

APPENDIX A1 – updated 26 April

Background and Journey so far for producing the Spelthorne Local Plan and Staines Development Framework

Stage	Decision date	Key information	Housing pa
Local Plan Issues and Options	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*
Local Plan Issues and Options	Cabinet - 26 September 2018	Agreed response document - published September 2018	Between 552 and 757 pa*
Local Plan Preferred Options	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**
Staines Development Framework	Cabinet 8 April 2020	Agreed the appointment of David Lock Associates DLA appointed May 2020	
COVID19	March onwards 2020	National lockdown and move to remote working	
Local Plan Preferred Options	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**

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Staines Development Framework	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	
Local Plan – revised housing figure	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****
Local Plan Staines Development Framework	Task Group Autumn – Winter 2020 Task Group	Examined scope to increase density and yield assumptions on brownfield sites to lower the deficit to be met by Green Belt sites Call for Sites exercise (developers and landowners) Considered whether there was scope to identify further opportunity sites	606 pa****

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Staines Development Framework	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	
Local Plan – revised strategy	E & S Committee 13 July 2021	Meet small deficit by releasing 0.6% ¹ of Green Belt No longer include an additional allocation for Staines Considered a list of further potential Green Belt sites	611 pa****
Staines Development Framework	E&S Committee 6 October 2021	Agreed the publication of the consultation response document	
Local Plan	Task Group Autumn 21 – Spring 22	Further consideration of site allocations Developing and reviewing the draft policies	611 pa****
Staines Development Framework	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	
Staines Development Framework	Task Group 31 March 2022	Concern around time to read and digest document – advised key elements has been discussed at various TG	

¹ 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

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		<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&S Committee.</p>	
Local Plan	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&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