecting and Improving the Landscape and Biodiversity

The Council will seek to protect and improve the landscape and biodiversity of the Borough, by:

- a) Safeguarding sites of international and national importance.
- b) Working with partners in the public, private and voluntary sectors to develop and secure the implementation of projects to enhance the landscape and create or improve habitats of nature conservation value, and to secure the more effective management of land in the Borough
- c) Ensuring that new development, wherever possible, contributes to an improvement in the landscape and biodiversity and also avoids harm to features of significance in the landscape or of nature conservation interest
- d) Refusing permission where development would have a significant harmful impact on the landscape or features of nature conservation value
- e) Safeguarding the Borough's Common Land and working with other interested parties to protect and where appropriate enhance its nature conservation and recreational value

River Thames and its Tributaries

- 10.39 The River Thames forms a large part of the boundary of the Borough and is a significant local and regional amenity. Policy EN9 aims to ensure that the setting of the rivers is protected and where possible enhanced. This involves protection of landscape features that contribute to the setting and protecting and enhancing views of the river.
- 10.40 Particular care will be needed in assessing the visual impact of development proposals in locations that form part of the setting of the river to ensure that the setting is not damaged and that new development makes a positive contribution to the riverside environment.
- 10.41 There is public access to much of the Thames riverside in Spelthorne, although access is more limited to the River Ash, Colne and the River Thames downstream of Walton Bridge. Existing riverside access will be maintained and opportunities will be sought to improve access in conjunction with developments in riverside locations.

Policy EN9: River Thames and its Tributaries

The Council will seek to maintain and look for opportunities to enhance the setting of the River Thames and its tributaries. In considering development proposals it will:

- a) Ensure the protection of landscape features that contribute to the setting of the rivers
- b) Seek to protect and enhance existing views of the rivers
- c) Pay special attention to the design of development located in riverside settings to ensure that it respects and makes a positive contribution to the setting of the rivers
- d) Ensure that the quality of the water environment is maintained
- e) Seek opportunities to improve public access to and alongside the rivers and ensure that existing public access is maintained

- 10.42 The River Thames has an important recreational role and is also a tourist facility. This arises from the quality of its environment. It is important that facilities that support its use for boating are protected. These include commercial sites providing facilities, moorings, visitor facilities and access facilities for launching boats.

Policy EN10: Recreational Use of the River Thames

Facilities which support the recreational use of the River Thames will be safeguarded and promoted by:

- a) refusing development which involves the loss of facilities unless it can be demonstrated they are no longer required.
- b) supporting the maintenance and provision of visitor facilities, including those for access to the water.

Advertisements

- 10.43 Advertisements have the potential to harm the environment but are also important economically. An appropriate balance needs to be struck in determining where and what should be permitted.
- 10.44 Applications for consent to display advertisements can only be examined against amenity and public safety considerations. Policy EN11 sets out the factors that will be considered in assessing amenity impact and the Council's approach to advertisements causing serious harm to amenity or public safety.

Policy EN11: Control of Advertisements

The Council will only give consent for the display of advertisements where there is no adverse impact on amenity or public safety.

In considering impact on amenity it will take into account:

- a) the size, position and, if relevant, illumination of the proposed advertisement,
- b) the character of the building and area in which it is proposed to be situated, and
- c) any harmful impact from a proliferation of advertisements

The Council will use its powers to seek the removal of advertisements that cause serious harm to amenity or public safety.

Noise

- 10.45 Parts of the Borough suffer from high levels of noise, particularly due to Heathrow Airport and road traffic. There are also high noise levels close to the motorways, trunk roads and other major roads such as the A308. Where noise sensitive development, including housing, is proposed in these areas, sound attenuation measures will be required to ensure an acceptable environment is created for occupiers of the development. If noise impact cannot be reduced to an acceptable level then permission will be refused. Early advice from the Council's Environmental Health section is recommended to ensure the need for assessments and the appropriate level of detail is established at an early stage. The extent of aircraft noise from Heathrow is indicated by noise contours which are shown on the Proposals Map.
- 10.46 The noise impact of Heathrow Airport is such that the Council places particular importance on measures to contain its noise impact. Its location close to major built up areas means that far more people suffer noise disturbance from aircraft using the airport than is the case for any other UK airport. Approximately 300,000 people are affected by aircraft noise from Heathrow as defined by the 57Leq noise contour. In Spelthorne the worst affected areas are in the north of the Borough in Stanwell and Stanwell Moor.

- 10.47 The phasing out of noisier aircraft has led to some reduction in noise disturbance but the potential gains have not been fully realised because of a continuing upward trend in the total number of aircraft movements.
- 10.48 The permission for Terminal 5, which is due to open in 2008, allows for a major expansion of the capacity of the airport. BAA in its Draft Interim Master Plan accepts passenger numbers could reach 95m ppa with Terminal 5. Air traffic movement in the year up to April 2006 were 67.6m ppa. While the decision to allow expansion was justified in the national interest, the Inspector, who conducted the inquiry into the development, saw noise impact as a substantial factor weighing against granting permission. To limit impact he recommended, and the Government accepted, a limit of 480,000 in the total number of air transport movements per annum and a 57 Leq noise contour area limit of 145km².
- 10.49 The Inspector also recommended that the existing method of operating runways should be retained to limit impact on nearby communities. This is known as segregated mode where one runway is used for landing and the other for take offs. Segregated mode enables the runways used for take off and landing to swap over midway through the day, a process known as runway alternation. It is an essential benefit to people living in communities, like Stanwell Moor, which is close to the airport and partly under the flight path, because it means that for part of the day they have a period of respite from high levels of aircraft noise. For that part of the day only they have an acceptable living environment.
- 10.50 Night flights are also a potential source of great disturbance to communities. The Council will continue to support controls on night flying that achieve a progressive improvement in the night noise climate, including a limit on the total number of night flights.
- 10.51 The Council also supports the retention of noise preferential routes, aimed at ensuring flights are concentrated over more sparsely populated areas, and maintenance of controls that limit ground noise at the airport.
- 10.52 Policy EN12 sets out the Council's general approach to minimising the adverse impact of noise by reducing noise from noise generating activities and locating noise sensitive development away from high noise sources including Heathrow. In the case of residential areas close to the airport, only one-for-one replacement of existing housing will be allowed within the 66leq noise contour.
- 10.53 Policy EN13 specifically with measures to contain the noise impact of Heathrow on surrounding areas.

Policy EN12: Development and Noise

The Council will seek to minimise the adverse impact of noise by:

- a) Requiring developments that generate unacceptable noise levels to include measures to reduce noise to an acceptable level.
- b) Requiring appropriate noise attenuation measures where this can overcome unacceptable impacts on residential and other noise sensitive development proposed in areas with high noise levels. Development will otherwise be refused.

- c) In the case of development close to Heathrow:
 - i. refusing new residential development where aircraft noise levels are at or exceed 66 Leq; except in the case of the one-for-one replacement of dwellings.
 - ii. requiring appropriate attenuation measures for development between 60 and 65 Leq.

