

# **New Local Plan Issues & Options Consultation**

## **Public Presentation**

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# Issues & Options consultation



## Spelthorne Takes Shape

# Issues & Options Consultation

**Spelthorne Borough Council is preparing a new Local Plan, which will set out how we intend to meet our need for:**

- ☐ **Housing**
- ☐ **Employment floorspace**
- ☐ **Infrastructure**

**It will cover the period from 2020 to 2035**

# Issues & Options Consultation

## ■ What are Issues and Options?

- These are the issues we need our new Local Plan to address and the options we have for meeting our needs.
- They will be set out in our Consultation Paper that will be published when we begin consulting.

**We have not identified a preference for any option at this stage – that is the purpose of this consultation**

# Issues & Options Consultation

## Consultation paper



## Issues

- What the consultation is about
- Why we need a new Local Plan
- Facts about Spelthorne
- Key challenges
- The Green Belt
- Implications of Heathrow expansion
- Housing
- GTTS pitches
- Employment
- Retail, tourism, open space and leisure
- Infrastructure

# Issues & Options Consultation

## ■ Why do we need a new Local Plan?

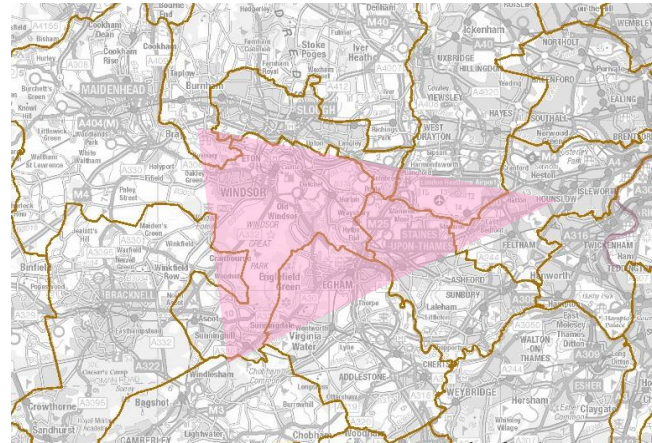
- Status of current Local Plan
- Local decision making v decisions by Government



# Issues & Options Consultation

## Facts about Spelthorne

- Current population: **98,000** residents
- Projected **2035** population: **116,000** residents
- ~42,000 dwellings
- **8.3%** of residents employed at **Heathrow Airport**
- **65%** Green Belt (24% reservoirs)
- 17.5% of Borough in Flood Zone 2 (7% of urban area)



# Issues & Options Consultation

## ■ Where can new development go?

- Brownfield land?
- Constrained land?
- Council owned assets?
- Other boroughs?
- Can we just say no?



