

**Page 8:**

## How are Local Plans prepared?

- 1.8 Local plans must be positively prepared, justified, effective and consistent with national policy, in accordance with section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) and the NPPF.
- 1.9 In preparing the Local Plan there are a several stages which must be undertaken. The process involves the gathering and analysis of the evidence necessary to support decision making, extensive consultation with a broad range of stakeholders including our residents, businesses, neighbouring authorities and other public sector partners, statutory bodies and the development industry.

### **Issues and Options Consultation 2018**

- 1.10 The first consultation on the emerging Local Plan (Regulation 18 consultation) took place in May and June 2018. The Council consulted on the Spelthorne Issues and Options Consultation Paper<sup>1</sup>, which set out the key issues affecting Spelthorne and the options considered for how we could meet our needs. The paper identified the challenges and constraints for development as well as the opportunities Spelthorne offers for growth and set out four strategic options for development, a brownfield focus; a Green Belt focus; a Staines focus; or a combination of the above.
- 1.11 The key issues raised during the consultation were as follows:
  - Concern over an increase in high rise development
  - Loss of Green Belt
  - The impact of development on infrastructure
  - Affordable housing
  - Parking
  - Maintaining the vibrancy of Staines-upon-Thames

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<sup>1</sup> The consultation paper and further details on the Issues and Options Consultation can be found here: [www.spelthorne.gov.uk/article/19957/Issues-and-Options-Consultation-2018](http://www.spelthorne.gov.uk/article/19957/Issues-and-Options-Consultation-2018)

## **Preferred Options Consultation 2019**

- 1.12 The public consultation on the Spelthorne Local Plan Preferred Options<sup>2</sup> document took place between November 2019 and January 2020. The Consultation took the form of Policies and Site Allocations documents, setting out the preferred approaches to be considered. The selection of sites follows the preferred strategy, following the previous consultation, to maximise building on land in urban areas such as town centres, particularly Staines-upon-Thames, and to consider releasing some 'weakly performing' Green Belt for development.
- 1.13 The key issues raised during the consultation were as follows:
- Highways related issues (congestion / highway safety)
  - Green Belt
  - Infrastructure
  - Housing
  - Biodiversity and wildlife
  - Pollution – Air / Noise / Water
  - Flooding
  - Site specific issues regarding proposed allocations

## **Pre-Submission Publication Version 2022**

- 1.14 The public consultation on the final draft of the Local Plan (Regulation 19 consultation) will take place from June to September 2022. The Pre-Submission Publication Version is the version of the Plan that the Council intends to submit to the Planning Inspectorate for examination by an independent Inspector. Any proposed changes to the final draft Local Plan are submitted alongside the Plan for the Planning Inspector to decide which are appropriate. The Staines Development Framework as an SPD does not require submission to the Planning Inspectorate but as both documents are so intrinsically linked it is the right approach for them to be considered together.
- 1.15 The starting point for a Local Plan examination is the assumption that the Council has submitted what it considers to be a sound plan. The plan is positively prepared, based on a strategy which seeks to meet objectively assessed development and infrastructure requirements; is justified by robust evidence; can be delivered; and is consistent with national policy. The Pre-Submission Publication version of the Spelthorne Local Plan is considered to meet the test of soundness and is therefore a step closer to examination and eventual adoption.

## Our Destination and Objectives

- 2.4 The **Spelthorne Corporate Plan (2021-23)** sets out our five overarching 'CARES' priorities and 15 more specific themes to focus on. By 2037 our **Local Plan** seeks to have achieved the priorities set out within it.

### Our Priorities



 <p>Community</p>	<p><b>Our destination:</b> <b>Our communities are at the heart of everything we do, we have built strong relationships with our residents and businesses, and have forged links within those communities, so that they feel empowered, included, supported, safe and healthy.</b></p>
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### Strong Communities

- 2.5 We are working with our partners and the community to deliver high quality place making that incorporates amenities and services for all in Spelthorne.
- 2.6 The Local Plan is supporting this by:
- Engaging with individuals, residents' associations and other community groups so that they are better informed and have opportunity to participate in the Local Plan and Staines Development Framework preparation
  - Seeking the views of the local businesses community to support the vitality and resilience of our towns and economic areas, such as the Staines Business Improvement District.

### Safe Communities

- 2.7 We have safe places to live, visit and do business, with safe streets and open spaces.
- 2.8 We are supporting this by:
- Working with Surrey County Council to make our roads safer for pedestrians and cyclists, with new cycle lanes/walkways and reduced speed limits where needed.
  - Working with our partners and developers to ensure that high quality design, which supports natural surveillance and creates safe and welcoming streets and spaces is at the heart of placemaking in the Borough.

- Engaging with Surrey Police to identify additional needs from the new development that could be met through developer contributions.

## Healthy Communities

2.9 Our communities are staying healthy for longer.

2.10 We are supporting this by:

- Working with our healthcare, voluntary and community partners to identify need for additional facilities that could be funded through developer contributions.
- Implementing policies which seek to improve residents' health and wellbeing, promote active and healthy lifestyles and tackle health inequalities.
- Supporting a range of leisure facilities to enable people to stay fit and healthy, including parks, our Green and Blue Infrastructure network, community gym equipment and leisure centres.