Policy EN13: Noise from Heathrow Airport

The Council will support measures to minimise the impact of noise from Heathrow Airport on the Borough and will oppose changes that increase noise impact. Specifically it will seek the support of BAA, the Government and relevant statutory authorities for the following measures:

- a) maintenance of the 480,000 limit on total air transport movements
- b) maintenance of the current system of segregated mode
- c) maintenance of the use of noise preferential routes
- d) controls on flying at night that will achieve a progressive improvement in the night noise climate, including a limit on the total number of flights at night
- e) maintenance of existing controls on ground noise

Light Pollution

10.54 Policy EN14 seeks to minimise the adverse impact from light pollution on the environment. It promotes the use of measures to minimise the adverse impact of lighting on surrounding areas. Those preparing proposals for lighting will be required to assess the impact of the lighting scheme and demonstrate there is no unacceptable adverse impacts.

Policy EN14: Light Pollution

The Council will seek to reduce light pollution by:

- a) encouraging the installation of appropriate lighting including by other statutory bodies.
- b) only permitting lighting proposals which would not adversely affect amenity or public safety and require the lights:
 - i. to be appropriately shielded, directed to the ground and sited to minimise any impact on adjoining areas; and
 - ii. to be of a height and illumination level of the minimum required to serve their purpose

Hazardous Development

- 10.55 Policy EN15 deals with development involving hazardous substances or development in the vicinity of hazardous installations. It seeks to ensure that public safety is maintained. In applying the policy account will be taken of advice from the Health and Safety Executive. It also identifies the importance of tight controls on development within the Public Safety Zone (PSZ) (as defined by the Civil Aviation Authority) at the west end of the southern runway at Heathrow where development involving an increase in number of people living, working or otherwise congregating in the zone will be refused. The PSZ is shown on the Proposals Map.

Policy EN15: Hazardous Development

The Council will refuse permission for any proposal likely to significantly increase the risks associated with any particular hazardous installation or impose conditions where necessary to avoid increased risk. Development leading to an increase in people living, working or congregating in the Public Safety Zone will be refused.

Development affecting Contaminated Land

- 10.56 Policy EN16 deals with requirements for assessing and treating land affected by contamination. Large areas of the Borough have been worked for minerals and land subsequently filled. Both these sites and former commercial sites can have contamination issues. The issue is dealt with in some detail in government guidance (PPS23 and related annex) which is not repeated in this plan but must be taken account of.

Policy EN16: Development on Land Affected by Contamination

The Council will ensure that where development is proposed on land that may be affected by contamination, action will be taken to ensure the site is safe or will be made safe for its intended use.

The Council will:

- a) expect development proposals to be accompanied by an assessment of risk from contamination where the development is on or adjacent to previous industrial uses or other land known to be affected by contamination, or in all cases where the proposal is for housing or other forms of development which are particularly sensitive to contamination.
- b) require applicants to provide what information is necessary to determine whether the proposed development can proceed; and
- c) impose conditions on planning permissions requiring appropriate investigation and treatment of contamination before development can proceed

Where applicants fail to demonstrate to the Council's satisfaction that treatment of contamination will be carried out appropriately to a standard sufficient to enable the

development to be safely occupied then permission will be refused.

Telecommunications

- 10.57 Mobile communications, including mobile phones, are used extensively by the public and business, and require a network of aerials and associated equipment to transmit signals. It is Government Policy to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impacts to a minimum. It places great emphasis on its well established national policies for the protection of the countryside and urban areas in particular Sites of Special Scientific Interest, Green Belts and areas and buildings of architectural or historic importance. It considers that in Green Belts telecommunications development is likely to be inappropriate unless it maintains openness.
- 10.58 Whilst some installations do not require planning permission the Council will expect those proposing new telecommunications equipment to have explored the scope for sharing existing facilities or buildings. Equipment should be designed to have the minimum impact and for there not to be unacceptable effects. Redundant masts or equipment will be required to be dismantled by the operator and condition to that effect placed on new permissions. Permission will be refused where there are unacceptable impacts particularly in or close to SSSIs, the Green Belt, listed buildings or Conservation Areas.

Policy EN17: Telecommunications

Proposals for telecommunications facilities will be supported where:

- a) There is no existing mast, structure or building that can be used.
- b) Visual impact has been minimised through appropriate siting, design, materials, colour and landscaping and there is no remaining unacceptable impact particularly in sensitive areas.

Any redundant masts or equipment are to be dismantled by the operator and appropriate conditions on new mast will be imposed.

Ancient Monuments, Archaeological Sites and Sites of Nature Conservation Importance

- 10.59 *The Council is 'saving' the following five policies from the Spelthorne Borough Local Plan 2001 as part of its LDF. The policies are referenced in the Local Plan as respectively BE24, BE25, BE26, RU11 and RU14. the policies are not formally part of this DPD. The policies are repeated below for information only and numbered EN18-22 and along with this supporting text, shown in italics to signify they are 'saved' policies. (Objections to these saved policies as part of the consultation on this submission DPD will be treated as invalid – see the advice note at the beginning of this document. The text in these brackets will not appear in the adopted DPD.)*
- 10.60 *There is significant archaeological evidence of settlements in Spelthorne from Neolithic times onwards and particularly in Staines during the Roman period. The following 'saved' policies aim to protect this archaeological heritage including*

supporting the protection of structures scheduled as ancient monuments. They follow the principles set out in PPG17 'Archaeology and Planning'.

- 10.61 The policies are accompanied by designations on the Proposals Map which identify the four ancient monuments and fifty five others sites and areas of high archaeological potential or importance. All the relevant sites and areas are listed in Appendix 2 for information.
- 10.62 Policy EN18 has a presumption against development which would adversely affect a scheduled or other nationally important ancient monument and its setting or a site or monument of County archaeological importance.
- 10.63 Policy EN19 sets out the approach to undertake appropriate assessment and evaluation of archaeological sites in areas of known high archaeological potential subject to development proposals with a preference for in-situ preservation.
- 10.64 Policy EN20 requires assessment and evaluation of all sites in the Borough larger than 0.4Ha irrespective of whether they are currently identified. This is because of the wide spread nature of archaeological evidence of settlement across the Borough.

