

Local Plan and Staines Development Framework Update

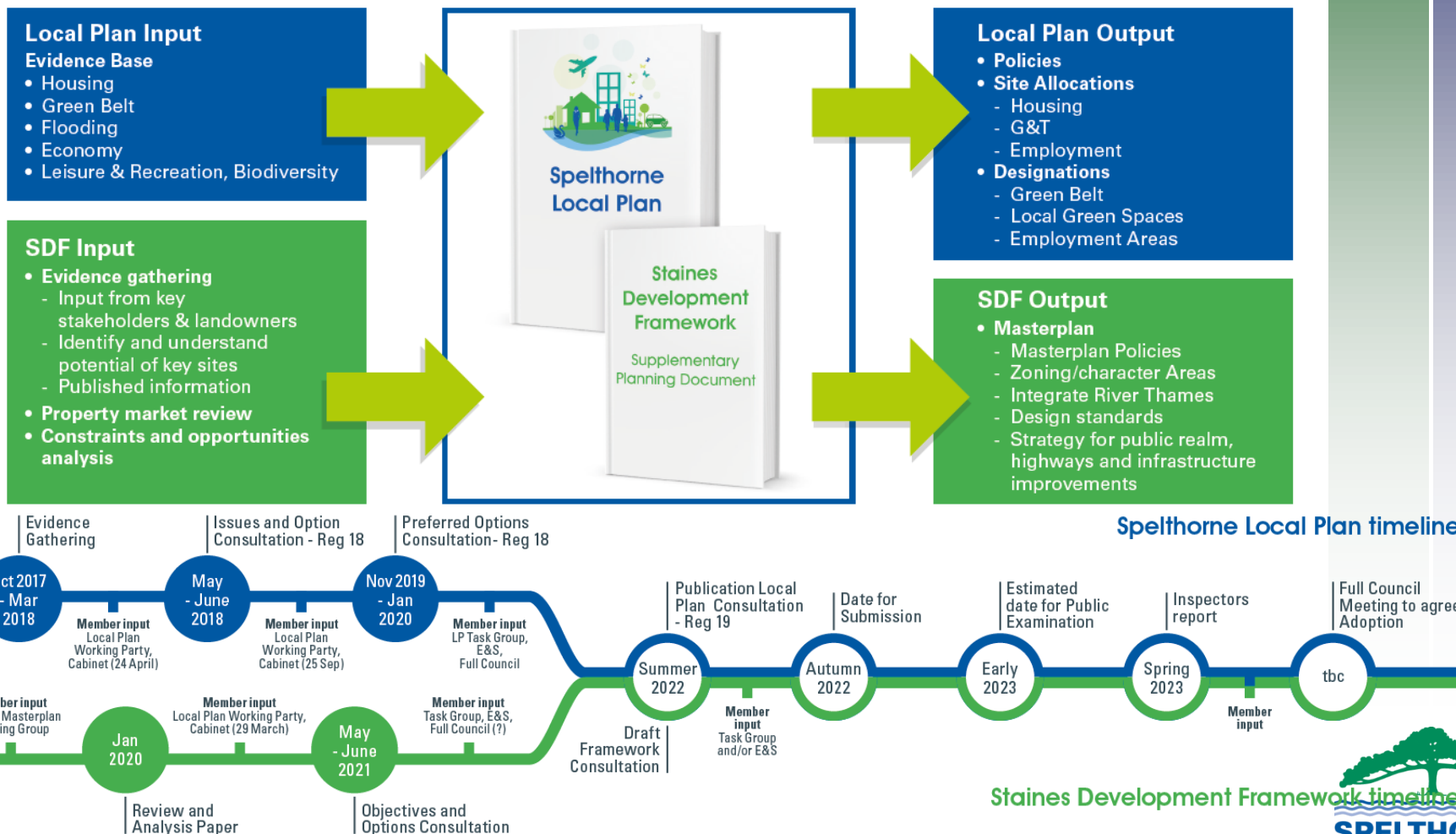


Spelthorne Takes Shape

Public Briefing
28 June 2022

Local Plan update

Spelthorne Borough Council Emerging Local Plan Input, Output and Responsible functions



