

Appendix A: Proposed Main Modification MM12(24)a: Proposed text for Policy ST3: Local Plan Early Review

The following text is proposed to Inspector Bridgwater as Main Modification MM12(24)a for a new policy ST3: Local Plan Early Review.

Policy ST3: Partial Local Plan Early Review

The Local Planning Authority Council will undertake a comprehensive review of the whole Local Plan 2024-2039 immediately following the adoption of this plan. An updated or replacement plan will be submitted for examination no later than two years after the date of adoption of the plan. The replacement plan will cover all by the end of 2026. This will determine whether this plan needs to be updated either in whole or in part. All policies (save for matters of development management) but will focus on will be reviewed but with particular regard paid to the following matters that have been specifically identified during the preparation and examination of this plan:

- Housing requirement for the whole Borough based on the most up-to-date Housing Needs Assessment as at the date of submission and consideration of proposed housing requirement set out in the new NPPF (if this has been published).
- Monitoring housing delivery including the progress and implementation of sites allocated in this plan to inform the Local Plan review.
- Employment requirement for the whole Borough based on the most up-to-date Need to update the Employment Land Needs Assessment as at the date of submission, which is dated 2018 (updated 2022) and addressing any resultant need to allocate employment floorspace.
- Updating the Gypsy Traveller and Travelling Show people Needs Assessment, in light of the update to Planning policy Policy for traveller Traveller sites Sites (2024), published 19 December 2023.
- Developing policy and site allocations in accordance with the Statement of Common Ground dated October 2024 agreed with the Environment Agency to produce a Flooding Supplementary Planning Document.
- Assessment of each policy and its conformity to the new NPPF (if this has been published).

The replacement plan will secure levels of growth that accord with Government policy. The review will have regard to up-to-date information and be conducted in

line with Government policy and statutory requirements. Subject to the outcomes of that review, a new plan or policies will be prepared to a new time horizon of at least 2044. Any new plan and/or updated policies will also need to take account of relevant guidance and policies in relation to design including those emerging at the time of the review.

The review will also serve to build upon existing strong, working relationships with adjoining and nearby authorities and may result in the preparation of a joint evidence or policies based upon wider functional geographies.

[TEXT TO BE UPDATED TO REFLECT CHANGES IN POLICY] The Government expects plans to be regularly reviewed every five years¹, and we will need to update our Local Plan more regularly than has happened in the past.

Policy ST3 commits to an early, whole plan review to be completed by the end of 2026 this will allow the Council to consider longer-term requirements, including the specific issues identified through the production of this plan.

We consider that this Plan makes maximum use of reasonable and available development sites at the time of writing. On-going processes are likely to supplement the range of spatial options available in Spelthorne in the period after this Local Plan is adopted and the Council will fully explore these opportunities as part of the review process.

This Plan recognises the requirements of the Duty to Co-operate and future work to identify potential locations for sustainable growth will be undertaken by working collaboratively with neighbouring authorities, central government and other relevant bodies.

We will also work with these and other relevant authorities to understand, and holistically plan for, any long-term strategic infrastructure requirements arising from future growth. This will include consideration of any infrastructure that may be required within Spelthorne to facilitate the delivery of growth proposed across the wider area or other long-term aspirations that may come to fruition over the plan period.

The review will consider all appropriate environmental legislation and/or protections and where possible policies should enhance the natural and local environment. Future development, wherever possible should help to improve local environmental conditions taking into account relevant information and data known at the time.

The review will also need to take account of relevant national and local guidance and/or policies relating to design including matters such as character and heritage. Given the time period the new local plan will cover to at least 2044 the review will also consider emerging documents and policies which reflect the Council's objectives and ambitions for sustainable development.

¹ National Planning Policy Framework December 2023 Para 33

There may be changes in circumstances that we cannot currently foresee, or are yet to understand the full implications of, but which have a substantial impact upon the Borough. This might be changes to the way in which the planning system operates, structural changes to the population or the way we live, work or spend our leisure time in response to for example climate change or any other future event.

It is anticipated that the review process outlined in Policy ST3 will be the most appropriate means of considering these matters, but the Council may also consider focussed reviews of individual or small groups of policies prior to this where necessary.