Policy EN18: Development Affecting Scheduled Monuments (saved policy)

There will be a presumption against any development which would adversely affect a scheduled or other nationally important ancient monument or its setting. Development adversely affecting a site or monument of County archaeological importance will not normally be permitted

Policy EN19: Development in Areas of High Archaeological Potential (saved policy)

In considering proposals for development within areas of high archaeological potential, the Borough Council will:-

- a) require an initial assessment of the archaeological value of the site to be submitted as part of any planning application*
- b) expect the applicant to arrange an archaeological field evaluation to be carried out prior to the determination of the planning application, where, as a result of the initial assessment, important archaeological remains are considered to exist*
- c) have a preference for preservation in situ, and in such circumstances will impose conditions or seek a legal agreement, where appropriate, to ensure that damage to the remains is minimal or will be avoided*
- d) require by planning condition or seek a legal agreement to secure a full archaeological investigation and recording of the site and subsequent publication of results in accordance with a scheme of work to be agreed in writing with the Council prior to the commencement of the proposed development, where important archaeological remains are known or considered likely to exist but their preservation in situ is not justified.*

Policy EN20: Development Outside Areas of High Archaeological Potential (saved policy)

Outside the defined areas of high archaeological potential, the Borough Council will require an agreed scheme of archaeological assessment or evaluation appropriate for the site concerned to be submitted with any new development proposal for a site larger than 0.4 ha, and for smaller sites if deemed necessary. Where evidence of significant archaeological remains is found then the requirements set out in policy EN19 will apply

- 10.65 *Policies EN21 and 22 are 'saved' policies relating to locally designated Sites of Nature Conservation Importance (SNCIs). The designation of the sites on the Local Plan Proposals Map has also been saved. The specific sites to which the policies relate are set out for information in Appendix 3 and identified on the Proposals Map.*
- 10.66 *The sites were originally designated in conjunction with Surrey Wildlife Trust and Surrey County Council. The policies set out the Council's commitment to safeguard the sites and approach to development proposals that would destroy or damage their nature conservation interest.*

Policy EN21: Sites of Nature Conservation Importance (saved policy)

The Borough Council will safeguard Sites of Nature Conservation Importance as shown on the Proposals Map and will only permit development proposals within these sites, where there will be no adverse effect, either directly or indirectly on their ecological interest, or where the requirements of Policy EN22 are met. The Council, in consultation with the Surrey Wildlife Trust, will keep under review the Sites of Nature Conservation Importance and will seek to protect such sites following their selection on a County-wide basis by the Surrey Nature Conservation Liaison Group.

Policy EN22: Development Affecting Sites of Nature Conservation Value (saved policy)

Where a development proposal would destroy or damage the nature conservation interest of a site, the applicant will be required to demonstrate that the benefits of the proposed development outweigh the decrease in the nature conservation value of the site, that any such decrease has been kept to a minimum, that mitigation or compensation to provide for species protection and/or habitat creation or enhancement has been made within the area, and that appropriate measures to monitor the effectiveness of the mitigation have been established

11 Climate Change and Transport

STRATEGY

Summary

- 11.1 The strategy aims to reduce the impact of climate change through a range of actions including providing for development in a way that seeks to minimise additional travel, recognising that transport is a major contributor to global warming, through specific transport policies, containing the use of energy in development and requiring renewable energy provision and reducing waste. The strategy and detailed policies also contribute to improving air quality. It also aims to take account of likely future climate change.

Relevant Objectives

1. **To protect and improve the quality of the environment, including improving the landscape, promoting biodiversity and safeguarding the Borough's cultural heritage.**
2. **To ensure the Borough develops in a way that minimises harmful CO₂ emissions contributing to climate change and that caters for potential future climate change.**
3. **To secure an improvement in the Borough's air quality.**
15. **To ensure development contributes to sustainable transport choices and reduces the need to travel.**
19. **To provide for the continued development of Staines as a focus for a mix of town centre uses including retail, leisure and employment and to improve access to the town centre.**
20. **To maintain the role of the centres of Ashford, Shepperton and Sunbury Cross in providing local services.**
21. **To encourage development of a sustainable transport system that supports the spatial strategy and provides for the needs of all sections of the community in an environmentally acceptable way and further improve Staines' role as a public transport interchange.**

Explanation

- 11.2 Climate change is a worldwide issue that requires action at an international, national and local level to mitigate its worst impacts. While individual actions at a local level can only have a relatively small impact on total emission of greenhouse gases that contribute to global warming, the achievement of national targets is dependent on the cumulative effects of local actions
- 11.3 General activity and development can contribute to climate change through the energy used in its construction and use. Traffic is a major contributor to climate change.

- 11.4 The strategy is being developed at a time when national policy on the issue is developing quickly and the government is consulting on measures to accelerate the pace of change generally. The Council is therefore setting an approach which should be regarded as a minimum and which may be exceeded during the life of the plan in order to meet more stringent national standards.
- 11.5 In relation to energy, the strategy promotes energy conservation in new development and also greater use of renewable energy to replace the use of traditional fossil fuels from non-renewable sources. Implementation will be through the application of a policy setting out minimum requirements (Policy CC1)
- 11.6 In relation to transport the strategy covers two related aspects:
- a) The location of development. It aims to ensure development is located where it reduces the need to travel and in particular reduces the need to travel by car. This means locating development where it is close to the people it serves, where it is easily accessible by alternatives to the car and where it is close to similar facilities that may be visited in the same trip. This will mean retaining and providing local facilities in neighbourhood centres centrally located to the population they serve, with facilities serving a wider area in accessible town centres.
 - b) Promoting initiatives to encourage users of developments to be less dependent on the car. This includes promoting non-car based travel and requiring travel plans and improvements to access by alternatives to the car when permitting traffic generating development. This includes restricting car parking provision for new development in locations accessible by other means of travel.
- 11.7 Reducing the need to travel and reducing reliance on the car will also enable the impact of new development on traffic congestion in the Borough to be minimised. Given that large scale road building to increase capacity is not a realistic option the way forward needs to focus on containing overall traffic growth, which the strategy is seeking to achieve. The transport related element of the strategy and detailed policies will also make a contribution to improving air quality and implementation of Strategic Policies SP6 and Policy E11.
- 11.8 The South East Plan Policy T3 seeks to develop regional transport hubs, spokes and transport interchange points. Staines is identified as a transport interchange point within the region to recognise its bus and rail facilities and the services they support. This is reflected in the strategy of this plan within Strategic Policy SP7.
- 11.9 In the future wetter winters and drier summers are predicted with projections of increases in flood water of up to 20% by 2050 and up to 30% by 2110. As explained in paragraphs 1.5 and 5.11 to 5.22, flood risk presents a twin challenge to the authority of seeking ways to reduce the extent of flooding as well as to locate and design development to avoid risks to people and property. Detailed flood risk issues are dealt with in Policy L02. Drier summers require a range of measures to use available water wisely. This will include rain water collection, re-use of 'grey water', and efficient use of drinking water.
- 11.10 Effective management of waste can contribute to reducing unnecessary use of energy and scarce resources and adverse impacts on the climate. The appropriate design

and layout of development can take account of the negative and beneficial impacts of climate change.

Strategic Policy SP7: Climate Change and Transport

The Council will seek to minimise the impact of climate change.