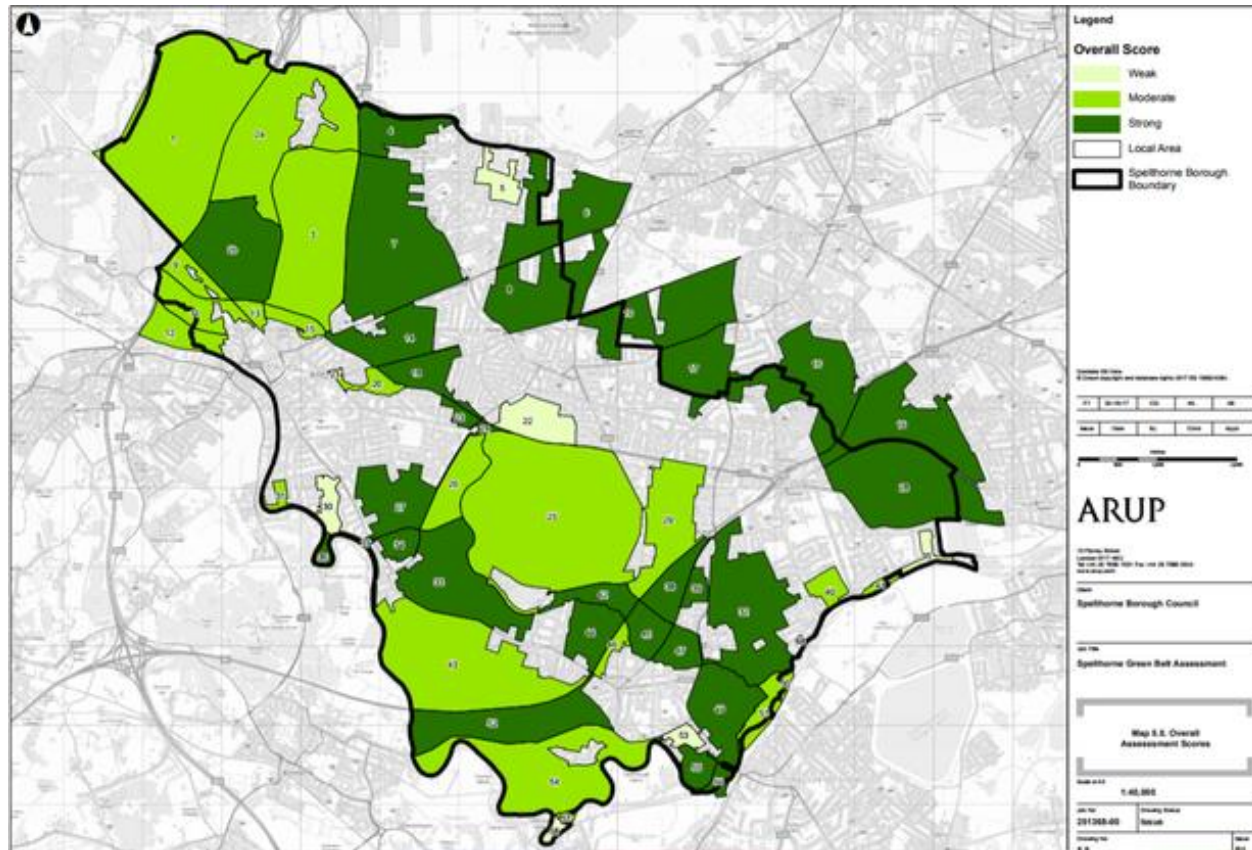
# Green Belt

## Purposes of Green Belt:

1. To check unrestricted sprawl of large built-up areas
2. To prevent neighbouring towns merging into one another
3. To assist in safeguarding the countryside from encroachment
4. To preserve the setting and special character of historic towns
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

