

SPELTHORNE BOROUGH LOCAL PLAN 2001 'SAVED' POLICIES AND PROPOSALS

**as at
28 September 2007**

March 2008

**Planning Services
Strategic Directorate (Community)
Borough of Spelthorne
Council Offices
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CONTENTS

1. Introduction	3
2. Background	3
3. Saved Policies	3

APPENDIX A – Secretary of State’s ‘direction’ of 21 September 2007	5
APPENDIX B – Saved Local Plan Policies and Supporting Text	9
POLICY GB1 – Green Belt	9
POLICY RU8 – Plotland Areas	12
POLICIES RU11 & RU14 – Sites of Nature Conservation Importance	15
APPENDIX 2	17
POLICY BE14 – Urban Open Space	24
APPENDIX 3	25
POLICIES BE24 to BE26 – Archaeology and Ancient Monuments	27
APPENDIX 5	30
SAVED PROPOSALS P7, P8, P11, P12 and P17	34

1. Introduction

- 1.1 This document sets out those policies and proposals in the Spelthorne Borough Local Plan 2001 that have been 'saved' by virtue of a direction by the Secretary of State. Relevant background information is also included.

2. Background

- 2.1 Spelthorne Borough Council adopted the Spelthorne Borough Local Plan in April 2001. In December 2004 it adopted alterations to Policies H5 and H6.
- 2.2 The Planning and Compulsory Purchase Act 2004 introduced a new system of plan making called Local Development Frameworks. As part of the new system all existing Local Plans expired on 27 September 2007 unless the Secretary of State directed that specific policies or proposals should be 'saved' beyond that date.

3. Saved Policies

- 3.1 Following an application by the Council in March 2007, the Secretary of State issued a direction on 21 September 2007 that eight policies and five proposals in the Local Plan should be 'saved'. A copy of the 'direction' is set out at Appendix A.
- 3.2 The 'saved' policies and proposals are set out at Appendix B. In this appendix the original supporting lower case text to the policies and proposals is included for information together with the relevant appendices from the Local Plan which set out the schedules of related sites. However, only the policies and proposals, which are identified in bold text, are 'saved' and have a legal status as part of the Council's development plan. The 'saved' policies remain as part of the Council's development plan until such time as it resolves that they should no longer apply.
- 3.3 Several of the policies and all of the proposals have notations or site boundaries which are set out on the Local Plan Proposals Map. These notations and boundaries are also 'saved' and those parts of the Proposals Map remain valid. Those parts of the Proposals Map are not reproduced in this document and reference must be made to the original map – either the digital version on the Council's website or the paper copy which is available to inspect or purchase at the Council Offices.

APPENDIX A – Secretary of State’s ‘direction’ of 21 September 2007

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21 September 2007

Our Ref: 4/11/2
Your Ref:

Dear Mr Brooks

PLANNING AND COMPULSORY PURCHASE ACT 2004 SPELTHORNE BOROUGH LOCAL PLAN 2001 SAVED POLICIES APPLICATION

I am writing with reference to your application on behalf of Spelthorne Borough Council of 7 March for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Spelthorne Borough Local Plan.

The Secretary of State’s Direction is attached. Those policies not listed in the Direction will expire on 27 September 2007.

The Secretary of State’s assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12: *Local Development Frameworks* and the Department for Communities and Local Government protocol on saving policies. The Secretary of State’s decisions concern some policies where there have been representations from a third party expressing views that differ from those of the local authority. Also, her decisions in respect of some policies have the effect of saving policies that the authority requested should not be extended. For clarity, where either or both of these two circumstances apply, the Secretary of State’s reasons are set out in the table at the end of this letter.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan-style approach will be supported in forthcoming development plan documents (DPDs).

LPAs should adopt a positive, spatial, strategy-led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the development plan status of the regional spatial strategy.

Following 27 September 2007, the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 *Housing* and the Housing Green Paper – *Homes for the future: more affordable, more sustainable* in relevant decisions.