It will reduce the impact of development in contributing to climate change by:

- a) Promoting the inclusion of provision for renewable energy, energy conservation and waste management facilities in both new and existing developments
- b) Ensuring development is located in a way that reduces the need to travel and encourages alternatives to car use, and its design and layout takes account of climate change
- c) Supporting initiatives, including travel plans, to encourage non car-based travel
- d) Promote the efficient use and conservation of water resources
- e) Promote measures to reduce flooding and the risks from flooding
- f) Support measures to enhance and manage Staines' role as a public transport interchange

DETAILED POLICIES

Renewable Energy, Energy Conservation and Sustainable Construction

- 11.11 The government identifies the implications of climate change and the need to take action to address its causes as serious and urgent. It is aiming for zero carbon housing by 2016 by a staged progression of targets towards this. This is supported by a Code for Sustainable Homes, which may become mandatory from April 2008, and other initiatives. The Code covers a wide range of sustainability issues including water conservation and recycling. From April 2007 homes are expected to meet the 3 star level of this code. As a minimum the Government expects 10% on site renewable energy generation and Building Regulations will require increasing standards of energy efficiency in construction. Whilst the government has yet to produce a Code for commercial development renewable technologies are equally effective and appropriate
- 11.12 The South East Plan also contains policies to support a reduction in CO² emissions and increase renewable energy, including requiring provision within new developments. That plan also sets targets for the provision of renewable energy capacity in the region and sub regions. Thames Valley and Surrey is expected to deliver 140MW by 2010 and 209MW by 2016. Thames Valley Energy is the lead organisation for the sub-region. The Surrey Structure Plan sets a requirement for 10% renewable energy in larger residential and commercial developments.
- 11.13 The Council wants to encourage measures to provide renewable energy, sustainable construction and the efficient use of resources. It recognises this is a fast developing area of national policy and its requirements in the following policy (CC1) should be

regarded as a minimum and may be superseded by further national guidance and if so that guidance will take precedence and Policy CC1 may need to be reviewed. In addition to providing renewable energy within new development the installation of renewable energy to supply existing buildings will also be encouraged. The policy also gives general support to the provision of stand alone schemes to provide renewable energy, where these can be developed without adverse impact on the environment or local communities.

- 11.14 Recycling and or reusing construction material has an important role to play in reducing the amount of waste going to landfill and reliance on primary sources of supply including minerals. The policy encourages the use of recycled construction material

Policy CC1: Renewable Energy, Energy Conservation and Sustainable Construction

The Council will support the provision of renewable energy, energy efficiency and promote sustainable development generally by:

- 1) Requiring residential development of one or more dwellings and other development involving new building or extensions exceeding 100 m² to:
 - i) optimise design, layout and orientation of development to minimise energy use
 - ii) attain high energy efficiency and minimum impact on the environment to at least Code for Sustainable Homes – 3 star or BREEAM ‘very good’ standard
 - iii) include measures to provide at least 10% of the development’s energy demand from on-site renewable energy sources
- 2) Encouraging the installation of renewable energy equipment to supply existing buildings
- 3) Encouraging appropriate freestanding renewable energy schemes.
- 4) Encouraging high standards of sustainable construction including the use of recycled construction material.

Requirements for Locating Major Traffic Generating Development

- 11.15 The purpose of the policy is to set out the Council’s approach to securing more sustainable travel patterns. This is achieved by supporting means to improve facilities for non-car based travel, which include measures in the Local Transport Plan and the Council’s Community Plan and also through the location and design of new development and travel plans.
- 11.16 Where developments are proposed that are intended to attract a large number of visitors, such as large retail or leisure developments, or be the base for a large number of employees, such as large commercial developments, then there is the

potential for the development to lead to a substantial increase in the number of cars on the road if it is located where it is only accessible by car. If instead it is located where it is accessible by other modes of transport then there may be scope for some journeys to and from the development to take place by other modes reducing the increase in car travel

- 11.17 The policy also sets out the issues the Council will consider in assessing the acceptability of development in relation to the existing highway network.

Policy CC2: Sustainable Travel

The Council will seek to secure more sustainable travel patterns by:

- a) Supporting measures and specific schemes to improve facilities for non-car based travel including Staines' role as a public transport interchange.
- b) Requiring development needing access by a large number of people to be located where it is or can be made accessible by non-car means of transport.
- c) Requiring all major development to be accompanied by a site specific travel plan to promote and achieve sustainable travel choices.
- d) Only permitting traffic generating development where it is or can be made compatible with the transport infrastructure in the area taking into account:
 - i) number and nature of additional traffic movements, including servicing needs,
 - ii) capacity of the local transport network
 - iii) cumulative impact including other proposed development
 - iv) access and egress to the public highway
 - v) highway safety

Note: Major development is all non-residential development of 1000m² or more or 10 or more dwellings.

Parking Provision

- 11.18 This policy sets out the Council's general approach to parking. Its parking standards are set out in supplementary guidance which sets maximum levels of provision in accordance with PPG13 'Transport'.

Policy CC3: Parking Provision

The Council will require appropriate provision to be made for off street parking in development proposals in accordance with its maximum parking standards. In considering the level of provision the Council will have regard to:

- a) The anticipated demand for parking arising from the use proposed, or other uses to which the development may be put without needing planning permission
- b) The scope for encouraging alternative means of travel to the

- development that would reduce the need for on site parking. This will be particularly relevant in areas well-served by public transport
- c) The impact on highway safety from potential on street parking and the scope for measures to overcome any problems
 - d) The need to make adequate and convenient provision for disabled parking

The Council will require the provision of sufficient, safe, weatherproof, convenient and secure cycle parking within developments to assist in promoting cycle use.

Airtrack and Rail Access to Heathrow

- 11.19 Heathrow Airport is a major generator of road traffic and road journeys to and from the airport make a significant contribution to traffic on Spelthorne's roads. Heathrow has rail access but only to London via the Heathrow Express, Heathrow Connect and the London Underground. A rail link to the south connecting with the Waterloo line would represent a substantial improvement in the accessibility of Heathrow from the south by public transport. The Council therefore supports the principle of such a link.
- 11.20 However, the Council has serious concerns about the proposal known as Airtrack that is currently being promoted by a consortium of organisations and authorities. Airtrack connects Staines with Heathrow and involves the construction of a new stretch of track in Staines town centre connecting the Reading and Windsor lines and a new station to the north of the High Street. It then follows the route of the Windsor line to the north of Staines before turning north across Staines Moor and then running alongside the M25 before leaving Spelthorne to enter Heathrow from the west. The scheme has the potential for serious adverse impacts. Specifically:
- a) In Staines town centre the new track and station risk causing disruption and disturbance to the operation of the centre, and those living near the track, in its construction and operation and the elevated section of track, alongside South Street is a potential eyesore.
 - b) On Staines Moor the works have a potential impact on a Site of Special Scientific Interest and Special Protection Area of national and international interest. It also has a potential impact on Common Land and on a visually important tree screen that shields Staines Moor from the M25
 - c) Where the route follows the existing Windsor Line there is the likelihood of a substantial increase in the number of services increasing noise disturbance to residential areas close to the track.
- 11.21 In view of these concerns the Council consulted on and published the Planning Brief for the Airtrack Corridor in 2002 as Supplementary Planning Guidance. The brief identifies the potential impacts of the project and is intended to set the agenda for discussions with future promoters on how they may be addressed. The extent to which the requirements of the brief have been met will be a factor in the Council's consideration of whether to support any future proposal to construct the scheme. It has yet to be demonstrated that the impacts identified can be overcome.
- 11.22 Airtrack is included in the Regional Transport Strategy, the County Council's Local Transport Plan, draft South East Plan and Structure Plan. This plan needs to be in general conformity with the South East Plan and is therefore obliged to 'safeguard'

land for the possible future construction of Airtrack. Safeguarding means that development that might prejudice the implementation of a scheme will not be determined without consultation with those promoting the scheme. The safeguarded route is shown on the Proposals Map.