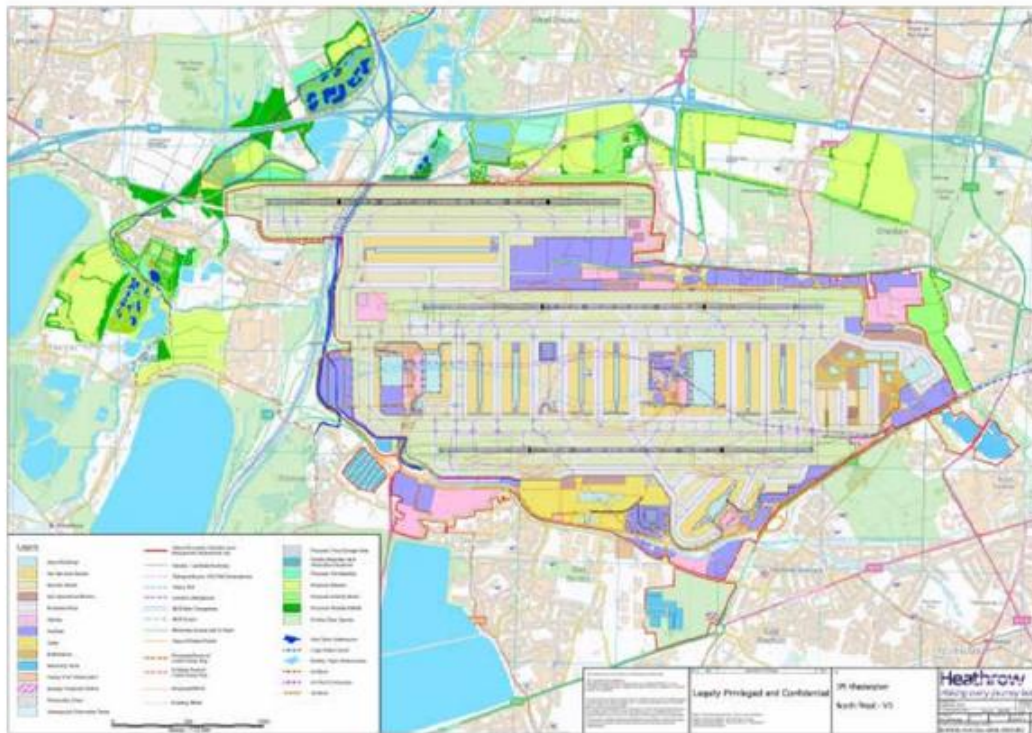
# Green Belt

## Green Belt Assessment – Stage 1



# Issues & Options Consultation

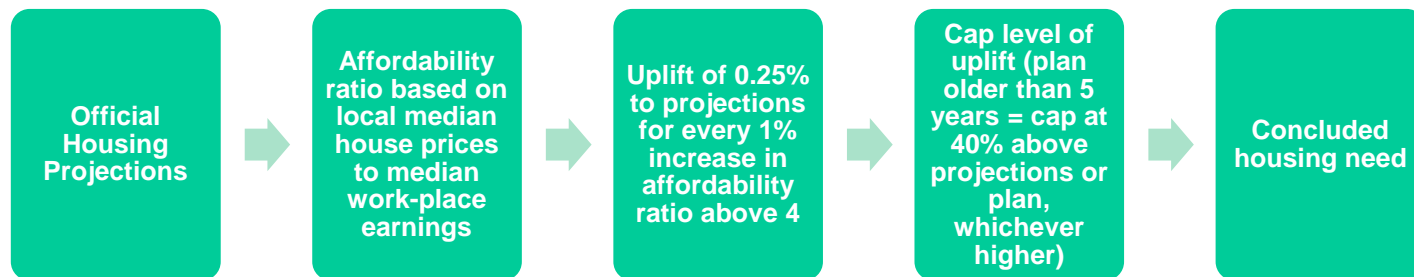
## Implications of Heathrow expansion



# Housing

## What do we need?

- SHMA: **552-757** dwellings per annum
- Government Standardised Methodology
- LHN: **590** dwellings per annum



# Housing

## What is our supply?

- Strategic Land Availability Assessment (SLAA) 2018

Delivery Period	Need (using gov't standardised methodology)	Supply of dwellings	Shortfall
Deliverable sites in years 1-5	2,950	3,932	+982
Developable sites in years 6-10	2,950	973	-1,977
Developable sites in years 11-15	2,950	1,517	-1,433
Total	8,850	6,423	-2,427
Per year delivery (average over 15 years)	590	428	-162

# Gypsies, Travellers and Travelling Showpeople

## Evidence

- Commissioned ORS to produce evidence.
- Gypsy and Traveller Accommodation Assessment (GTAA)
- Definition changed in 2015

## Gypsies and Travellers

- 10 pitches for those meeting the new planning definition of Gypsies and Travellers
- Plus 17 pitches for those who don't meet the new definition

## Travelling Showpeople

- Group who hold fairs, circuses and shows
- 15 to 17 new plots to meet their needs
- Accommodate equipment and mobile homes

