



**To:**  
**All members of the**  
**Cabinet**

*Please reply to:*  
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Date: 19 March 2021

## Supplementary Agenda

### **Extraordinary Cabinet - Monday, 29 March 2021**

Dear Councillor

I enclose the following items are in respect of the item on the agenda for the Cabinet meeting to be held on Monday, 29 March 2021.

**The attached report replaces the one originally published and therefore is the one to be used at the meeting.**

**2. Staines Development Framework Issues and Options Consultation 3 - 32**  
**Councillor J. Boughtflower**

To agree to commence consultation on the Staines Development Framework Issues and Options on 13 April 2021 for six weeks and to agree the material attached at Appendices A, B and C.

Yours sincerely

Karen Wyeth  
Committee Services

To the members of the Cabinet

Councillors:

**Spelthorne Borough Council, Council Offices, Knowle Green**

**Staines-upon-Thames TW18 1XB**

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J.R. Boughtflower  
J. McIlroy  
M.M. Attewell

R.O. Barratt  
S. Buttar  
R. Chandler

A.J. Mitchell  
R.J. Noble

# Extraordinary Cabinet

29 March 2021



	<b>Staines Development Framework Issues and Options consultation</b>
<b>Purpose of the report</b>	To make a decision
<b>Report Author</b>	Ann Biggs, Strategic Planning Manager
<b>Cabinet Member</b>	Cllr John Boughtflower
<b>Confidential</b>	No
<b>Corporate Priority</b>	Housing Economic Development Clean and Safe Environment
<b>Recommendations</b>	<p><b>Cabinet is asked to:</b></p> <ul style="list-style-type: none"> <li>• <b>Agree the material attached at Appendices A, B and C with any further amendments to the questionnaire to be delegated to the Chair of the Staines Development Group for his agreement</b></li> <li>• <b>Agree to commence consultation on the Staines Development Framework Issues and Options on 13 April 2021 for six weeks</b></li> </ul>
<b>Reason for Recommendation</b>	<b>Cabinet is asked to make this decision as consultations on Local Plan matters require agreement before they can commence</b>

## 1. Key issues

- 1.1 The Staines Development Framework ('the Framework'), formerly the 'Masterplan', will be a key part of the new Local Plan and is intended to be adopted alongside it as a Supplementary Planning Document. The Framework will set a clear vision and strategy for the transformation and regeneration of the centre of Staines-upon-Thames. David Lock Associates are the consultants working on this project with officers from the Strategic Planning Team and all the Ward Members from the three Staines wards.
- 1.2 The Issues and Options consultation proposes a set of key objectives that the Framework will aim to address. It will look at issues affecting the town, such as transportation improvements, parking provision, attractive public spaces,

enhancing and connecting the riverside, responding to climate change, delivering homes, supporting our shops and providing vital infrastructure, together with options for how to address them.

- 1.3 The Staines Development Task Group (SDTG), comprising each ward councillor from Staines and chaired by the Leader, has agreed the Analysis and Review Report (Appendix A) that identified the key issues with input from stakeholders and has now been published. This work informed the production of the Objectives and Options Report (Appendix B) that will be used as a basis for a six-week public consultation commencing on 13 April 2021. This will be accompanied by a questionnaire (Appendix C), again considered and agreed by the SDTG.
- 1.4 Much discussion has taken place on the issue of heights and massing of buildings in Staines-upon-Thames following concerns raised by local residents groups and councillors. The consultation will provide a mechanism for feedback to be given and analysed as the Framework progresses to the next stage of preparation.
- 1.5 In terms of the consultation itself, we are looking at ways to engage with the public using virtual and online methods for this stage but as the Framework develops it is anticipated we will be able to consider physical events for future consultations if restrictions and social distancing requirements allow. All residents and businesses and local interest groups in Spelthorne will be encouraged to participate as the sustainable growth of the town is important to the whole Borough. All of those registered on the Local Plan database will receive emails and letters, and we will be engaging with our Residents' Associations by way of a pre-consultation briefing to which all Members of Spelthorne Council will be invited. The consultation will be promoted via a press release, posters, social media and the Council's website. We are also in discussion with the Communications team on the production of a leaflet or flyer that can be delivered to all our residents to ensure those without access to online platforms can participate in the questionnaire.
- 1.6 Following this consultation, the feedback will be used to inform the preparation of a draft Framework and input from the SDTG will be integral to its production before a further consultation is announced later this year, again to be agreed by Cabinet or a future Committee-based decision making system.