Local Plan progress

- Issues and Options consultation – May/June 2018
 - Preferred Options consultation – Nov 2019 – Jan 2020
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- Current at Reg 19 consultation before submission to Planning Inspectorate
 - Agreed by E&S Committee on 26 April to go out to Reg 19 consultation
 - That recommendation was decided on by the full Council on 19 May
 - Consultation period is 15 June to 5 Sept 2022

Local Plan key figures

- 618 homes per year over 15 years
- Made continued attempts to central government to amend the standard method for calculating need our housing figure
- If the standard method is amended we can revise the Plan before submission or at any point until adoption
- Releasing 0.7% of current Green Belt means we can:
 - Meet housing need
 - Deliver family homes with gardens and not just flats, plus meet needs for Gypsy & Traveller sites
 - New 6th form college in Sunbury
 - Replacement community centre in Ashford

What does the Local Plan mean for Staines-upon-Thames?

- Local Plans should aim to meet their housing need in full
- A higher proportion of available sites are in Staines, which contribute to our supply of housing in the urban area (brownfield land)
- Densities are already higher here and existing taller buildings (plus Inland Homes appeal allowed)
- Government requires us to 'optimise densities' in town centres with good transport links
- This development will come forward through planning applications, with or without a Local Plan
- We are only able to limit heights and densities in some locations if we are meeting our housing need in full across Spelthorne (inc Green Belt release)

Responding to the Climate Emergency

- Climate emergency
- Water efficiency 110 litres per day
- Incorporating new standards for electric vehicle charging points
- 31% reduction in Dwelling Emission Rates
- More walkable and cyclable neighbourhood
 - Twenty Minute Neighbourhood
 - Gained momentum in C19 Pandemic
 - Meet needs within short walk or cycle
 - Social connections and climate change

Housing

- New development – mix of tenures, type and sizes
- Accessibility
 - All new build dwellings Part M4 (2) (accessible and adaptable dwellings) and minimum 10% M4 (3) (wheelchair user adaptable dwellings) on major developments
- Affordability
 - 30% affordable on schemes of 10 units or more
 - 50% affordable on greenfield sites
- Gypsies, Travellers and Travelling Showpeople
 - Meeting identified needs

Green and Blue Infrastructure

- G&BI includes a wide range of natural features including parks and open spaces, playing fields, woodlands and other natural green spaces as well as street trees, allotments, private gardens, green roofs and walls and sustainable drainage systems (SUDS), watercourse and other waterbodies.
- G&BI offers multiple benefits:
 - Supports the health and wellbeing of our communities
 - Resilience to and mitigation of the impacts of climate change
 - Limits environmental decline and aids nature recovery
- Overarching policy that will (supported by a future G&BI Strategy) put a strategically planned G&BI network for Spelthorne at the heart of decision making. Successful delivery of G&BI will play a key role in securing a sustainable future for the Borough.

Local Green Space

- Protects open spaces which have particular local significance or community value
- Offers same level of protection as Green Belt - a higher level of protection than the existing Protected Urban Open Space (PUOS) designation
- Site selection process included an assessment of the existing PUOS sites and those submitted by the public during the consultation

Infrastructure

- Infrastructure Delivery Plan sets out what the needs are for healthcare, education, transport, police, fire service, utilities etc to meet growth over Plan period
- New 6th form (free school) proposed on Green Belt land adjacent to but not affiliated with Bishop Wand School
- Providers will bid for Community Infrastructure Levy (CIL) funding towards projects such as school expansions, additional GP facilities, road schemes etc



Local Plan – tests of soundness

- Considered to represent the best, most robust and most defensible position.
- The Plan is
 - positively prepared,
 - based on a strategy which seeks to meet objectively assessed development and infrastructure requirements;
 - is justified by robust evidence;
 - can be delivered; and
 - is consistent with national policy.
- We have also carried out our responsibilities under the Duty to Cooperate and engaged effectively with our neighbouring authorities.
- Plan meets the test of soundness.