- 11.23 Policy CC4 supports appropriate non-car based transport to Heathrow and 'safeguards' the route of Airtrack through Spelthorne.

Policy CC4: Non-Car Access to Heathrow and Airtrack

The Council will encourage measures to improve the accessibility of Heathrow Airport from the Borough by non car-based modes, where improvements can be achieved in an environmentally acceptable manner.

The Council will work with those involved in promoting the Airtrack scheme to ensure that potential alternatives are fully evaluated, and that the environmental impacts, particularly on Staines Moor and Staines town centre, are fully assessed and effective mitigation is proposed to minimize and compensate for adverse impacts. It will consider the extent to which detailed proposals overcome environmental impacts in deciding whether to support any proposal to construct the scheme that may be brought forward in the future.

The route of Airtrack through Spelthorne will be safeguarded.

12 Spatial Implications of Core Strategy and Policies

- 12.1 This section outlines the spatial implications of implementing this Core Strategy and Policies DPD on different parts of the Borough. The Key Diagram set out at Section 4 provides a visual picture of what the plan will mean. Some issues do not relate exclusively to specific communities as such and others do. General issues are described first.
- 12.2 Development to meet a range of requirements will be focussed in the existing urban areas and be expected to contribute to maintaining and improving the quality of the environment. The focus of development on the urban area reflects the intention of national and regional policy and the 'saved' Green Belt policy in the Local Plan and associated Green Belt boundary on the local Plan Proposals Map.
- 12.3 Flood risk affects the south and west of the Borough with a particular impact on Staines, Shepperton and Lower Sunbury. Whilst development will be restricted in the flood risk areas of these communities there are within them areas of lower flood risk where some development can take place. Flood risk management measures currently being facilitated by the Environment Agency have the potential to reduce flood risk in the longer term although at the earliest this may be towards the end of the Plan period. The River Thames is also an important recreation and tourist resource and the Plan seeks to support this role.
- 12.4 Significant areas of common land, reservoirs, man-made lakes and other areas are important for nature and communities and range from sites of international to local significance. These are primarily in the Green Belt and the plan aims to protect and where possible enhance particular resources. There is a particular concentration of these areas in the south and west side of the Borough.
- 12.5 The effect of the Plan on the five main urban areas of the Borough is summarised in the following paragraphs. The assessment of the proportion of additional housing for each area is taken from the Council's Housing Land Availability Assessment and provides a general indication of the amount and is not a target. Cross reference to sites in the Allocations DPD is for information only to convey more fully the spatial implications of this DPD.

Staines

- 12.6 The town centre will see further retail and employment growth which maintains its role as the Borough's main town and a major centre in North Surrey for shopping and business. Its role as a transport interchange for public transport will develop further with an improved bus station and possible improved rail links to Heathrow.
- 12.7 Approximately 25% of the existing housing in the Borough is in the Staines area (including Laleham) and some 25% of new housing over the plan period will be within the Staines area with the specific developments identified in the Allocations DPD at:
- The Elmsleigh Centre and adjoining land, Staines - approximately 95 dwellings
 - Bridge Street Car Park, Staines - approximately 75 dwellings
 - Builders Merchants, Moor Lane, Staines - approximately 30 dwellings
 - Steel Works and Builders Merchant, Gresham Road, Staines - approximately 100 dwellings

12.8 Specific larger employment areas are identified for protection at:

- Staines town centre
- London Road (East of Crooked Billet roundabout), Staines

12.9 There are specific pockets of poor air quality in parts of the town centre which policies and proposals will improve over the plan period. Policies will seek to reduce the current congestion levels in the town centre.

Ashford

12.10 Ashford is a large residential area in the Borough with some 27% of existing housing. It has an important town centre which serves a local need for the area and which will be protected to maintain its role in meeting a variety of shopping, service and employment needs.

12.11 Ashford is largely free of flood risk. Approximately 38% of housing in the plan period will be within the Ashford area with specific development identified in the Allocations DPD at:

- 28-44 Feltham Road, Ashford - approximately 23 dwellings
- 158-166 Feltham Road, Ashford - approximately 60 dwellings
- Land adjoining Feltham Hill Road and Poplar Road, Ashford - approximately 70 dwellings
- Works adjoining Harrow Road, Ashford - approximately 36 dwellings

12.12 Specific larger employment areas are identified for protection at:

- Ashford town centre
- Spelthorne Lane/Littleton Lane, Ashford

12.13 Parts of Ashford do not have enough open space. A specific proposal is made in the Allocations DPD on land west of Edward Way and policies are aimed at improving the quantity and quality of existing space through new development.

Stanwell and Stanwell Moor

12.14 This area is relatively small compared to Ashford, Staines and Sunbury with only 12% existing housing. It has an important neighbourhood centre at Clare Road which policies aim to maintain to meet local needs.

12.15 Stanwell in particular has some 'pockets' of social deprivation and policies to support improved training, which are developed in the Community Plan, will be important in improving employment and income levels in the longer term.

12.16 Heathrow is adjacent and provides a significant employment opportunity but also creates a poor noise environment. Whilst largely outside the Council's direct control its policy to mitigate and control this impact is vital. In Stanwell Moor and part of northern Stanwell the severity of the noise impact rules out further housing other than one for one replacement.

12.17 Some 14% of the housing in the plan period will come from Stanwell. There are no sites in the Allocations DPD but a proposal to redevelop a large area of 175 or so houses in the Hollywell Way area has emerged recently in line with the Council's policies. It is identified in the Council's Housing Land Availability Assessment.

12.18 A specific larger employment area is identified for protection:

- Northumberland Close and Long Lane, Stanwell

Sunbury

12.19 Sunbury Cross is an important retail and service centre as well as an employment centre. Its role will be protected to meet both local and wider needs.

12.20 Approximately 20% of existing housing in the Borough is located in Sunbury. Some 13% of new housing over the plan period will be within the Sunbury area. Only one site is identified in the Allocations DPD at:

- Riverside Works, Fordbridge Road - approximately 50 dwellings

12.21 Specific larger employment areas are identified for protection:

- Sunbury Cross (including by the railway station)
- Windmill Road, Sunbury
- Hanworth Road, Sunbury
- BP Chertsey Road, Sunbury

12.22 There is particular poor air quality around the Sunbury Cross junction and public transport initiatives via the Local Transport Plan and other policy requirements are intended to lead to an improvement over the plan period.

Shepperton

12.23 Shepperton is a little larger than Stanwell but smaller than Ashford, Staines and Sunbury. It has some 16% of existing housing in the Borough. The villages of Charlton and Upper Halliford are included as part of the Shepperton area. It has an important local shopping centre providing services and some employment. Large areas of Shepperton are at flood risk and scope for further development is limited.