Policy Ref	Reason	Extended	Not Extended
GB1	The protocol for handling proposals to save adopted plan policies states that the Government will have particular regard to policies on Green Belt general extent in structure plans and detailed boundaries in local plans/unitary development plans. The Council's submissions that this policy should be retained are accepted. It would be more appropriate to explore whether any review of the Green Belt boundary is needed through the local development framework process.	√	

Yours sincerely

John Cheston
Senior Planning Officer

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING
AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE SPELTHORNE BOROUGH LOCAL PLAN
ADOPTED APRIL 2001**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule (1) to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

John Cheston
Senior Planning Officer
Housing and Planning Directorate
Government Office for the South East

21 September 2007

SCHEDULE

POLICIES CONTAINED IN THE SPELTHORNE BOROUGH LOCAL PLAN 2001

Policy Number	Policy Title/Purpose
GB1	Development proposals within the Green Belt
RU11	Nature Conservation and Ecology
RU14	Nature Conservation and Ecology
BE24	Archeology, Ancient Monuments and Historic Landscapes
BE25	Archeology, Ancient Monuments and Historic Landscapes
BE26	Archeology, Ancient Monuments and Historic Landscapes
RU8	Plotland Areas
BE14	Urban Open Space
P7	Housing Proposal – Land west of Village Hall, Park Road, Stanwell
P8	Housing Proposal – 582-604 London Road, Ashford
P11	Housing Proposal – Former Staines West Station Goods Yard and Timber Yard, Wraysbury Road, Staines
P12	Housing Proposal – Depot 28-44 Feltham Road, Ashford
P17	Land west of Elmsleigh Centre, Staines

POLICIES BE24 to BE26 – Archaeology and Ancient Monuments

- 4.73 “Spelthorne is situated entirely on various alluvial and gravel deposits associated with the Thames, whose river terraces were attractive to ancient settlements. This has resulted in an area rich in archaeological finds and with great potential for further discoveries. From the Neolithic period onwards, significant finds including small settlements have been found across a wide area of Spelthorne with many Roman remains found around the important Roman town of Staines. The Council will seek to protect this archaeological heritage. Government guidance contained in PPG16 paragraph 8 contains a presumption in favour of the preservation of nationally important remains, whether scheduled or not, and their settings, and paragraphs 15 and 16 note the need to protect other important sites identified in the development plan. On the basis of currently available information all Scheduled Ancient Monuments are worthy of preservation, their sites are shown on the Proposals Map. Close liaison will be maintained with the Environment Department of Surrey County Council which holds the archaeological Sites and Monuments Record and with the Surrey County Archaeological Unit which conducts archaeological investigation and research. Any new areas of archaeological importance identified through the national Monuments Protection Programme of English Heritage or local research will be added to the areas covered by the policies which follow. Where archaeological investigation is required in the context of a development proposal, the applicant will be asked to fund the work deemed necessary. Planning conditions or legal agreements will be used where appropriate to secure compliance with policies.
- 4.74 There are four Scheduled Ancient Monuments which are by definition of national importance within the Plan area (see Appendix 5) and which the Council will seek to preserve from any development adversely affecting site or setting. An application for Scheduled Monument Consent must be made to the Secretary of State for the Environment, Transport and the Regions for any proposal affecting these sites. In addition to the scheduled sites and monuments, two others of special local importance have been identified on the basis of current information from the County Sites and Monuments Record which should also be preserved (see Appendix 5). The Council will encourage as appropriate the management and interpretation of these sites and monuments to develop their educational and recreational potential. These sites are identified on the basis of currently available information, and during the currency of the plan, additional sites may be identified to be of national importance following archaeological evaluation, or reassessment of sites on the Sites and Monuments Record.

POLICY BE24

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.

- 4.75 In addition to the above sites and monuments, other areas exist where there is good evidence for the existence of archaeological remains based on previous finds, maps or aerial photographs. These individual sites and areas of high potential are shown on the Proposals Map and are listed in Appendix 5. Any development proposal affecting such an area should include an initial assessment by a qualified archaeologist of its archaeological potential and what, if any, further field evaluation is

required. An evaluation should assess the impact of the development upon the preservation of any archaeological remains. Where possible, remains should be left in situ. Proposals for development should wherever possible avoid damage to or disturbance of the archaeological remains. The Council will encourage the local display of archaeological finds, where appropriate, at the Spelthorne Museum or other suitable location. Developers are advised to refer to the British Archaeologists and Developers Code of Practice, and to Supplementary Planning Guidance produced by Surrey County Council entitled "Archaeology and Historic Landscapes" which gives a fuller explanation of Areas of High Archaeological Importance.

POLICY BE25

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.**

- 4.76 Work in recent years has resulted in sites of major archaeological importance being discovered in the course of gravel extraction, where no previous specific evidence existed for them. In view of Spelthorne's river gravel base, it is reasonable to assume that any large scale development is likely to affect features of archaeological interest and that discoveries could be made in any size of new development site. Any new development proposal for sites larger than 0.4 hectares and smaller sites where requested should include agreed arrangements for archaeological assessment or evaluation, and where appropriate investigation, and allow for future preservation of remains as deemed appropriate.

