Extraordinary Cabinet

29 March 2021

	Staines Development Framework Issues and Options consultation
Purpose of the report	To make a decision
Report Author	Ann Biggs, Strategic Planning Manager
Cabinet Member	Cllr John Boughtflower
Confidential	No
Corporate Priority	Housing Economic Development Clean and Safe Environment
Recommendations	**Cabinet is asked to:** • **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** • **Agree to commence consultation on the Staines Development Framework Issues and Options on 13 April 2021 for six weeks**
Reason for Recommendation	**Cabinet is asked to make this decision as consultations on Local Plan matters require agreement before they can commence**

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.

Stage	Timetable
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