12.24 Approximately 11% of housing over the plan period will be within Shepperton with a specific development identified in the Allocations DPD:

- Former Rodd Engineering Site, Govett Avenue, Shepperton - approximately 85 dwellings

12.25 Specific major employment areas are identified for protection:

- Shepperton Centre extending to Govett Avenue
- Shepperton Studios, Studios Road, Shepperton

13 Implementation and Monitoring

Introduction

- 13.1 Implementation and monitoring is an integral aspect of planning. This chapter explains how this DPD will be implemented and monitored.
- 13.2 Implementation of the DPD policies is dependent not only on the actions of the Council but also in many cases other agencies as well. The Council's actions fall broadly into three main areas:
- a) Promoting development either on its own land or other land (e.g. housing through Policy HO1 (a))
 - b) Achieving environmental, social or economic objectives through the application of criteria based policies when determining planning applications (e.g. design of new development through Policy EN3)
 - c) Working with other agencies to achieve objectives (e.g. flood management measures through Policy EN17 (a)) and through related strategies including the Council's Community Plan.
- 13.3 In the implementation and monitoring framework schedule which follows the main delivery agencies are identified for each policy of the DPD. Within the text of this document other relevant strategies through which issues may also be dealt with are identified.
- 13.4 Monitoring of the policies is essential to see the extent to which they are delivering the intended vision and objectives of this DPD. Particularly where implementation is dependent on joint working and or specific promotion monitoring can indicate where further action may be required.
- 13.5 The delivery of housing requirements is given particular weight in government guidance and also the South East Plan (SEP). SEP Policy H2 expects authorities to prepare and keep under review the delivery of housing and refers to housing delivery action plans. It addresses particularly the timing of housing in relation to infrastructure provision. The Council has integrated its housing delivery actions into this DPD rather than produce a separate document. Spelthorne is located in an area of high housing demand where there is a buoyant market and the development industry is actively bringing forward housing development. There are no significant infrastructure issues which would generally affect the phasing of housing provision. Paragraphs 6.11 to 6.19 and Policies HO1 and HO2 give a particular focus on the delivery of housing and the ways in which this will be achieved in the context of the local housing market.
- 13.6 The Council has also prepared an Allocations DPD which includes nine proposals involving housing development. This represents a further proactive approach to delivery.
- 13.7 The Council's Local Development Scheme includes the preparation of several Supplementary Planning Documents including further guidance on the application of the detailed policies relating to the control of development and affordable housing. A planning brief for the extension of the Elmsleigh Centre shopping centre in Staines is

also proposed. These will all further assist appropriate housing delivery as well as in the case of further design guidance, assist in promoting good development generally.

Monitoring

- 13.8 The following implementation and monitoring framework sets out targets and indicators for each of the policies in the Core Strategy and Policies DPD and also sets out the main delivery agencies to deliver the policy targets. The information monitored will be published each year in the Annual Monitoring Report (AMR) as required by the Planning and Compulsory Purchase Act 2004. The 'framework' follows Government Guidance on Local Development Framework Monitoring: A Good Practice Guide published in March 2005.
- 13.9 The following 'framework' sets out targets. There is a target for every policy. The guidance defines three types of targets
- a) Process targets – these monitor document preparation against the milestones in the LDS.
 - b) Policy targets – linked to output indicators which will provide a benchmark for measuring policy implementation – 3 types of Output Indicators are described below.
 - c) Sustainability appraisal targets – linked to SA objectives and will form part of the SA Report.
- 13.10 For each policy indicators are also identified by which targets will be assessed. Indicators are in three categories –
- a) Core Output Indicators (COIs) and Local Output Indicators– The main purpose of output indicators is to measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies. Local authorities are required to monitor a set of LDF core output indicators and these are set out in the Government Guidance on Local Development Framework Monitoring. Local output indicators add to the pre-defined core output indicators and will monitor policies addressing other local issues.
 - b) Contextual – these provide baseline information on social, environmental and economic characteristics of local significance against which other output indicators can then be compared.
 - c) Significant effect indicators – These indicators are linked to the sustainability appraisal objectives and will be presented as part of the sustainability appraisal report.
- 13.11 Most of the targets in this framework are policy targets but also include a few process targets where relevant. The indicators (output or contextual) are set out against each of the target. SA targets and significant indicators are included in the SA Report and not in this DPD.
- 13.12 'Saved' Local Plan policies are part of the LDF but no part of the DPD and are shown for information only and are set out in italics.

Implementation and Monitoring Framework

Policy Ref	Target	Indicator (& type)	Main delivery agencies
Policy SP1 – Location of development	Seek to achieve at least 95% of all new development on PDL local target	COI 1c: Amount of floorspace by employment type which is on PDL. COI 2b - % of new and converted dwellings on PDL.	Private developers, RSLs and the Borough Council
	Development not to have unacceptable flood risk	COI 7 – Number of planning permissions granted contrary to the advice of the EA on either flood defence grounds or water quality.	Private developers, RSLs, the Borough Council, Environment Agency
	Maintaining existing amount of employment development and increases in employment development accommodated within designated employment areas particularly Staines town centre	COI 1a: Amount of floorspace developed for employment by type. COI 1b: Amount of floorspace developed for employment by type, in employment areas. COI 1c: Amount of floorspace by employment type which is on PDL. COI 1d: Employment land available by type. COI 1e: Losses of employment land in (i) employment/regeneration areas and (ii) Local authority areas. COI 4b – Percentage of completed office development in town centres.	Private developers, the Borough Council
	Inappropriately sited uses in residential areas redeveloped for residential use	COI 1f – Amount of employment land lost to residential development.	Private developers, landowners, the Borough Council
	Residential development to be within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre	COI 3b – accessibility of residential development from public transport.	Private developers, RSLs and the Borough Council
	100% of new retail development to be located within existing town centres	COI 4b – Percentage of completed retail development in town centres	Private developers, the Borough Council
	<i>Policy LO1 – Green Belt (saved policy)</i>	<i>To maintain the existing Green Belt</i>	<i>Area of the Green Belt (local output indicator)</i>

Policy Ref	Target	Indicator (& type)	Main delivery agencies
Policy LO2 – Flooding Implications of Development	To follow a sequential approach to flood risk in locating new development as set out in PPS25.	COI 7 – Number of planning permissions granted contrary to the advice of the EA on either flood defence grounds or water quality.	The Borough Council, developers, Environment Agency
	Support comprehensive flood risk management measures within the Borough	Implementation of flood risk management schemes/measures (local output indicator)	Environment Agency
	Reduce the risk of flooding	a) New developments of qualifying size (see policy) with SUDS installed b) Net gain in flood storage capacity	The Borough Council, RSLs, developers, Environment Agency
Policy SP2 Housing Provision	To provide an average of at least 151 dwellings per annum in the period 2006 to 2026	COI 2a, Housing Trajectory	Private developers, the Borough Council
	40% of the total housing provision is affordable	COI 2d – Affordable housing completions Number of people on the housing register as a measure of the extent to which housing need is being met.	Private developers, RSLs, the Borough Council
Policy HO1 – Providing for new housing development	Production of the Allocations DPD in line with the LDS. (Process)	Allocations DPD	The Borough Council
	Seek to achieve development of identified housing allocations	Planning permissions for ‘allocation’ sites	Private developers, RSLs, the Borough Council
		COI 1f –amount of employment land lost to residential dev.	
Policy HO2 – Contingency Strategy for Meeting Housing Provision	Provision of at least 151 dwellings per annum in the period 2006 to 2026	COI 2a, Housing Trajectory	The Borough Council

