

Issues and options questions

The easiest and most effective way to respond to the consultation is by using our online consultation portal www.spelthorne.gov.uk/localplan. However you can also email us at local.plan@spelthorne.gov.uk or write to us at: Strategic Planning, Spelthorne Borough Council, Council Offices, Knowle Green, Staines-upon-Thames, TW18 1XB

Question 1

To what extent do you agree or disagree with the four options?

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
Option 1 - Brownfield Focus	X				
Option 2 - Green Belt Focus					X
Option 3 - Staines Focus	X				
Option 4 - Combination				X	

Question 2

Please choose your preferred option to take forward in the new Local Plan for Spelthorne. If you do not prefer any of these options, you may use this question to tell us the option you dislike least.

2	Option 1 – Brownfield Focus
4	Option 2 – Green Belt Focus
1	Option 3 – Staines Focus
3	Option 4 - Combination
	None of the above – please expand your answer with additional information

Question 3

If you have a suggestion for an alternative option for meeting Spelthorne's needs, please let us know and provide further detail.

Local designations

The preparation of a new Local Plan offers the opportunity to review all of Spelthorne's planning designations to ensure they are still fit for purpose and performing well against the reasons for the designation or if changes should be made to their boundaries. Earlier in this paper we discussed the review of the Green Belt and there are other sites in the Borough that are designated nationally or even internationally and these will not be reviewed.

The designations that we think should be reviewed are:

- Protected Urban Open Space
- Plotland Areas
- Sites of Nature Conservation Importance

Protected Urban Open Space (PUOS)

The Core Strategy 2009 contains a list of specific sites that fall within the designation of Protected Urban Open Space [link]. These are areas that contribute to the character and amenity of towns and villages in the Borough, such as parks, recreation grounds, school playing fields and residential estates that include pockets of open space.



Since the Core Strategy was adopted, the National Planning Policy Framework (NPPF) was published, which includes policy on open spaces. It provides protection for open space, whether formally designated or not, and will only permit its loss if certain criteria are met, similar to the existing policy.

The NPPF also allows for certain sites to be designated through the Local Plan process as Local Green Space. This provides an additional level of protection similar to land within the Green Belt. We can also draft new design policies to avoid the loss of smaller pockets of open space that make an important contribution to the character of residential areas and estates. The Council has lost planning appeals for PUOS sites and the production of a new Local Plan is an opportunity to review whether this designation still achieves its purpose.

Question 4

Do you agree that the Public Urban Open Space designation can be removed and we should consider sites for designation as Local Green Space instead?

- 4 Yes
- 5 No
- 6 Don't know

Please let us have any additional comments.

PUOS designation has failed to protect the land at London Irish or the tennis courts at The Riding in Lower Sunbury. Local Green Space designation should be extended to all current PUOS sites in Lower Sunbury.

Question 5

Do you have any sites you would like us to consider allocating in the new Local Plan as Local Green Space? Please supply address details and why you think the space should be designated.

Lower Sunbury is characterised by residential estates interspersed with areas of open ground – large and small. The (The reference codes below refer to those on the December 2009 Proposal Map.)

A16 – The Linear Park

A3 – Cedars Recreation Ground

B2 and D4 – the area north of Batavia Road including the sports ground

B3 and C9 – What remains of the PUOS area surrounding St Paul's School

C7 – Land to the north of Sunbury Manor School

C12 - Land to the north of Springfield Primary School

D14 – Semicircle of grass south of Elm Drive

E11 – Land behind Sunbury Court Conference Centre

E12 – Flower Pot Green

E21 - Skate Board Park

Plotland Areas

Plotland Areas are located mainly along the River Thames or on the river's islands that originated as weekend or holiday bungalows in the 1920s and 1930s but are now occupied as permanent residences. Their distinctive character contributes to the wider character of the riverside and it is important that their scale is carefully controlled.



However, they are also located within the Green Belt where there are already controls over the size of extensions and replacement dwellings. The current policy requires new development to comply with Green Belt policy in addition to further requirements for Plotland dwellings. Other neighbouring local authorities also have the Plotland designation, or have had it in the past, but the policies vary from borough to borough so there is little consistency in how

these areas are treated.

