

# Environment and Sustainability Committee



6 October 2021

<b>Title</b>	<b>Staines Development Framework Objectives and Options Consultation Response</b>
<b>Purpose of the report</b>	To make a decision
<b>Report Author</b>	Jane Robinson – Local Plans Manager
<b>Ward(s) Affected</b>	Staines (predominantly) All Wards (impact)
<b>Exempt</b>	No
<b>Exemption Reason</b>	
<b>Corporate Priority</b>	Housing Economic Development Clean and Safe Environment
<b>Recommendations</b>	<b>Committee is asked to:</b> <b>1) Agree the Consultation Response document for publication</b>
<b>Reason for Recommendation</b>	Not applicable

## 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 the Local Plan 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 Objectives and Options consultation proposed a set of key objectives that the Framework will aim to address. It looked 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 the chair and vice chair of the Environment & Sustainability Committee agreed the Analysis and Review Report (Appendix

A) that identified the key issues with input from stakeholders. This work informed the production of the Objectives and Options Report (Appendix B) and accompanying questionnaire (Appendix C), which we used as a basis for a six-week public consultation running from 18 May to 29 June 2021.

- 1.4 Ahead of the consultation much discussion took 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 provided a mechanism for feedback and many of the early questions received a large number of comments on this subject.
- 1.5 745 responses were received from individuals or organisations, with 693 completing the questionnaire and the remaining 52 sending documents. The vast majority of responses were from individuals, with three from developers or their agents, three from organisations and one from a business based in the town centre. 54% of respondents described themselves as Staines residents, 17% as borough residents and 5% worked in the town. Of those providing their age 30% were over 65 and 9% were under 35.
- 1.6 At the request of the SDTG, the questionnaire contained 27 multiple choice questions and 35 questions which allowed free text responses giving respondents freedom to express their views. This large number of free text responses has resulted in a longer period of analysis as the 745 responses have been broken down into thousands of individual comments.
- 1.7 The responses to multiple-choice questions are summarised in graphs throughout this document. The free-text responses received have been broken down into thousands of comments and similar comments grouped together in tables. All responses have been included in the tables to provide full information about the responses received. This has resulted in a long document however it is comprehensive and captures all of the free-text responses in the most concise way possible.
- 1.8 A leaflet was sent out to every household in the borough (via Royal Mail) promoting the consultation. Respondents were urged to use the website to respond but paper copies of the questionnaire and report were available on request and 91 were sent out including some large print. All of those registered on the Local Plan database received emails and letters, we engaged with our Residents' Associations by way of a pre-consultation briefing to which all Members of Spelthorne Council were invited. The consultation was promoted via a press release, posters, social media and the Council's website.
- 1.9 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 E&S Committee. The Consultation Response document is a factual account of what was expressed by those who responded and does not propose any future actions arising from this feedback. It is important for transparency that this document is published so that members of the public, especially those who participated, can see what was said and that the Council can incorporate these views into the next stage of the Framework's preparation.

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

2.1 There are no options to analyse but it is worth reminding the Committee that the timing of the consultation was 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. Together with the need for transparency as set out above, the Committee is requested to agree the publication of this document without delay.

**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 and its financial implication was agreed by the SDTG.

**4. Other considerations**

4.1 None

**5. Equality and Diversity**

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

**6. Sustainability/Climate Change Implications**

6.1 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.

**7. Timetable for implementation**

7.1 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	May – June 2021
Drafting the Development Framework	Autumn 2021
Public Consultation on Framework	Spring 2022
Finalisation of Framework	Summer 2022
Adoption as SBC policy through Supplementary Planning Document (SPD)	2022

**Background papers: There are none.**

**Appendices:**

**Appendix A - Staines Development Framework Objectives and Options Consultation Response Document**

**Appendix B – Staines Development Framework Objectives & Options Report**  
**Appendix C – Staines Development Framework Objectives & Options**  
**consultation questionnaire**