Policy Ref	Target	Indicator (& type)	Main delivery agencies
Policy HO3 – Affordable Housing	40% of the total housing provision is affordable 50% in eligible sites	COI 2d – Affordable housing completions	Private developers, RSLs, the Borough Council
	Negotiating a financial contribution from residential developments comprising four to nine dwellings	Financial contributions secured for affordable housing from such developments (local output indicator)	Private developers, the Borough Council
	Negotiating a financial contribution from commercial developments of 1000 m ² or more floorspace increasing employment in the Borough.	Financial contributions secured for affordable housing from such developments (local output indicator)	Private developers, the Borough Council
	Provision of shared ownership units in any scheme not exceeding 35% of the proportion of affordable housing.	Affordable housing completions by tenure (local output indicator) – linked to COI 2d	Private developers, RSLs, the Borough Council
Policy HO4 – Housing size and type	To achieve 80% one and two bed units in schemes proposing 4 or more dwellings	Percent of one and two bed units in schemes proposing 4 or more dwellings (local output indicator)	Private developers, RSLs, the Borough Council
	To provide 400 extra care units between 2006 and 2026	Completions of extra care units per annum (local output indicator)	Private developers, RSLs, the Borough Council
		Provision of disabled access to new homes and other design elements to meet the needs of people with disabilities (local output indicator)	Private developers, RSLs, the Borough Council
Policy HO5 Density of housing development	Achieve overall average density of 40dph on all completions	COI 2c – percentage of new dwellings completed at (<30dph, 30-50dph and >50dph)	Private developers, RSLs, the Borough Council
	The density of any residential scheme should be a minimum of 35 dwellings per hectare	Density of residential development (local output indicator)	Private developers, RSLs, the Borough Council

Policy Ref	Target	Indicator (& type)	Main delivery agencies
Policy HO6 – Housing for Gypsies and Travellers	No loss of existing authorised sites used by gypsies and travellers during the DPD period.	No. of gypsy and travellers sites (local output indicator)	The Borough Council
Policy HO7 – Housing for Travelling Show People	No loss of existing authorised sites for travelling show people during the DPD period	No. of travelling show people sites (local output indicator)	The Borough Council
Policy SP3 – Economy and Employment Land Provision	To maintain the total amount of employment floorspace in the Borough	COI 1b: Amount of floorspace developed for employment by type, in employment areas.	Private developers, the Borough Council
		COIs related to business development i.e. 1a-1f and 4a and 4b Net change in the total employment floorspace in the Borough (local output indicator)	Private developers, the Borough Council
		Proportion of 16-19 year olds with Level 2 qualifications (5 GCSEs A*-C or NVQ equivalent) (contextual)	Surrey County Council, Borough Council, LSP
		Percentage of working age population qualified to NVQ Level 3 or above (contextual)	Surrey County Council, Borough Council, LSP
	Increase in the number of adults with level two basic skills.	Number of learners achieving level 2 basic skills (contextual) Number of learners on basic skills courses (contextual)	Surrey County Council, Borough Council, LSP
	Expand vocational options for 14-19 year olds at Spelthorne schools/colleges	% increase in vocational training opportunities/places in Borough (contextual)	Surrey County Council?, Borough Council, LSP?
		Unemployment – Claimant Counts (contextual)	Surrey County Council, Borough Council, LSP
		Commercial Vacancy (contextual)	The Borough Council
Policy EM1 – Land for employment development	To maintain the total amount of employment floorspace in the Borough	COI 1b: Amount of floorspace developed for employment by type, in employment areas. COIs related to business development i.e. 1a-1f and 4a and 4b Net change in the total employment floorspace in the Borough (local output indicator)	Private developers, the Borough Council

Policy Ref	Target	Indicator (& type)	Main delivery agencies
	No net loss of employment land or floorspace in the employment areas.	COIs related to business development i.e. 1a-1f and 4a and 4b	Private developers, the Borough Council
Policy EM2 – Employment Dev on Other Land		Amount of employment development not within designated employment areas (linked to COI 1b above)	Private developers, the Borough Council
Policy SP4 – Town Centres and Retail Development	100% of new retail development should be located within town and local centres.	COI 4b – amount of completed retail, office and leisure development in town centres	Private developers, the Borough Council
Policy TC1 – Staines Town Centre	Make provision for 35,000sqm of retail development in Staines town centre during the plan period.	COI 4b – amount of completed retail, development in town centres (in Staines)	Private developers, the Borough Council
	Encourage sustainable forms of transport in Staines town centre	COI 3a - Percentage of completed non-residential developments complying with car parking standards on key facilities COI 3b - % of new residential dev. Within 30 min public transport time	Private developers, the Borough Council
	Increase the footfall in Staines town centre.	Annual Pedestrian Survey (contextual)	Retailers, Survey by the Borough Council
Policy TC2 – Staines Town Centre Shopping Frontage	No loss of retail within primary shopping areas of Staines Town Centre	Loss of retail within primary shopping areas of Staines town centre (local output indicator)	Private developers, Council
	No more than 5 out of 9 consecutive units within the secondary shopping area of Staines town centre are in non-retail use as a result of the proposal	Changes of use within secondary shopping areas in Staines town centre (local output indicator)	Private developers, Council
Policy TC3 – Dev. In Ashford, Shepperton and Sunbury Cross	No more than 5 out of 9 consecutive units within the secondary shopping area of Staines town centre are in non-retail use as a result of the proposal	Changes of use within Ashford, Shepperton and Sunbury Cross (local output indicator)	Private developers, Council

Policy Ref	Target	Indicator (& type)	Main delivery agencies
Policy TC4 – local shopping centres and parades	No more than 4 out of 9 consecutive units are in non-retail use. For parades with less than nine units – no more than two units in total should be in non-retail use.	Changes of use within local shopping centres and parades (local output indicator)	Private developers, Council
Policy TC5 – Proposals for Retail Development	All new retail development should be within Staines, Ashford, Shepperton or Sunbury town centres	COI 4b – amount of completed retail, development in town centres	Private developers, Council
Policy SP5 – Meeting Community Needs	Targets are set under detailed policies below		
Policy CO1 – Providing Community Facilities	To maintain existing overall level of facilities	Community facilities granted or lost (local output indicator) COI 4a – Amount of completed retail, office and leisure development.	The Borough Council, developers, Surrey County Council, LSP
Policy CO2 – Provision of infrastructure for new development	Require developers to provide or contribute in a timely way to the cost of infrastructure, where required, as a result of proposed development.	Whether the development provided or contributed in a timely way to the cost of infrastructure required.	Private developers, the Borough Council
Policy CO3 – Provision of Open Space in new development	Provide a minimum of 0.1ha (increased proportionally according to scheme size) of public open space in housing developments of 30 family dwellings.	Area of public open space provision in schemes of 30+ family dwellings	Private developers, RSLs, the Borough Council
Policy SP6 – Maintaining and Improving the Local Environment	Targets are set under detailed policies below		
Policy EN1 – Design of new development	Achieve high standard in design and layout of new development	Percentage of schemes approved with an appropriate design and access statement.	Private developers, RSLs, the Borough Council