# Employment

Need set out in Employment Land Needs Assessment (ELNA) 2018

Forecast change in floorspace 2017-2035

Use class	Change in floorspace 2017-2035 (sqm)
Offices (B1)	15,000
Industrial (B2)	-21,000
Warehousing and Storage (B8)	14,000
Total B Class	8,000

# Retail, tourism, open space and leisure

- Need to ensure viability of the Borough's centres
- Continue to support main tourism attractions
- Ensure open space provision meets identified needs
- Identify sufficiency of leisure provision



# Infrastructure

- Education (including early education, primary and secondary schools, further education)
- Health (including local health and clinics)
- Highways and transport
- Leisure (sports facilities defined as publicly owned leisure centres, gyms and swimming pools)
- Library services
- Green infrastructure (networks of multi-functional natural green space that support biodiversity, health and wellbeing)
- Community facilities (community centres and meeting places)
- Emergency services (fire/police/ambulance)
- Waste management and disposal facilities
- Electricity and gas
- Water and sewerage

# Strategic Options

1. Brownfield focus
2. Green Belt focus
3. Staines upon Thames focus
4. Combination of the other three options

# Option 1 – Brownfield focus

**Meeting all our need in the urban area without amending Green Belt boundaries by:**

- **Increasing densities, particularly those in town centres and near public transport facilities, including well designed high rise development**
- **Prioritise meeting housing need**
- **Build on open space and re-provide sports and recreation facilities in the Green Belt**

# Option 1 – Brownfield focus

## Advantages:

- **Focuses development within the urban area**
- **Maintains and enhances the vitality of town and village centres**
- **Supports access to the Green Belt for recreation purposes**
- **Could meet housing need in full**

# Option 1 – Brownfield focus

## Disadvantages:

- May not meet employment need if housing prioritised over other forms of development – ‘dormitory borough’
- Some locations e.g. Staines and Sunbury Cross already have high rise development, other locations would have their character damaged by high density development
- Mainly flats without gardens and less parking
- Loss of open space within the urban area
- Less land for infrastructure and community facilities, e.g. schools, healthcare and highways
- Increase in pollution such as noise and poor air quality due to additional congestion on the roads

# Option 2 – Green Belt focus

Focusing development opportunities in the Green Belt by:

- Amending the Green Belt boundary significantly to meet our housing and employment need
- Safeguarding land in the Green Belt for future need beyond the plan period
- Retaining Green Belt designation only for sites that are strongly performing and/or perform a strategic Green Belt function

# Option 2 – Green Belt focus

## Advantages:

- Meets housing need in full and also potential to meet neighbouring authorities' housing shortfalls
- Could meet need beyond the plan period
- Preserves the character of towns and villages in the urban area, including open spaces
- Allows for land to be built on for new schools, healthcare facilities and community uses
- A greater mix of house types could be built, including family homes with larger gardens and parking spaces

# Option 2 – Green Belt focus

## Disadvantages:

- Results in significant loss of Green Belt land, including ‘moderately performing’ land that still serves an important function
- Loss of biodiversity habitats
- Less incentive to develop brownfield sites in the urban area
- Locations for new development potentially less sustainable and more pressure to deliver new infrastructure



# Option 3 – Staines upon Thames focus

**Focus new development opportunities in Staines-upon-Thames by:**

- **Master Plan approach for development that increases opportunities for new high rise residential buildings**
- **Significantly increasing densities in the Staines area**
- **Prioritising housing need by allowing employment sites such as offices to be converted or redeveloped for housing**
- **Allocate sites for housing elsewhere in the Borough but only at a density similar to surrounding development**

# Option 3 – Staines upon Thames focus

## Advantages:

- Preserves the status of Staines as the Borough's largest town and increases the vitality of its shopping areas
- Exploits growth opportunities arising from the nearby Heathrow Airport, especially once expanded
- Less need for development in other areas of the Borough, including the Green Belt
- Protection for open spaces and sites with nature conservation importance