POLICY BE26

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 BE25 will apply”.

APPENDIX 5

ARCHAEOLOGICAL SITES

Proposals Map Ref	<u>Brief Description of Site</u>
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Scheduled Ancient Monuments

- | | |
|----|--|
| a1 | Caesar's Camp at Matthew Arnold School, Kingston Road, Staines; double rectangular enclosure of medieval date. SAM No 146. (SMR Ref. 0884) |
| a2 | Anglo-Saxon cemetery, west of Saxon County Primary School, Briar Road, Shepperton. SAM No 142, adjoining AHAP (a50) (SMR Ref. 2285) |
| a3 | Chertsey Bridge. SAM No 68. (SMR Ref. 2848) |
| a4 | Lord Knyvett's Schoolhouse, High Street, Stanwell. SAM No 147, within Stanwell AHAP (a9). (SMR Ref. 0147) |

Other Sites and Monuments of County Archaeological Importance

- | | |
|----|--|
| a5 | Site of London Stone with replica stone, Lammas Recreation Ground, Wraysbury Road, Staines. Original stone now in Old Town Hall building, Staines. (SMR Ref. 0766) |
| a6 | Site of 12th Century chapel north of Church Road, Ashford. Within Ashford AHAP. |

Sites and Areas of High Archaeological Potential

- | | |
|-----|--|
| a7 | Crop marks: rectangular enclosure and ring ditch, north-west of Thornbank Close, Stanwell Moor. (SMR Ref. 6012) |
| a8 | Crop marks: large ring ditch, south of Horton Road/west of Stanwell Moor Road. (SMR Ref. 0613) |
| a9 | Stanwell AHAP including:-
Crop marks: rectangular enclosure. (SMR Ref. 0628)
Earthwork: historic garden feature (previously scheduled as an ancient monument). (SMR Ref. 0646) |
| a10 | Crop marks: rectangular enclosures and ring ditches, east of Clare Road, Stanwell. (SMR Ref. 0621) |
| a11 | Enclosure, Corsair Close, Stanwell. (SMR Ref. 0642) |
| a12 | Crop marks: six ring ditches and traces of linear ditches, west of Cordelia Road, Stanwell. (SMR Ref. 0618) |
| a13 | Crop marks: two ring ditches (SMR Ref. 0619)
Earthwork and enclosure (SMR Ref. 0643), recreation ground north of Cranford Avenue, Stanwell. |
| a14 | Crop marks: ring ditches, east of Short Lane, Stanwell. (SMR Ref. 0616) |

Proposals Map Ref	<u>Brief Description of Site</u>
a15	Crop marks: ring ditch, west of Short Lane, Stanwell. (SMR Ref. 0617)
a16	Crop marks: linear and ring ditches, Hithermoor. (SMR Ref. 0610)
a17	Crop marks: linear ditches, Lower Mill Farm, Stanwell Moor. (SMR Ref. 0793)
a18	Crop marks: ring ditches and sub-circular ditch (SMR Ref. 0611) Bronze Age Settlement (SMR Ref. 0646) Medieval buildings (SMR Ref. 2924), Hithermoor.
a19	Neolithic site, Staines Moor. (SMR Ref 1995)
a20	Crop marks: ring ditch, Staines Moor. (SMR Ref. 0608)
a21	Crop marks: ring ditch, Staines Moor (SMR Ref. 0609)
a22	Crop marks: ring ditch. (SMR Ref. 0606) Crop marks: ring ditches (SMR Ref. 0607), Staines Moor.
a23	Crop marks: rectangular ditched enclosure, Church Lammas, Wraysbury Road, Staines. (SMR Ref. 0605)
a24	Staines AHAP including:- possible Roman ditches and occupation site. (SMR Ref. 2914)
a25	Neolithic site, Sydney Road/Kingston Road, Staines. (SMR Ref. 2913)
a26	Crop marks: rectangular ditch system, south of London Road, Staines. (SMR Ref. 0614)
a27	Linear earthwork, south of London Road, Staines. (SMR Ref. 0883)
a28	Ashford AHAP
a29	Bronze Age site, north of Reedsfield Road, Ashford. (SMR Ref. 0875)
a30	Crop marks: rectangular ditches and ring ditch, Chatterton Hill, Ashford. (SMR Ref. 0885)
a31	Possible Bronze Age cemetery, Feltham Road/Convent Road, Ashford. (SMR Ref. 2941)
a32	Neolithic site, west of Groveley Road, Feltham Hill. (SMR Ref. 0874)
a33	Bronze Age burials, Green Lane, Sunbury Common. (SMR Ref. 0877)
a34	Crop marks: linear and ring ditches, south of Spelthorne Grove, Sunbury Common. (SMR Ref. 0891)
a35	Crop marks: linear and ring ditches, east of Charlton Road, Charlton. (SMR Ref. 0890)
a36	Bronze Age burials, Ashford Road, Littleton Common. (SMR Ref. 0876)
a37	Crop marks: linear and ring ditches, east of Upper Halliford Road. (SMR. Ref 0892).

