

Council

19 May 2022



Title	Supplementary report: Pre-Submission Publication Version of the Local Plan and draft Staines Development Framework publication
Purpose of the report	To make a decision
Report Author	Ann Biggs, Strategic Planning Manager
Ward(s) Affected	All Wards
Exempt	No
Exemption Reason	N/A
Corporate Priority	Community Affordable housing Recovery Environment Service delivery
Recommendations	The recommendations of Environment & Sustainability Committee on 26 April 2022 were to: <ul style="list-style-type: none">• Agree that the Pre-Submission Publication Version of the Local Plan be published for public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)• Agree the draft Staines Development Framework for public consultation• Agree that public consultation for both the Pre-Submission Publication version of the Local Plan and draft Staines Development Framework run from 15 June 2022 to 5 September 2022• Agree that the Local Plan Task Group and the Staines Development Task Group consider the specific requirements around the most appropriate public consultation mechanisms• Authorise the Strategic Planning Manager to make minor changes and corrections to the documents prior to publication, in consultation with the Chair and Vice Chair of Environment & Sustainability Committee

	The Council is recommended to agree the above recommendations
Reason for Recommendation	<p>The draft Spelthorne Local Plan 2022 – 2037 and the draft Staines Development Framework have reached key milestones in the preparation process.</p> <p>For the Local Plan, this is known as the Regulation 19 stage where the Pre-Submission Publication Version is published for consultation before submission to the Planning Inspectorate for an Examination to be held, after which it is expected the Council can then adopt it.</p> <p>For the Staines Development Framework, the recommendation seeks agreement to a second round of public consultation on the draft Framework itself, after which the feedback will inform the final version that will be submitted to the Planning Inspectorate with the Local Plan. This is because both documents are intrinsically linked.</p> <p>It was a committee level decision to agree to publish planning documents for public consultation but in view of the significant amount of public interest, it was resolved by Environment & Sustainability to refer its recommendations to Full Council.</p>

1. Summary of the report

- 1.1 This report is supplementary to the report to E&S Committee on 26 April 2022 and should be read in conjunction with it as it only seeks to update Council on matters raised that require additional information ahead of this meeting.
- 1.2 Following much debate, E&S Committee have recommended to Council those recommendations set out above. The draft Local Plan at **Appendix A2** remains unaltered at this stage, although minor, non-material changes will be discussed and agreed with the Chair and Vice Chair of E&S Committee as per the recommendation and shared with the committee members. Any proposed changes that result from the meeting on 26 April are referenced in the body of this report. A foreword to the Local Plan is attached at **Appendix E**. The draft Staines Development Framework at **Appendix B** has been amended in just one instance as set out in the body of this report and no further changes are anticipated ahead of publication for consultation. Additional appendices are the draft consultation strategy and the content for the summer edition of the Bulletin for information as discussed below.
- 1.3 If Council agrees to progress, consultation on both documents is expected to commence on 15 June 2022, ending on 5 September 2022.

2. Key issues

- 2.1 At E&S Committee, a number of issues and questions were raised that were responded to in full at that meeting by officers. The minutes of that meeting provide these responses for reference purposes. This report covers those issues where additional information or clarity was sought ahead of the Council meeting.

Loss of Green Belt

- 2.2 Members felt that reference to only the percentage loss of Green Belt proposed in the draft Local Plan should also be expressed as the quantum of land this represents, plus the extent of waterbodies comprising our Green Belt. Whilst this information can be found in other sources, it has been reproduced for this report and will be included in the draft Plan and the Frequently Asked Questions (FAQs) for the public consultation, together with all the other questions raised by the committee:

Classification	Area (ha)	Area (acres)	Percentage of total area of Spelthorne	Percentage as total of GB
Spelthorne Total Area	5118	12641.46		
Spelthorne total area of Green Belt	3324	8210.28	64.95%	
Area of Spelthorne covered by waterbodies	1126.11	2781.49	22.00%	
Area of Green Belt in Spelthorne covered by waterbodies	1115.67	2755.70	21.80%	33.56%
Brownfield land within Green Belt in Spelthorne (Manmade structures*)	409.67	1011.88	8.00%	12.32%
Waste/water/mineral workings	980.00	2420.60	19.15%	29.48%
Granted planning permissions in the Green Belt	68.18	168.40	1.33%	2.05%
Sports and recreation land (Open Space Assessment) total area (hectares) in Spelthorne	1315.50	3249.29	25.70%	39.58%
Sports and recreation land (Open Space Assessment) total area (hectares) in Spelthorne in the Green Belt	1218.59	3009.92	23.81%	36.66%
Flood zone 3a	453.83	1120.96	8.87%	
Flood zone 3a in Green Belt	301.40	744.46	5.89%	9.07%
Flood zone 3b	618.50	1527.70	12.08%	
Flood zone 3b in Green Belt	572.60	1414.32	11.19%	17%
Proposed Green Belt Local Plan Allocation Sites	24.81	61.30	0.48%	0.7%

*Note: this does not necessarily conform with NPPF definitions of Previously Developed Land. Based on OS Manmade Structures.