## **2. Options analysis and proposal**

- 2.1 Timing of the consultation has been planned to accommodate Cabinet's previous decision on the temporary Moratorium on Spelthorne's own developments in Staines that requires as a condition of lifting it that a public consultation be carried out on the issue of high-rise schemes in Staines by 27 May 2021.

## **3. Financial implications**

- 3.1 The financial implications relate to procurement of consultants to lead on the work, which was a decision previously made by Cabinet and has been budgeted for. The manner of consultation is a further financial implication and additional information on costs will be provided to and agreed upon by the SDTG, particularly in respect of delivering leaflets or flyers to all households in the Borough.

#### **4. Other considerations**

4.1 Equality and diversity are at the core of consultation plans to ensure all our residents, businesses and users of Staines are able to participate.

#### **5. Sustainability/Climate Change Implications**

5.1 The Framework will address issues of sustainability and climate change through consideration of specific measures on developments, transport implications and more general policy requirement that will be developed through the new Local Plan.

#### **6. Timetable for implementation**

6.1 The timetable has been set out above and after the consultation a more detailed timeline for future production of the draft Framework will be produced.

<b>Stage</b>	<b>Timetable</b>
Analysis and Review Report	August 2020
Objectives and Options Report	March 2021
Public Consultation on Objectives and Options	April – May 2021
Drafting the Development Framework	June – July 2021
Public Consultation on Framework	August – September 2021
Finalisation of Framework	October 2021
Adoption as SBC policy through Supplementary Planning Document (SPD)	2022

**Background papers: None**

**Appendices:**

**Appendix A – Analysis & Review Report**

**Appendix B – Objectives & Options Report**

**Appendix C – Objectives & Options consultation questionnaire**

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# DRAFT

## Staines-upon-Thames Town Centre Development Framework

### Objectives and Options Consultation Questionnaire

As people who live, work, shop, use services and spend leisure time in Staines-upon-Thames town centre, you are the experts and we need your views and ideas to make sure the Development Framework gives us what we all want and need. The Development Framework for the town centre is being prepared to help implement the policies set out in the emerging Spelthorne Local Plan.

Spelthorne has a housing growth requirement to meet over the period of the forthcoming Local Plan, and the town centre will be expected to accommodate housing growth to meet Spelthorne's needs, aligning with the desire for development on brownfield land first, as set out in national policy

**This questionnaire accompanies the Objectives and Options report. Please read it before completing the questionnaire.** The Objectives and Options Report, and supporting Analysis and Review paper, contains initial ideas about what's great about our town centre, what's not so great, and what could be done to improve things. The full report can be found at: XXX

### Key Issues

The Analysis and Review report has identified six major issues that should be addressed within Staines-upon-Thames town centre:

1. Delivering market and genuinely affordable homes;
2. Supporting innovation and commercial activity;
3. Providing a mix of uses in the town centre;
4. Enhancing the visitor economy;
5. Transport and mobility; and
6. Public realm and open space.

**1) Which of the following key issues do you think are the most important to address within the town centre? (tick up to three priority issues for you)**

	Ensuring the town centre can contribute to providing additional affordable and market homes for local needs
	Providing suitable space for local businesses to start in and expand into
	Making sure there is a good mix of uses (i.e. businesses, shops, hotels, housing) in the town centre
	Ensuring protection for valued parts of the town centre's built environment and green spaces
	Preserving and enhancing the historic buildings and spaces

	Connecting the riverside to the rest of the town centre
	Making the riverside a destination location with a range of activities and spaces for visitors and residents, such as watersports, events spaces and play areas
	Encouraging better access into and around the town centre for pedestrians, cyclists and those with mobility requirements
	Encouraging better access into and out of the town centre for public transport
	Better walking routes and directions from the train station to the town centre
	Retaining the existing levels of public car parking
	Making sure the town centre is enjoyed by all sections of the community (including young and older people and people with disabilities)
	Identifying spaces for new businesses, services, offices and leisure and cultural facilities as the town's population grows
	Providing enhancements to streets, walkways, squares, parks and public spaces to make them more people-friendly
	Creating more green spaces and introducing nature and biodiversity into the street environment through new planting and street trees

Are there any other issues that affect the town centre not listed above that you feel are important?  
(please describe here)





## Statement of Intent

Underpinning the Development Framework and its objectives is a suggested Statement of Intent, to help guide thinking for any proposals within the town centre.