Proposals Map Ref	<u>Brief Description of Site</u>
a38	Crop marks: linear and ring ditches, west of Stratton Road, Sunbury. (SMR Ref. 0893)
a39	Possible round barrow site, north of Rooksmead Road, Sunbury. (SMR Ref. 0229)
a40	Crop marks: ring ditches, east of Upper Halliford Road. (SMR Ref. 8894)
a41	Lower Sunbury AHAP, potential Medieval village centre.
a42	Bronze Age burials (SMR Ref. 2446) and Medieval occupation site (SMR Ref. 2447), Kempton Park, Sunbury.
a43	Crop marks: ring ditches, north of Fordbridge Road, Sunbury. (SMR Ref. 0880)
a44	Crop marks: ring ditches, north of Fordbridge Road, Sunbury. (SMR Ref. 0895)
a45	Probable Saxon barrows site, Walton Lane, Lower Halliford. (SMR Ref. 0558)
a46	Roman-British site (SMR Ref. 2392) and possible Saxon fish weir site (SMR Ref. 1273), east of Ferry Lane, Shepperton.
a47	Iron Age material (SMR Ref. 2849) Bronze Age material (SMR Ref. 2850) Neolithic material (SMR Ref. 2851) Medieval and undated Material (SMR Ref. 2852), west of Ferry Lane, Shepperton
a48	Shepperton AHAP including:- possible Anglo-Saxon burial ground (SMR Ref. 0550) St Nicholas' Church (Medieval base) (SMR Ref. 0551) Ice House (SMR Ref. 1893) Medieval manor house and possible moated site (SMR Ref. 2045)
a49	Iron Age coin hoard and pottery, east of Sheep Walk, Shepperton. (SMR Ref. 0547)
a50	Area of high archaeological potential adjoining SAM (a2) including:- Iron Age occupation site. (SMR Ref. 2282) Romano-British site. (SMR Ref. 2282) Saxon settlement site. (SMR Ref. 2284) Mesolithic site. (SMR Ref. 2858), west of Saxon County Primary School, Briar Road, Shepperton.
a51	Possible Romano-British occupation site, south of Charlton Lane, Charlton. (SMR Ref. 0543)
a52	Littleton AHAP including:- Roman site. (SMR Ref. 2860) Bronze Age burials. (SMR Ref. 2861)

Proposals Map Ref	<u>Brief Description of Site</u>
a53	Romano-British occupation site (SMR Ref. 0548) and Anglo-Saxon burial ground (SMR Ref. 0549) north of Chertsey Road, Shepperton.
a54	Laleham AHAP, potential Medieval village centre.
a55	Crop marks: ring ditches, east of Staines Road, Laleham. (SMR Ref. 0826)
a56	Crop marks: ring ditches, east of Northfield Road, Laleham. (SMR Ref. 0816)
a57	Crop marks: ring ditch, east of Worple Road, Staines. (SMR Ref. 0811)
a58	Potential Neolithic/Bronze Age finds, Penton Hook Island, Staines.
a59	Bronze Age site (found on and around Medieval SAM (a1)), Matthew Arnold School, Kingston Road, Staines. (SMR Ref. 0884)

NOTES:

1. SMR = Sites and Monuments Record SAM = Scheduled Ancient Movement
2. AHAP = Area of High Archaeological Potential
3. On occasions the same area may contain more than one of the above sites.
4. Churches and churchyards are included for their archaeological potential.
5. For Areas of High Archaeological Potential occurring in the historic centres of Staines, Ashford, Laleham, Littleton, Shepperton, Stanwell and Sunbury, refer also to the Proposals Map. These areas may include sites entered separately on the SMR and not noted separately above. This is particularly the case for Staines, where many individual sites have produced evidence for Mesolithic, Neolithic, Bronze Age, Iron Age, Romano-British, Saxon and medieval occupation.
6. Crop marks are sites identified from aerial photographs.
7. A number of sites have been included which may have been partly destroyed, for instance by gravel extraction. The extent of remaining archaeological interest will need to be checked carefully if development is proposed.