## Enhancing Local and Strategic Infrastructure

2.11 We are supporting this by:

- We are supporting the provision of the right infrastructure to meet our communities' changing needs and the demands of a growing population.
- Working with partners we are identifying the necessary health, educational, leisure and cultural infrastructure to meet our needs, assisted by developer contributions.

	<p><b>Our destination:</b> <b>We have supported the delivery of affordable and market housing which meets the needs of all sections of our communities by supporting the development of new homes of a variety of type, size and tenure.</b></p>
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## Delivering New Homes

2.12 We are supporting this by:

- Allocating sites to meet our identified housing need.
- Implementing policies which provide a mix of homes for all members of our community.
- Working with colleagues and partners to promote the delivery of affordable homes that meets the needs of all our communities.

	<p><b>Our destination:</b>  <b>We provided support to our business communities to help enable them to recover, be resilient to economic challenges, be dynamic and respond to the changing economic and retail climate.</b></p>
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### Supporting Economic Recovery

2.13 We analyse the needs for employment floorspace and implement and deliver policies which:

- Protect businesses premises.
- Assist future business growth and adaptation.
- Support placemaking, regeneration and development of infrastructure.
- Attract visitors to the Borough.

	<p><b>Our destination:</b>  <b>We worked with our communities and partners to minimise our effects on the environment, played our part in tackling climate change and to moved further towards a clean, green and attractive Borough and protected biodiversity.</b></p>
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### Tackling Climate Change

2.14 We recognise the effects that climate change could have on our Borough. Having declared a climate emergency, we recognise the need to work with residents and businesses to achieve cleaner and greener lifestyles.

2.15 We are supporting this by:

- Ensuring Local Plan policies are in conformity with the Climate Change Strategy to require new development to incorporate measures to lower the Borough's carbon emissions.
- Working with the Environment Agency and through the Strategic Flood Risk Assessment, ensure that new development is directed to areas of lowest flood risk. Incorporating the River Thames (Flood Relief) Scheme and other flood mitigation initiatives within the Plan.
- Conserving and enhancing our urban open spaces and Green and Blue infrastructure network, which plays a key role in the sustainable management of surface water run-off and holding floodwaters.
- Ensuring preservation of the Borough's valued historic environment.
- Enhancing and extending the Borough's Green and Blue Infrastructure network at all scales to deliver multiple benefits for people, wildlife and the environment.
- Mitigating the impact of the loss of Green Belt through the innovative use of Green and Blue infrastructure solutions to create high-quality space for people

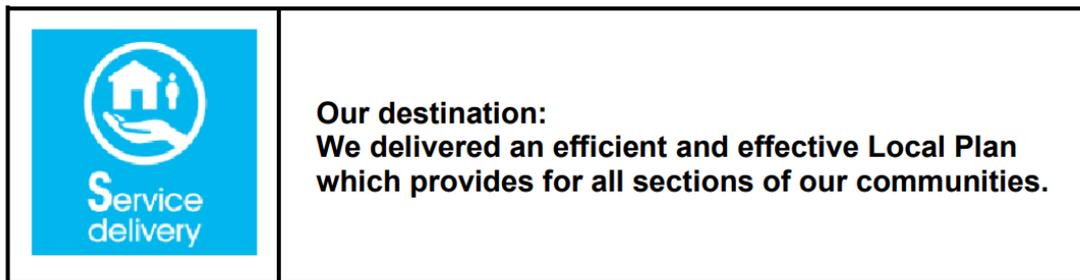
and wildlife, while supporting the sensitive integration of new development into the wider landscape and Green Belt.

## Delivering Sustainable Development

2.16 We have progressed towards more sustainable communities – which manage their social, environmental, and financial resources to meet current needs, while ensuring that adequate resources are available for future generations.

2.17 We are supporting this by:

- Implementing Local Plan policies to safeguard the environment against air, noise, light and water pollution and remediating land contamination.
- Local Plan policies and allocations which support the requirement for biodiversity net gain, through partnership working and the use of Nature Recovery Strategies.
- Implementing Local Plan policies to encouraging waste prevention and promote recycling.
- Implementing Local Plan policies to promoting sustainable travel, including actively supporting improvements to public transport access to Heathrow.
- Promoting residential development that is sustainably located with access to existing services and transport hubs.
- Promoting energy efficiency for new buildings and refurbishments.



## Effective Service Delivery

2.18 We are supporting this by:

- Ensuring Local Plan objectives cascade from Corporate Strategy and its priorities.
- Working with partners including Surrey CC, Surrey Police, NHS to ensure the provision of services to support our Borough's growing population.
- Identifying needs and communicating and collaborating with partners about the Borough's planned growth.
- Ensuring the Local Plan and its requirements on developers are viable and capable of delivery.
- Implementing and monitoring Local Plan policies and enforcing against those who do not comply with the requirements.
- Regularly reviewing and updating the Local Plan.