The Development Framework for Staines-upon-Thames Town Centre will support and enable sustainable and inclusive growth that benefits the whole community and enhances the attractiveness of the town centre as a place to live, work and spend time in, now and into the future.

### 2) Do you agree with the Statement of Intent?

Agree

Don't know

Disagree

Do you have any comments on the Statement of Intent or alternatively, can you describe your vision for Staines upon Thames?

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### 3) What do you like most about Staines-upon-Thames?

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### 4) What do you dislike most about Staines-upon-Thames?

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**Objective 1: Accommodating Sustainable and Inclusive Growth** while protecting the existing valued built environment and green spaces

Staines-upon-Thames is an attractive, successful riverside town in Surrey, within easy commuting distance to London and other major employment locations in the vicinity. As such it is facing particular pressures on housing availability, as well as other pressures resulting from a successful economy and popular location.

It will be important for new development to protect what makes the town special and attractive, as well as protecting the natural environment and maximising opportunities for affordable homes, quality local facilities and supporting infrastructure and accessible mobility for local residents.

**5) Do you agree with this statement?**

Agree

Don't know

Disagree

Is there anything you would wish to add to or change about this objective?

**6) Please give us your views on whether potentially underused sites around the town centre should be redeveloped.**

**7) Would you support the redevelopment of some sites for new homes, public spaces, social or community facilities, or other uses?**

Agree

Don't know

Disagree

**8) What places and facilities in the town centre are especially valued by you and should be protected?**

**9) What places and facilities in the town centre don't work so well right now and could be improved through new development or other changes?**

**10) Which of the following styles of development do you think are appropriate in Staines-upon-Thames town centre? (tick all that you would be happy to see in some locations within the town centre)**



Terraced housing



Infill mews and mid-rise apartments



Apartments and townhouses around courtyards



Mixed apartments, townhouses and thin point towers



Mid-rise apartments and ground floor retail



Taller apartments, ground floor retail and public open space

Do you have any comments on where these types of development might be suitably located?

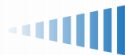


**11) Do you feel that any of these types of development might not be suitable in the town centre? If so, which types?**

**12) Do you have a view on whether upper limits on building heights within the town centre should be set? (n.b. maximum heights are restricted to 45m (147ft) due to the proximity of Heathrow Airport)**

**13) Would you support any of the following measures for any new development in the town centre to become more environmentally sustainable?**

	Car-free developments without parking provision
	Green or planted “living” roofs and walls
	Higher energy efficiency and carbon reduction standards for new developments
	Urban logistics centre to provide low-carbon local deliveries and minimise vehicle movements in the town centre
	Low-carbon district heating network or centralised heat plants where buildings can share heat sources from low-carbon sources and maximise efficiency
	Centralised refuse collection points to minimise collection vehicle trips



Would you support any other sustainable measures in the town centre? *(please say what here)*

**14) What measures would you support being put in place to increase the resilience of the town centre to climate change?**


Improved surface water drainage measures to cope with more intense storms

Increased planting and street trees to moderate extreme temperatures

Awaiting additional input from councillor JD

Are you aware of any other measures to increase climate change resilience might be suitable for the town centre? *(please say what here)*



**Objective 2: Diversifying and strengthening a Resilient and Inclusive Town Centre Offer** through promoting a mix of uses, including residential development

Staines-upon-Thames town centre is an extremely accessible location and a natural choice for the location of a wide mix of facilities. Ensuring the town centre is diversified and resilient to ongoing change will ensure its continued success.

It will be important to allocate a wider variety of land uses within the town centre and include mixed residential development.