Policy Ref	Target	Indicator (& type)	Main delivery agencies
Policy EN2 – Replacement and extension of dwellings in the Green Belt including plotland areas		Percentage of schemes approved with an appropriate design and access statement.	The Borough Council, developers
Policy EN3 – Air Quality	Reduce NO2 levels to below 40ug/m3 at monitored sites	Number of monitored sites exceeding the annual air quality objective for nitrogen dioxide (40ug/m3)	The Borough Council, Surrey County Council, Highways Agency
Policy EN4 – Provision of Open Space	To maintain existing amount of public open space Maintain and improve the quality of open space	Net change in amount of public open space Future updates of Open Space Study (PPG17) COI 4c – amount of eligible open spaces managed to a Green Flat award standard	The Borough Council, developers The Borough Council
Policy EN5 – Buildings of Architectural or Historic Interest	Preserve listed buildings.	Grade II and II* buildings on English Heritage Risk Register (contextual)	The Borough Council, English Heritage
Policy EN6 – Conservation Areas, Historic Landscapes, Parks and Gardens	Review Conservation Area Enhancement Plans in accordance with the LDS	Publication of the Conservation Area Enhancement Plans	The Borough Council
Policy EN7 – Tree Protection	To promote TPOs when required	No. of TPOs made in a year (contextual)	The Borough Council
Policy EN8 – Protecting and Improving the Landscape and Biodiversity	Protect and improve the landscape of the Borough	Implementation of projects to enhance the landscape and create and improve habitats (local output indicator) (indicators for protection are set out under Policy EN12 below)	The Borough Council, partners in public, private and voluntary sectors
Policy EN9 – Setting of River Thames and its Tributaries	Use development proposals as an opportunity to enhance the setting of the river Thames and its tributaries.	Percentage of schemes with appropriate design and access statements	Developers, RSLs, The Borough Council
Policy EN10 – Recreational use of the River Thames	Safeguard facilities which support the recreational use of the River Thames	Net change in riverside facilities	Developers, The Borough Council

Policy Ref	Target	Indicator (& type)	Main delivery agencies
Policy EN11 – Control of advertisements	Protect amenity and public safety from unsuitable advertisements	No. of instances when the Council used its powers to seek removal of unsuitable advertisements (local output indicator)	The Borough Council
Policy EN12 – Development and Noise	Minimise the adverse impact of noise No new dwellings should be permitted within the 66leq noise contour	No. of developments where sound attenuation measures were required and met Net additional dwellings permitted within 66leq noise contour (local output indicator)	The Borough Council
Policy EN13 – Noise from Heathrow Airport	Reduce the area of the Borough affected by the 66leq noise contour	Extent of the 66leq noise contour (contextual)	BAA, DfT, The Borough Council
Policy EN14 – Light Pollution	Reduce light pollution	Schemes where a reduction in light pollution is secured	
Policy EN15 – Hazardous Development	No increase in the numbers of people living, working and congregating in the public safety zone.	Net change in total number of people living, working and congregating in the public safety zone.	The Borough Council
Policy EN16 – Development on land affected by contamination	Reduce the number of potentially contaminated sites	Number of contaminated sites (BVPI 216a)	The Borough Council, developers
Policy EN17 – Telecommunications		Proposals lost on appeal	
<i>Policy EN18 – Development Affecting Scheduled Monuments (saved policy)</i>	<i>No development should adversely affect a scheduled monument.</i>	<i>Planning permissions adversely affecting scheduled monuments (local output indicator)</i>	<i>The Borough Council, developers</i>
<i>Policy EN19 – Development in Areas of High Archaeological Potential (saved policy)</i>	<i>In such areas, require an initial assessment of the archaeological value of the site to be submitted as part of any planning application.</i>	<i>Whether assessment had been made.</i>	<i>The Borough Council, developers</i>
<i>Policy EN20 – Development outside Areas of High Archaeological Potential (saved policy)</i>	<i>Require an initial assessment of the archaeological value of the site to be submitted as part of any planning application on sites of 0.4Ha or more.</i>	<i>Whether assessment had been made.</i>	<i>The Borough Council, developers</i>

Policy Ref	Target	Indicator (& type)	Main delivery agencies
<i>Policy EN21 – Sites of Nature Conservation Importance (SNCI) (saved policy)</i>	<i>Safeguard SNCIs</i>	<i>COI 8(i) – change in priority habitats and species (by type) and; COI 8(ii) – change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.</i>	<i>The Borough Council, Natural England</i>
		Population of wild birds (contextual)	The Borough Council, Natural England
<i>Policy EN22 – Development affecting Sites of Nature Conservation Value (saved policy)</i>	<i>Protect Sites of Nature Conservation Value from adverse impact of development</i>	<i>No. of applications where the advice of Surrey Wildlife Trust has been followed.</i>	<i>The Borough Council, Surrey Wildlife Trust, Developers</i>
Policy SP7 – Climate Change and Environment	Targets are set under detailed policies below		
Policy CC1 – Renewable Energy, Energy Conservation and Sustainable Construction	On residential developments of one or more dwellings and other development involving new building or extensions exceeding 100 m ² – provide at least 10% of the development's energy demand from on-site renewable energy sources.	COI 9 – Renewable energy capacity installed by type and kilowatt capacity	Developers, RSLs, The Borough Council, Thames Valley Energy
	Support provision of renewable energy, energy efficiency and promote sustainable development	No. of homes built to 'Code for sustainable homes – 3 star' or BREAM 'very good' standards (local output indicator)	Developers, RSLs, The Borough Council, Thames Valley Energy
	Freestanding renewable energy schemes completed	Kilowatt Capacity	Developers, RSLs, The Borough Council, Thames Valley Energy

Policy Ref	Target	Indicator (& type)	Main delivery agencies
Policy CC2 – Sustainable Travel	Encourage more sustainable travel patterns	<p>COI 3b - % of new residential dev. Within 30 min public transport time of key facilities</p> <p>No. of permissions accompanied by a site specific travel plan to promote and achieve sustainable travel choices (local output indicator)</p>	<p>Surrey County Council, The Borough Council, developers, RSLs</p> <p>The Borough Council, developers, RSLs</p>
Policy CC3 – Parking Provision	Schemes to comply with the Council's parking standards	<p>COI 3a - Percentage of completed non-residential developments complying with car parking standards set out in the LDF (see below until then follow adopted SPG on Parking Standards)</p>	<p>Private developers, RSLs, the Borough Council</p>
Policy CC4 – Airtrack and non-car access to Heathrow	Encourage accessibility of Heathrow from the Borough by non-car based modes	<p>Schemes which have improved non-car access to Heathrow</p>	<p>Airtrack Consortium, BAA, The Borough Council, Surrey County Council</p>