We would like to consider whether the Plotland Area designation is still achieving its purpose, whether it is consistent with other boroughs, whether it is fair that those wishing to extend or replace their homes have additional controls to the Green Belt policy and whether design and character policies could achieve a similar function.

Question 6

Do you agree that we should remove the Plotland Areas designation in the new Local Plan and use design policies instead to preserve their character?

- 7 Yes
- 8 No**
- 9 Don't know

Please let us have any additional comments.

The Plotland Areas south of Lower Hampton Road opposite Sunbury Cricket Club, on Sunbury Court Island, on Willow Way, The Creek, east of The Sunbury Holiday Inn and on Riverside near Walton Bridge are distinctive to Lower Sunbury and special to the River Thames more widely. Their character would be far better protected through continuing to be designated as Plotlands.

Sites of Nature Conservation Importance

There is a requirement of national policy for the Council to set out a strategic approach for the creation, protection and enhancement of areas of Green Infrastructure in the Borough.

The Borough has a number of Sites of Nature Conservation Importance (SNCI), which is a local designation. This designation is attributed to sites where it is considered they have substantive local nature value concerning their flora and fauna. The Council is able to review and alter boundaries for SNCIs where it is considered appropriate following detailed surveys of the sites. This review will take place as part of the development of the new Local Plan and each site will be thoroughly assessed to identify any areas that are considered suitable to be added or lost from the designation.

In addition, the Borough's reservoirs are designated under the South West London Waterbodies Special Protection Area (SPA) and as Ramsar sites in 2000. SPA and Ramsar are international designations and afford the highest level of protection.

Also, the Borough has a number of Sites of Special Scientific Interest (SSSI) including Shortwood Common and Poyle Meadows. SSSI is a national designation, these sites are considered to have national importance for nature conservation and strict protections are applied.



The Council will continue to seek to protect biodiversity through safeguarding these designated sites and, where appropriate, seek to secure enhancements.

Question 7

Please provide any comments you wish to make on the review of Spelthorne's Sites of Nature Conservation Importance.

Staines Moor is our largest and most significant Site of Scientific Importance. Dumsey Meadow, also an SSSI, is the last unspoiled grassland meadow by the Thames between London and Staines. The significance of linear corridors connecting sites of biological interest – SSSIs and SNCIs – cannot be overstated. Most of our significant areas are linked by rivers, farm land, brownfield sites, roadside verges and

hedgerows. The threats to these areas is considerable. More specifically, the Kempton Park estate contains two SNCIs and borders a reservoir which is designated as an SSSI. All these three Kempton Park areas are vital refuges for flora and fauna.

Question 8

Are there any other local designations you think we should review, amend or delete as part of the new Spelthorne Local Plan? If yes, please let us know the details.

- 10 Yes
- 11 No
- 12 Don't know

Please let us have any additional comments.

Question 9

Do you have any further comments you wish to make regarding Spelthorne's new Local Plan?

Question 10

If you have a separate document in support of your response, you can upload it using the consultation portal found at www.spelthorne.gov.uk/localplan or you can email it to the team or post it to us. The details are below.

Have your say

The easiest and most effective way to respond to the consultation is by using our online consultation portal: www.spelthorne.gov.uk/localplan
Please answer the questions at each stage and follow the instructions to submit.

Alternatively, you can email us at local.plan@spelthorne.gov.uk

Or write to us at:

Strategic Planning
Spelthorne Borough Council
Council Offices
Knowle Green
Staines-upon-Thames
TW18 1XB

Consultation runs for 6 weeks and closes at midnight on **Monday 25 June 2018**.

Thank you for participating in our consultation.

Once the consultation closes, we will read and analyse all the responses we receive, known as 'representations'. We will produce a schedule of representations, which we will publish on our website. Your views will be used to help develop our new Local Plan to the next stage of Preferred Options, where we will set out what we think is the best strategy to meet our needs.

We will carry out further public consultation on those options, which will include specific sites for possible allocation for certain types of development in the new Plan. We expect this to take place at the end of 2018. By responding to this consultation and agreeing to have your contact details stored on our database, you will automatically be notified of future consultations.