**15) Do you agree with this statement?**

Agree

Don't know

Disagree

Is there anything you would wish to add to or change about this objective?

**16) What would you like to see more of within the town centre? (tick up to five top priorities)**

	Independent shops
	National retailers (typical high street shops)
	Independent cafes and restaurants
	National/international chain cafes and restaurants
	Pubs and bars
	Offices
	Housing
	Hotels and guest houses
	Cultural events and facilities (e.g. theatres, cinemas, live music, art galleries)



	Space for larger attractions and events (e.g. outdoor events, festivals)
	Leisure and sport facilities
	Elderly care or sheltered living
	Youth facilities
	Health centre / GP facility
	Nothing
	Don't know

Are there other facilities not listed above which you would wish to see in the town centre? *(please say what here)*

**17) How has your use of the town centre changed since the start of the COVID-19 pandemic?**

Visit more	No change	Visit less

Do you have any other comments on how your use of the town centre has changed since the pandemic? *(e.g. more regular use during the week vs. weekends, visiting for different reasons)*



**18) What new facilities or uses would you like to see included on any of the development opportunity sites listed in the Objectives and Options report? (*Oast House car park, Elmsleigh surface car park, Elmsleigh Shopping Centre and Debenhams*). For example, employment space, apartments, family housing, community space, retail units, leisure facilities or others**



**Objective 3: Providing People-Friendly Streets and Spaces to create a safe and connected public realm**

Staines-upon-Thames has some excellent spaces and places for people, including an attractive High Street and river frontage, but they are poorly linked together, and don't connect well to surrounding neighbourhoods and common access points such as the footpaths, railway station, bus station or car parks.

Everyone can benefit from improved, people-friendly streets and spaces that connect together to allow free and pleasant movement through the town centre, and it will be important to identify opportunities to make streets and spaces more people-friendly and reduce the impact of vehicles.

**19) Do you agree with this statement?**

Agree

Don't know

Disagree

Is there anything you would wish to add to or change about this objective?

**20) Would you welcome further pedestrianisation of some streets in the town centre?**

Agree

Don't know

Disagree

If you agree, do you have any comments on where pedestrianisation might be suitable? *(please describe here)*

**21) What improvements to streets and public space would you like to see within the town centre? *(tick up to five top priorities)***


Outdoor events spaces

Public toilets



	Seating
	Quiet spaces
	More green spaces (e.g. small parks, habitat areas, community gardens)
	Street trees and street planting
	Safer and more overlooked streets
	Play areas
	Outdoor seating for cafes/restaurants
	Heritage, walking, running or cycling trails
	Improved signage and wayfinding
	Public wi-fi
	New pedestrian crossings
	Litter bins
	Paving or surfacing
	Cycle Parking
	Nothing
	Don't know

Do you think any other improvements to streets and public spaces not listed above would be suitable for the town centre? *(please say what here)*

**22) What changes would you like to see established to ensure a safe and more comfortable environment for those with mobility requirements (such as walking aids, mobility scooters, wheelchairs and pushchairs) and those with additional needs (such as dementia, mental health problems or learning difficulties?)**

*For example, disabled toilet facilities, additional pedestrianisation of streets, dropped kerbs, raised crossings, additional seating, sources of support and advice, community spaces*



### Objective 4: Improving Sustainable Access for all Modes

Staines-upon-Thames is a compact town, and due to its position as the main town in the borough, it is at the heart of a wider catchment area. Good access by all is key to its continued success.

Enhancing access by all modes of travel, while limiting conflicts between vehicles, public transport, pedestrians and cyclists, will ensure a genuine choice for people in how they get to and around the town centre.

**23) Do you agree with this statement?**

Agree

Don't know

Disagree

Is there anything you would wish to add to or change about this objective?

**24) How do you normally access the town centre? (tick all that apply)**

	Walk
	Cycle
	Bus
	Train
	Car
	Other

**25) What changes, if any, would you like to see that might encourage people to cycle and walk to and within the town centre more often? (e.g. new cycle lanes, dedicated cycle tracks, improvements to junctions, secure cycle parking)**



**26) Are there particular streets or locations where you think cycling facilities should be improved?**

**27) Do you think the bus station is best located:**

Nearer the High Street?