Future of Sunbury Leisure Centre

- 2.3 The Infrastructure Delivery Plan (IDP) includes reference to Sunbury Leisure Centre and a question was raised by Members over its future once the new Spelthorne Leisure Centre is complete. Officers undertook to obtain further information and can respond as follows. Sunbury Leisure Centre is attached to Sunbury Manor School, which owns the land as it is an academy though prior to this the land was owned by Surrey County Council. Spelthorne Borough Council has a lease on the leisure centre until 2038. Whilst this date is past the end of the Local Plan period, officers from Leisure have stated the following: “We are currently writing the specification to go out to tender for the new leisure contract. We are very much planning for Sunbury to be part of this new contract. Last year the Council made considerable investment in the facility when we refurbished the swimming pools. This I think demonstrates that we are not planning on closing the facility anytime soon.”
- 2.4 The Strategic Planning team also recognises that the centre provides much needed leisure and recreation facilities for the Sunbury area for current and future residents.

Timeline for Local Plan and Staines Development Framework

- 2.5 Members felt the timeline for these documents from Regulation 19 through to eventual adoption was not sufficiently clear in the report. A clearer version does feature in the draft Local Plan itself but it has been reproduced for this report:



Reference to Thameside Brewery in the draft Staines Development Framework

- 2.6 Members queried the reference to Thameside Brewery at Paragraph 7.30 of the draft SDF, which states: “Opportunities exist to enhance and build upon the presence of the existing microbrewery and tap room adjacent to the car park, and to reimagine the archways underneath Staines Bridge as flexible commercial space for cafes, workshops, local businesses and cultural space”. Given that there is only a short lease on the Thameside Brewery building, this reference has been removed and replaced with: “Opportunities exist to reimagine the archways underneath Staines Bridge as flexible commercial space for cafes, workshops, local businesses and cultural space” (same paragraph number). The consultants drafting the Framework, DLA, have looked objectively at development opportunities and were not aware of the short lease. The updated SDF is included at **Appendix B**.

Consultation strategy

- 2.7 Discussion took place on the mechanisms for public consultation and what type of events could be held. A verbal response was provided by officers, setting out current thoughts for the consultation strategy that will be subject to discussion with the two respective task groups before being agreed, if Council decides to progress with the consultation, but officers have provided a draft strategy to assist Members with what they can expect. This is attached at **Appendix F**. It was pointed out that there will be considerable focus on the SDF as this is the second consultation for this document but the third on the Local Plan so events centre around Staines, with other more general events to be held elsewhere in the Borough and online, plus attendance at residents' association meetings on request.
- 2.8 An 8-page pull out section of the summer edition of the Bulletin will summarise the key points in both the Local Plan and the SDF, setting out how people can respond to the consultation. We have included the content of this at **Appendix G** for information but we have passed the publication deadline and no further changes can be made to it. The final desktop published version with graphics are currently being worked on by the Communications team.

Climate Change Act 2008

- 2.9 A Member asked the question whether the Local Plan is illegal in light of the provisions of the Climate Change Act 2008. The Royal Town Planning Institute (RTPI) and Town and Country Planning Association (TCPA) have together produced "The Climate Crisis – A Guide for Local Authorities on Planning for Climate Change" (Oct 2021) which sets out all for the relevant Acts and regulations for Planners. They state that the Climate Change Act 2008 includes a statutory target of reducing carbon dioxide emissions to at least 100% below 1990 levels by 2050, with interim targets, set through five-yearly carbon budgets. The Act also created a framework for climate change adaptation. The Planning and Compulsory Purchase Act 2004 sets out the structure of the local planning framework for England and Wales, including the duty on plan-making to mitigate and adapt to climate change. In discharging this duty, local authorities need to consider paragraph 153¹ of the National Planning Policy Framework (NPPF) and ensure that policies and decisions are in line with the objectives and provisions of the Climate Change Act 2008 and support the National Adaptation Programme. This means that local development plans need to be able to demonstrate how policy contributes to the Climate Change Act target regime, understanding both the baseline carbon dioxide emissions and the actions needed to reduce emissions over time. It is officers' professional opinion that the draft Local Plan and the evidence that underpins it comply with these provisions.

¹ 153.

Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

3. Contact

- 3.1 Ann Biggs, Strategic Planning Manager (a.biggs@spelthorne.gov.uk)
Jane Robinson, Local Plan Manager (j.robinson@spelthorne.gov.uk)

Background papers: There are none

Appendices:

Appendix A1: Background and journey to date

Appendix A2: Draft Spelthorne Local Plan 2022 – 2037 – as per E&S Committee

Appendix B: Draft Staines Development Framework – updated post-E&S Committee

Appendix C: Evidence Base

Appendix D: Current Local Development Scheme timetable

Appendix E: Foreword to Local Plan from the Leader

Appendix F: Draft Consultation Strategy for task groups

Appendix G: Content for 8-page pull out of summer Bulletin