Making Representations – General Advice

- Deadline for Representations - 5 September 2022 11.59pm
- Representation Forms
 - Spelthorne Council's preferred method is for representations to be submitted by using the Council's online portal
 - By email
 - By post
 - Paper copies can be posted or picked up in libraries or at the Council Offices

Making Representations – General Advice

- Be concise, precise and relate to a specific issue
- Suggest modifications if required
- Group representations
- If using a paper form, use a different form (Part B) for each separate representation
- Appearing at the Examination

Staines Development Framework update

- Objectives and Options consultation – May/June 2021
- Currently consulting on first draft at same time as Local Plan
- As an SPD requires fewer stages of consultation
- Formal Examination is NOT required but will be submitted alongside the Local Plan as so fundamental to delivery
- The strategic elements such as housing delivery and distribution will be examined as part of the Local Plan, including zoning proposals

Staines Development Framework update

- Six big ideas

1. Connecting to the Rivers
2. Development that Respects Character
3. Healthy Streets for People
4. New Open Spaces
5. Redevelopment of the Elmsleigh & Tothill Area
6. Design for Urban Living

- Zoning

- Parking standards

- Document is online and printed copy in Council Offices and all Spelthorne public libraries

Zoning

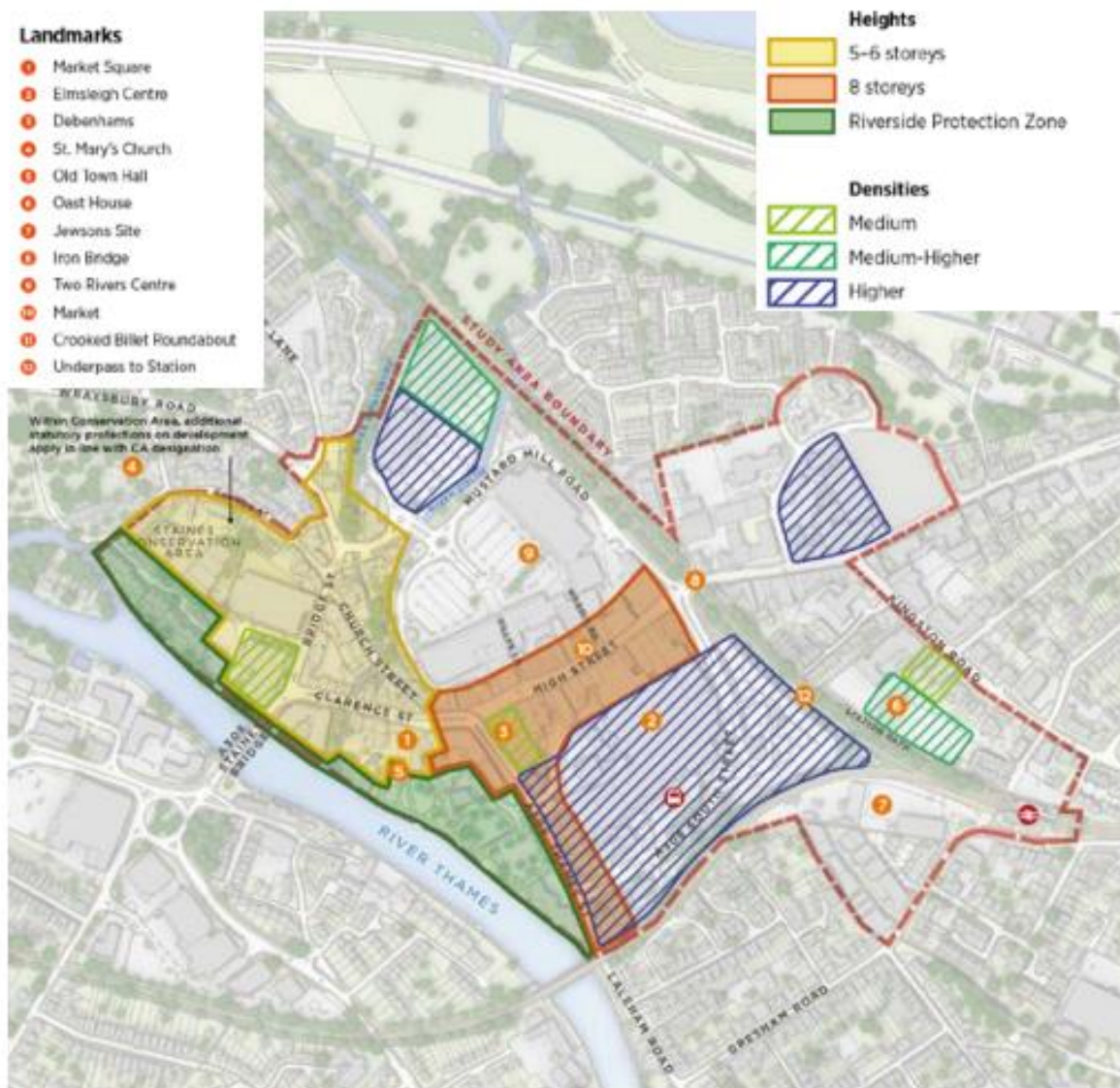


Figure 17: Heights and densities zoning plan

Building Height guidance

- The entire town centre is further covered by a 45m height limit (approximately 15 storeys), required for Heathrow Airport safeguarding.
- Staines Conservation Area, up to 5-6 storeys, to preserve the distinctive character of this area and views from the core area along Church Street
- The High Street, up to 8 storeys, to preserve the prevailing character of this key and valued location within the town
- Thames Street, up to 8 storeys, to ensure the open space available on the river frontage is appropriate to the existing character and provides a transition down to the High Street and further into the town centre

Elmsleigh Centre / Tothill Car Park Area (South-Eastern Area)

- Unique opportunity for a council-led development of a new town centre neighbourhood, integrated retail, service, leisure, community uses, commercial and public facilities underpinned by residential use.



Land ownership

SBC = Blue; SCC = Orange

Figure 51: Land ownership around Elmsleigh Centre

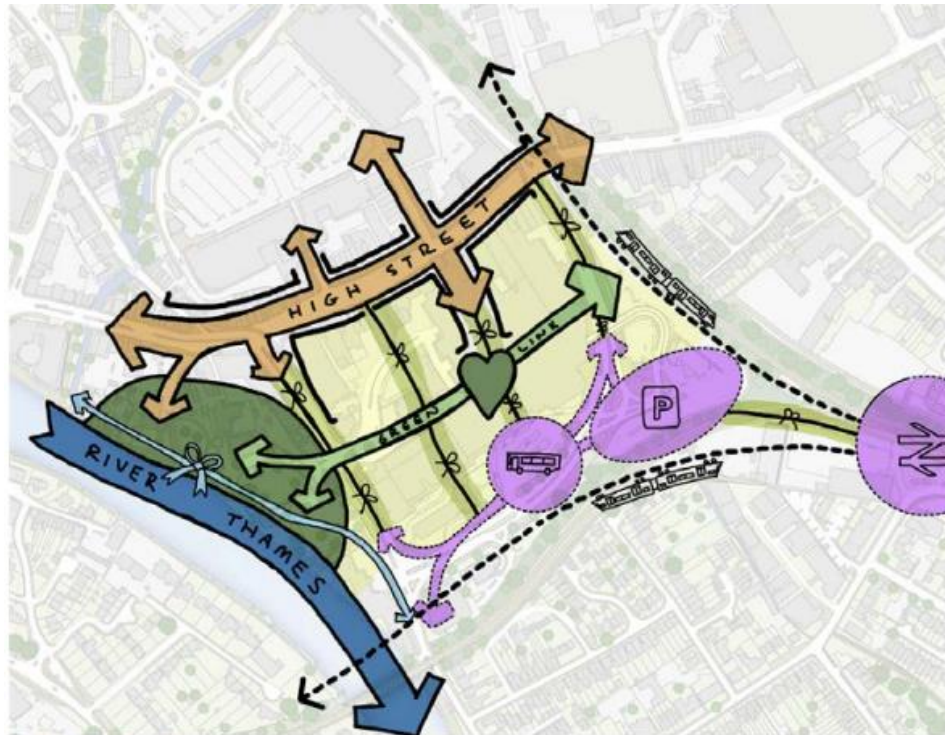


Figure 52: SF Area concept

Elmsleigh Centre / Tothill Car Park Area (South-Eastern Area)