Where it is currently

Nearer the railway station?

Don't know

Do you have any comments on how easy the bus station is to use in its current location or how it could be improved?

**28) What other improvements to public transport provision might encourage people to use these services to access the town centre more often? For example, an increase in the number of buses on routes; cleaner buses; cheaper tickets; new routes to connect places better; quality seating and waiting facilities**



**29) Do you think Spelthorne should be included in TfL Zone 6 for travel by public transport?**

Yes

Don't know

No

If Spelthorne were included in TfL Zones 6, do you have any comments on what impact this would have on you personally or the town centre more generally?

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**30) Would you support the introduction of a light rail link to Heathrow Airport from the town centre?**

Yes

Don't know

No

Do you have any other comments on links to Heathrow (by all modes of transport)?

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**Objective 5: Protecting and Enhancing the Riverside** and integrating it with the wider open space network

The River Thames and its frontage is undoubtedly the town centre’s most significant asset, and forms a distinctive part of its character.

At present the river feels disconnected from the rest of the town centre, cut off by the A308 dual carriageway, and overlooked in parts by the servicing access for the Elmsleigh Centre and Tothill car park. It is important to create better links with the rest of the town centre for pedestrians to overcome this barrier. It is also important to set clear development design principles that protect the valued character of the riverside.

**31) Do you agree with this statement?**

Agree

Don't know

Disagree

Is there anything you would wish to add to or change about this objective?

**32) Do you think there should be limitations on heights and size of buildings close to the river frontage?**

Yes

Don't know

No

Please give us your views on the scale of development that might be suitable close to the river

**33) Are there places along the riverside or nearby that could be improved through new development?**



**34) Are there new facilities or spaces you would like to see near the riverside that would enhance it as a place to relax and enjoy? (e.g. cafes, event spaces, covered seating, planting, sports facilities, public toilets)**



**Objective 6: Promoting health and wellbeing through access to Usable and Attractive Recreation Facilities**

The COVID-19 pandemic has refocused attention on the importance of a healthy and active lifestyle, and the role of the local environment in enabling people to live such a lifestyle. Staines-upon-Thames has a range of outdoor spaces in and around the town centre but limited areas of green space and natural environments.

It will be important to enhance access to open space and nature, as well as providing a range of leisure and recreation facilities within the town centre.

**35) Do you agree with this statement?**

Agree

Don't know

Disagree

Is there anything you would wish to add to or change about this objective?

**36) What changes would you like to make to enhance health and wellbeing in and around the town centre? (tick up to three top priorities)**

	Green walking routes (e.g. alongside River Wraysbury or Colne)
	Enhanced quality of existing green spaces
	Provision of more sports and outdoor health and fitness facilities
	Provision of new children's' play areas
	Provision of community garden spaces
	Provision of more attractive pedestrian and cycle routes, in and out of, and around the town centre
	Additional tree and shrub planting
	Enhanced provision of wildlife habitat
	None

Are there any other changes to leisure or recreation facilities in the town centre that you wish to suggest?



## Additional Comments

37) Do you have other ideas for making Staines-upon-Thames town centre a better place to work, live, shop and play?

### Active Travel Fund Consultation

SCC is currently undertaking a consultation on Active Travel Fund Projects with local stakeholders to ensure that they are well-informed about proposed active travel schemes and how they will be funded. Local residents have a real opportunity to shape the designs of the proposals. You can have your say by visiting this link: <https://www.surreycc.gov.uk/roads-and-transport/roadworks-and-maintenance/department-for-transport-capital-funding/roads-and-pavements/consultation-plan>



## About you

We want to ensure that our town centre is inclusive and meets the needs of all its residents and visitors. That includes making sure that it meets the needs of people of different ages, people with disabilities, and that it caters for people of various cultural, community and religious backgrounds.

To help us understand how the town centre is used and valued we would like to know a little bit about you.

We know people may live or work in Staines-upon-Thames town centre, and may also shop and/or use leisure facilities. You may also, for example, be a resident and student, so please tick all boxes that apply to you, again so we can make sure we're getting everyone's views.

