
SPELTHORNE DEVELOPMENT PLAN

**CORE STRATEGY AND POLICIES
DEVELOPMENT PLAN DOCUMENT**

INSPECTOR'S EXAMINATION

**MATTER 2 – SPATIAL STRATEGY, VISION AND OBJECTIVES AND
SPATIAL IMPLICATIONS**

Notcutts Limited – Respondent No. 00003

SPATIAL STRATEGY, VISION AND OBJECTIVES AND SPATIAL IMPLICATIONS

It is acknowledged that in planning for development in the Borough, account must be taken of the various constraints upon it, such as Green Belt, flooding and pollution, including airport related factors. However, Spatial Strategy must also address Regional and National objectives, including the provision of a flexible and responsive supply of sufficient land for housing in accessible locations, which can meet good design standards and provide a good mix of housing types.

The proposed Spatial Strategy seeks to avoid any developments in areas of constraint resulting in an inability to meet overriding National, Regional and Local objectives. If good sustainable planning is to be achieved for the future of the Borough, Spatial Strategy must recognise that some compromise will be necessary.

The Council have taken the blanket “avoid the Green Belt at all costs” approach. This has resulted in an unsustainable over reliance on windfall sites and identification of several poorly located and poorly configured allocation sites, many of which are located in close geographical proximity to each other, with resultant cumulative environmental impacts.

There are areas around the edge of the Green Belt within the Borough which are already developed and no longer fulfil their Green Belt function. They have thus become illogical. The Council should have carried out a review of the Green Belt boundaries, which would allow identification of such areas and of sites which offer a more sustainable and deliverable solution for future housing growth, in an improved environment, than those sites within the urban area.

A review would also allow situations to be identified where re-development could offer opportunities to improve openness, provide more public access to open space, and possibilities for nurturing wildlife habitats, thus in practice making a more significant contribution to Green Belt objectives.

SUMMARY

In conclusion, we submit that the DPD should include a policy allowing for small-scale reviews of the Green Belt boundaries. This would conform with the emerging South East Plan which recognises the possibility that such reviews will need to be addressed through the LDF Process.

Without this change, strategy will not represent the most appropriate in the circumstances and would fail Test 7. It would result in a DPD which is insufficiently flexible to enable it to deal with the changing circumstances and thus also fail Test 9.