# Option 3 – Staines upon Thames focus

## Disadvantages:

- Unlikely that full housing need could be met just in Staines
- Difficult to build the level of infrastructure required to support this level of development in one town
- Lack of space for new schools, healthcare facilities and community uses
- Reduction in employment sites would make Staines more of a dormitory town and fail to take advantage of the employment, retail and tourism opportunities Staines offers
- Lack of space for new Gypsy and Traveller pitches

# Option 4 – Combination of other three options

**A combination of the other three options by:**

- **Increasing densities in town centres and near transport facilities and other areas where the character can accommodate it, including high quality high rise**
- **Releasing some weakly performing Green Belt land for development if not strategic**
- **Master Plan approach for Staines but with housing as one of a range of uses and not favouring residential development over employment, retail and tourism uses**

# Option 4 – Combination of other three options

## Advantages:

- Spreads new development across the Borough
- Maintains the focus on making best use of brownfield sites and public sector land
- Fewer employment sites lost
- Exploits regeneration opportunities for Staines, with housing provided but together with other uses that can vitalise and support the town's economy
- Less damaging to the character of towns and villages  
Allows sufficient land to accommodate infrastructure and facilities
- Preserves strongly and moderately performing Green Belt land

# Option 4 – Combination of other three options

## Disadvantages:

- May not meet housing needs in full and relies on further work to identify smaller sites within the larger land parcels identified in the Green Belt Assessment that may be performing weakly
- Less opportunity to meet housing need shortfalls of neighbouring authorities
- Harder to plan for infrastructure across a range of smaller sites throughout the Borough

# Local Designation Options

- Protected Urban Open Space
- Plotland Areas
- Sites of Nature Conservation Importance

# Issues & Options Consultation

When?

**Monday 14 May 2018**

to

**Monday 25 June 2018**



# Consultation Strategy

## Events:

- 2 pre-consultation briefings – Council Chamber
- 2 evening public presentations followed by Q&A – Council Chamber
- 8 outdoor information events (giving out leaflets and talking to the public)
- Leaflet distribution at main stations (morning commute)
- Attendance at Residents' Association meetings on request
- Business Community

# Consultation Strategy

MAY/JUNE 2018						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
7	8	9	10	11	12	13
BH	Member briefing – Council Chamber (evening)		RA briefing – Council Chamber (evening)			Staines 10k
14	15	16	17	18	19	20
Start of consultation	Station leaflets – Shepperton (early AM)					
21	22	23	24	25	26	27
Public presentation – Council Chamber (evening)	Station leaflets – Staines (early AM)		Public presentation – Council Chamber (evening)	Info event – Tesco Sunbury 10-12 Tesco Ashford 1-3	Ashford North RA AGM	
28	29	30	31	1	2	3
BH (Half term week)	Station leaflets – Ashford (early AM)	Info event – Staines (Elmsleigh/High St/ Two Rivers) 10-2	Info event – Ashford High St 10-12 Info event - Stanwell - Clare Rd shops 12.30-2.30	Info event – Notcutts garden centre 11-2	Info event – Lower Sunbury (Avenue parade) 11-1	
4	5	6	7	8	9	10
	Station leaflets – Sunbury (early AM)	SBF Networking Meet Up (Shepperton Studios)			Shepperton Village Fair 11-5	
11	12	13	14	15	16	17
18	19	20	21	22	23	24
		LoSRA AGM (evening)				
25	26	27	28	29	30	
End of consultation						

# Consultation Strategy

## Other communication media:

- Press release
- Social media – Facebook and Twitter
- Council's monthly e-newsletter
- Community noticeboards
- Weekly business newsletter from Economic Development team
- Schools – requested article in newsletters

# Local Plan – next steps

- After the Issues & Options consultations we will analyse the responses and agree with Members on a preferred strategy that we will develop further
- We will then consider specific sites for potential allocation
- Further public consultation will take place at the end of this year or early 2019 on our preferred options
- Local Plan to be adopted late 2020

# Any questions?

