

**To:**  
**All members of the**  
**Environment and Sustainability**  
**Committee**

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Date: 25 April 2022

### Supplementary Agenda

### **Environment and Sustainability Committee - Tuesday, 26 April 2022**

Dear Councillor

I enclose an updated version of Appendix A1 which details the background and journey for producing the Draft Local Plan and Staines Development Framework. This replaces the earlier version published as part of the Pre-Submission documents.

Yours sincerely

Chris Curtis  
Corporate Governance

To the members of the Environment and Sustainability Committee

Councillors:

I.J. Beardsmore (Chairman)  
O. Rybinski (Vice-Chairman)  
M.M. Attewell  
M. Beecher  
J.T.F. Doran

T. Fidler  
N.J. Gething  
K.M. Grant  
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V.J. Leighton  
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**Background and Journey so far for producing the Spelthorne Local Plan and Staines Development Framework**

Stage	Decision date	Key information	Housing pa
<b>Local Plan Issues and Options</b>	Cabinet - 24 April 2018	Four options 1) to intensify brownfield (previously developed) sites in the urban area, (2) release Green Belt (3) maximise development opportunities in Staines upon Thames or (4) a combination of these approaches.  Consultation May – June 2018	NPPF places great emphasis on meeting housing need  Between 552 and 757*
<b>Local Plan Issues and Options</b>	Cabinet - 26 September 2018	Agreed response document - published September 2018	Between 552 and 757 pa*
<b>Local Plan Preferred Options</b>	Cabinet - 25 September 2019	Agreed fourth option – combination of approaches  Releasing 1.6% of green belt and a further 100 units per year in Staines (identified through Staines Development Framework)  Consultation November 2019 – January 2020	603 pa**
<b>Staines Development Framework</b>	Cabinet 8 April 2020	Agreed the appointment of David Lock Associates  DLA appointed May 2020	
<b>COVID19</b>	<b>March onwards 2020</b>	<b>National lockdown and move to remote working</b>	
<b>Local Plan Preferred Options</b>	Cabinet - 23 September 2020	Publication of consultation response document.  Rearward assessment of response only – no decisions on future direction of the Local Plan	606 pa**

**APPENDIX A1 – updated 26 April**

<b>Stage</b>	<b>Decision date</b>	<b>Key information</b>	<b>Housing pa</b>
<b>Staines Development Framework</b>	Task Group Autumn – Winter 2020	Developed an Analysis and Review Paper  Considered elements to be included within the Objectives and Options consultation  (1) Sustainable and inclusive growth  (2) Resilient and inclusive town centre  (3) People friendly streets and spaces  (4) Sustainable access  (5) Integrating riverside with open spaces  (6) Access to useable and attractive recreation facilities	
<b>Local Plan – revised housing figure</b>	Cabinet - 4 November 2020	Local Plan Task Group wanted to consider a ‘brownfield only’ strategy  Decision to proceed with the lower provisional housing number to determine level of development          December 2020 – Government do not proceed with lower figure	Government consultation dropped figure to 489 pa***          606 pa****
<b>Local Plan</b>	Task Group Autumn – Winter 2020	Examined scope to increase density and yield assumptions on brownfield sites to lower the deficit to be met by Green Belt sites	606 pa****
<b>Staines Development Framework</b>	Task Group	Call for Sites exercise (developers and landowners)    Considered whether there was scope to identify further opportunity sites	

**APPENDIX A1 – updated 26 April**

<b>Stage</b>	<b>Decision date</b>	<b>Key information</b>	<b>Housing pa</b>
<b>Staines Development Framework</b>	Cabinet - 29 March 2021	Agreed the Analysis and Review report  Agreed the Objectives and Options report, and consultation questionnaire  Consultation 18 May to 29 June 2021	
<b>Local Plan – revised strategy</b>	E & S Committee 13 July 2021	Meet small deficit by releasing 0.6% <sup>1</sup> of Green Belt  No longer include an additional allocation for Staines  Considered a list of further potential Green Belt sites	611 pa****
<b>Staines Development Framework</b>	E&S Committee 6 October 2021	Agreed the publication of the consultation response document	
<b>Local Plan</b>	Task Group Autumn 21 – Spring 22	Further consideration of site allocations  Developing and reviewing the draft policies	611 pa****
<b>Staines Development Framework</b>	Task Group Autumn 21 – Spring 22	Developing proposed zoning areas for the town.  Developing 6 big ideas:  (1) Connecting to the rivers (2) Development that respects character (3) Healthy streets for people (4) New open spaces (5) Redevelopment of Elmsleigh and Tothill (6) Design for urban living	
<b>Staines Development Framework</b>	Task Group 31 March 2022	Concern around time to read and digest document – advised key elements has been discussed at various TG	

<sup>1</sup> The marginal increase of 0.1% from the 0.6% in the strategy agreed by E&S Committee on 13 July 2021 to 0.7% now proposed is a result of changes to sites selected and recommended for release by the Task Group

**APPENDIX A1 – updated 26 April**

Stage	Decision date	Key information	Housing pa
		<p>meetings and the document was a compilation of these</p> <p>TG would have preferred to see a desk top version of the document for ease</p> <p>Re-assured SDF would come back to the task group after consultation for further amendments to be considered and included to take account of feedback from the public and stakeholders</p> <p>Agreed the draft SDF could proceed for consideration by E&amp;S Committee.</p>	
<b>Local Plan</b>	Task Group 6 April 2022	<p>Review of publication draft of the Local Plan</p> <p>Discussion on climate change (low to zero carbon) and accessible homes</p> <p>Whether Plan could be amended should the standard model for housing need change</p> <p>Concerns remain over the zoning approach in the SDF</p> <p>Whether allocations could be separated from the policies in the plan – answer is no as sites cannot be added in or dropped out without undermining the strategy and evidence</p> <p>Agreed by majority to support the draft Local Plan for consideration by E&amp;S Committee</p>	618 pa****

\* Figure from Strategic Market Housing Assessment which was the way of calculating need at the time

\*\* Figure derived from government standard methodology

\*\*\* Figure derived from revised provisional government standard methodology

\*\*\*\* Figure derived from government standard methodology - higher due to annual calculation