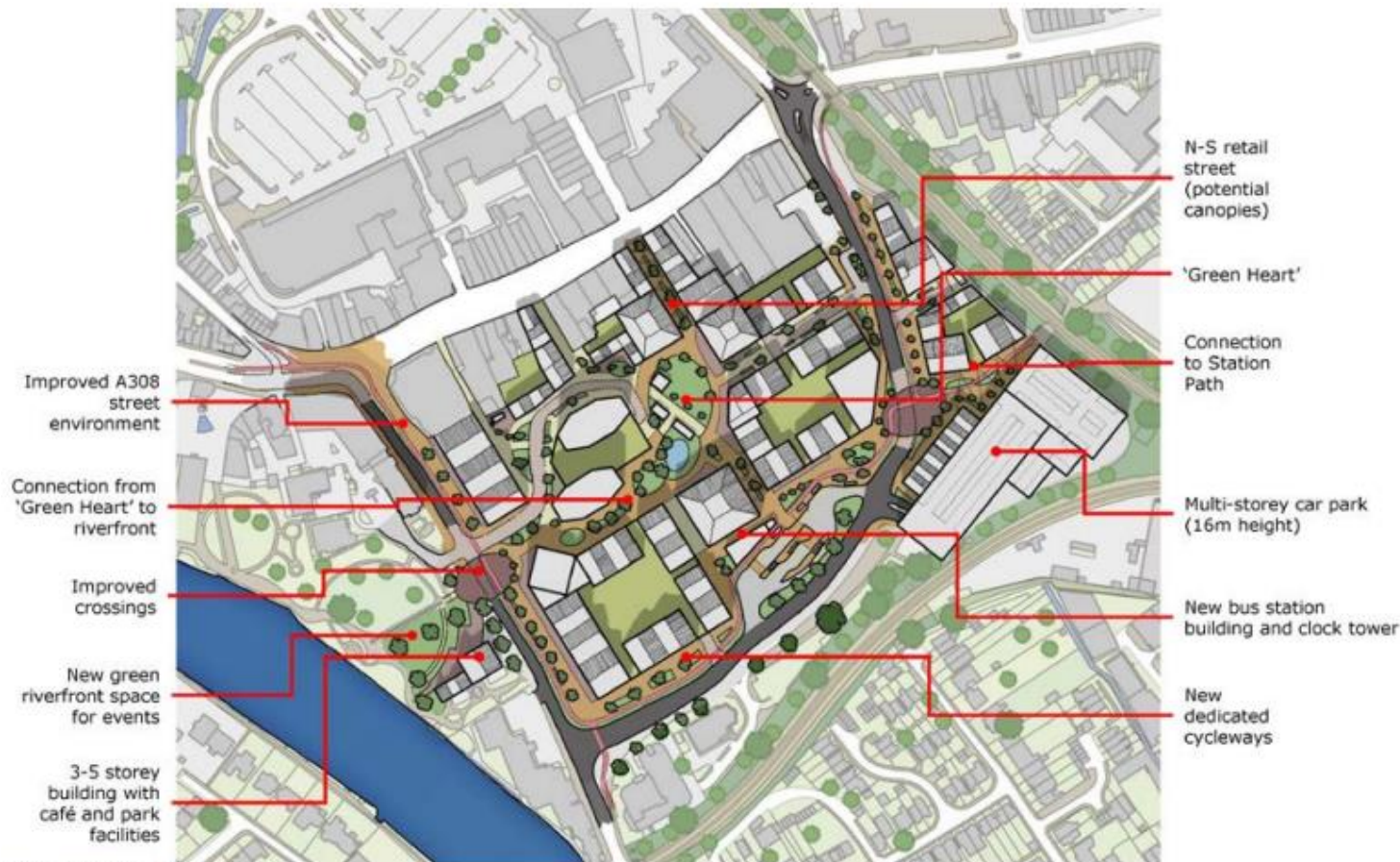


Figure S4: SE Area Illustrative Plan

Two Rivers North



Figure 58: Two Rivers North site

Two Rivers North – illustrative vision



Figure 61: Two Rivers North illustrative plan

Implementation

7.26 Implementation will be led by the private sector landowner/developer and will require vacant possession of the site to be secured. This will involve the loss of retail floorspace in this location, which may either relocate within Staines Upon Thames if suitable

Consultation events

- We were at Staines-upon-Thames Day Sunday 26 June
- Briefing in Council Offices (live streamed and uploaded to YouTube) 28 June 6pm
- Drop-in sessions at the Elmsleigh Centre with DLA
 - 1 and 2 July 10am to 4pm
- Staines town centre – leaflet distribution and Q&A
 - Every Wednesday and Friday 11am to 2pm until 20 July
- Sunbury Regatta Saturday 13 Aug
- 10-page pull out section of summer Bulletin
- Guest slots at residents' association meetings
- Website, social media, community noticeboards etc

Any questions?



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