This information will only be used for statistical purposes and will not be used in any way that means individuals can be identified. You do not have to provide this information if you do not want to, but doing so will help us make sure we are gathering the views of everyone who uses the town centre.

### A) Gender – Are you?

Male	Female	Other	Prefer not to say
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### B) Age – Are you:

Under 16	16-24	25-34	35-44	45-54	55-64	65-74	75 and over	Prefer not to say
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### C) Are you:

*(please tick all that apply)*

a Staines-upon-Thames resident	<input type="checkbox"/>	a student	<input type="checkbox"/>
A resident of Spelthorne living outside Staines-upon-Thames	<input type="checkbox"/>	retired	<input type="checkbox"/>
working in Staines-upon-Thames	<input type="checkbox"/>	other	<input type="checkbox"/>
a visitor to Staines-upon-Thames from less than 10 miles away	<input type="checkbox"/>	prefer not to say	<input type="checkbox"/>
a visitor to Staines-upon-Thames from more than 10 miles away	<input type="checkbox"/>		

**D) How often do you visit Staines-upon-Thames Town Centre?**

Everyday		Once a month	
Twice or more a week		Less than monthly	
Once a week			

**E) What do you normally do in the town centre? (please tick all that apply)**

<input type="checkbox"/>	Visit the shops
<input type="checkbox"/>	Use services (e.g. the post office, travel agent, job centre, support and advice)
<input type="checkbox"/>	Go to work
<input type="checkbox"/>	Visit cafes, restaurants and pubs
<input type="checkbox"/>	Visit cultural facilities (e.g. cinema, theatre, special events or faith-based activities)
<input type="checkbox"/>	Visit leisure services such as sports facilities and outdoor spaces
<input type="checkbox"/>	Visit the market
<input type="checkbox"/>	Local resident living in the town centre
<input type="checkbox"/>	Visitor staying in a hotel, guest house or with friends and family
<input type="checkbox"/>	Other

**F) Do you consider yourself to have a disability or longstanding health condition?**

<input type="checkbox"/> Yes	<input type="checkbox"/> Don't know	<input type="checkbox"/> No



**G) If you answered yes to question 35) please tick the type of disability or condition which applies, from the list below (please tick all that apply):**

Physical	<input type="checkbox"/>	Learning difficulty	<input type="checkbox"/>
Sensory	<input type="checkbox"/>	Long standing illness or health condition	<input type="checkbox"/>
Mental health	<input type="checkbox"/>	Other	<input type="checkbox"/>
Prefer not to say	<input type="checkbox"/>		

**H) To which of these groups do you consider you belong?**

Asian or Asian British: Indian	<input type="checkbox"/>	Mixed: White and Asian	<input type="checkbox"/>
Asian or Asian British: Pakistani	<input type="checkbox"/>	Any other mixed background - please specify in the box below.	<input type="checkbox"/>
Asian or Asian British: Bangladeshi	<input type="checkbox"/>	White: English	<input type="checkbox"/>
Asian or Asian background – please specify in the box below.	<input type="checkbox"/>	White: Irish	<input type="checkbox"/>
Black and Black British: Caribbean	<input type="checkbox"/>	White: Scottish	<input type="checkbox"/>
Black and Black British: African	<input type="checkbox"/>	White: Welsh	<input type="checkbox"/>
Any other black background - please specify in the box below	<input type="checkbox"/>	White: British	<input type="checkbox"/>
Chinese	<input type="checkbox"/>	Gypsy or Irish Traveller	<input type="checkbox"/>



Mixed: White and Black  
Caribbean

--

Any other white  
background - please  
specify in the box below

--

Mixed: White and Black  
African

--

Prefer not to disclose

--

Other

--

**I) Which religion or belief do you most identify with?**

No Religion

--

Jewish

--

Baha'i

--

Muslim

--

Buddhist

--

Sikh

--

Christian

--

Other

--

Hindu

--

Prefer not to say

--

Jain

--

**J) What is your sexual orientation?**

Bisexual

--

No Sexuality

--

Gay man

--

Other

--

Gay woman/Lesbian

--

Prefer not to say

--

Heterosexual/Straight

--