

# Spelthorne Local Plan 2022 -2037

## MAIN MATTERS, ISSUES AND QUESTIONS WITH DRAFT HEARINGS PROGRAMME

Inspector

Jameson Bridgwater PGDipTP MRTPI

Hearings commence 1000 Tuesday 23 May 2023

The Council Offices, Knowle Green,  
Staines-Upon-Thames TW18 1XB

This programme should be read in conjunction with  
the Inspector's Briefing Note

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*The Examination Library is managed by the Programme Officer and contains all submission documents, representations and information relating to the examination. It will be updated as further documents are submitted. Documents can be downloaded from the examination website. In the run up to the examination paper copies can be provided if necessary, by contacting the Examination Office, C/O Banks Solutions, 80 Lavinia Way, East Preston, West Sussex, BN16 1DD*

## **Important Notes**

- Participants should only respond to the questions which directly relate to their previously submitted written representations on the plan. Please clearly indicate in your statement(s) the question(s) you are answering, clearly referencing the specific Policy.
- Further statements should be proportionate in length to the number of questions being answered and should not, in total, exceed 3,000 words per Matter.
- The plan is being examined as submitted by the Council. Therefore, at this stage, it is not necessary to consider the merits for development of sites not included in the plan ("omission sites"). Should it be determined that there is a need for additional or different sites to be allocated, we will, in the first instance, ask the Council to consider how it would wish to proceed with the Examination.
- The questions concerning soundness are primarily focussed on the plan's policies. Insofar as they relate to the plan's soundness other elements of the plan, including the supporting text, will be considered as part of the discussion of the relevant policies.

## **TIMETABLE**

*The Main Matters (MM) are set out in detail below.*

## **WEEK 2**

### **Day 4 – 1000 - Tuesday 28 January 2025**

- Update from the Council regarding Flood Risk, discussions with the Environment Agency and implications for Site Allocations and Housing Delivery including proposed updated Housing Trajectory.
- Council to Update on other matters addressed during the pause.

### **Participants [Day 4]**

Spelthorne Borough Council

REP/41415905 Ian Beardsmore

REP/42425089 Terence O'Rourke & Co obo Redrow Homes Ltd. (Greg Smith & Jacqueline Mulliner)

REP/19813377 Kath Sanders

REP/33576193 Riverside Residents (Staines) Coalition  
(Nigel Rowe, Kath Sanders, Tony Woodward & Peter Bower)

REP/40344545 Ki Partnerships obo Ashford Corporation  
(Paul Kallee-Grover)

REP/42188001 Carter Jonas obo CEMEX UK Properties Ltd. (David Churchill)

REP/42188193 Carter Jonas obo Richborough Estates (David Churchill)

REP/43043713 Savills obo Senior Living Ltd. (Charles Collins- Savills & Ellen Pearce- Inspired Villages)

REP/42272161 iceni obo The London Diocesan Fund (Jamie Sullivan)

REP/41990785 Stantec obo SEGRO (Mark Sitch)  
REP/19771841 Environment Agency (Judith Montford)  
REP/42324225 Judith Ashton Associates obo A2Dominion (Judith Ashton)  
REP/42351713 Guy Williams KC & Consultant Planning Group obo Charles Morris Management Ltd. (Janet Ashton, CPG)  
REP/43105057 CBRE obo Tarmac Trading Ltd. (Adam Kindred)  
REP/19538401 Home Builders Federation (Mark Behrendt)  
REP/25808385 Andrew Black Consulting obo PLP  
REP/41857985 Quod obo Valor Real Estate Partners LLP (Employment Land) (James Guthrie)

### **Day 5 – 1000 - Wednesday 29 January 2025**

- Main Matter 17 – Allocations Years 1 – 5 (2023-2027)

#### **Participants [Day 5]**

Spelthorne Borough Council  
REP/41415905 Ian Beardsmore  
REP/42425089 Terence O'Rourke & Co obo Redrow Homes Ltd. (Greg Smith & Jacqueline Mulliner)  
REP/19813377 Kath Sanders  
REP/33576193 Riverside Residents (Staines) Coalition  
(Nigel Rowe, Kath Sanders, Tony Woodward & Peter Bower)  
REP/40344545 Ki Partnerships obo Ashford Corporation (Paul Kallee-Grover)  
REP/42188001 Carter Jonas obo CEMEX UK Properties Ltd.(David Churchill)  
REP/42188193 Carter Jonas obo Richborough Estates (David Churchill- Carter Jonas & Stephen Harris- Emery Planning)  
REP/43105057 CBRE obo Tarmac Trading Ltd. (Adam Kindred)  
REP/42272161 iceni obo The London Diocesan Fund (Mike Murray)  
REP/41990785 Stantec obo SEGRO (Mark Sitch)  
REP/19538401 Home Builders Federation (Mark Behrendt)  
REP/25808385 Andrew Black Consulting obo PLP

### **Day 6 – 1000 - Thursday 30 January 2025**

- Main Matter 18 – Allocations Years 6 – 10 (2028-2032)
- Main Matter 19 – Allocations Years 11 – 15 (2033-2037)

#### **Participants [Day 6]**

Spelthorne Borough Council  
REP/42425089 Terence O'Rourke & Co obo Redrow Homes Ltd. (MM 18) (Greg Smith & Jacqueline Mulliner)  
REP/19813377 Kath Sanders (MMs 18 & 19)  
REP/33576193 Riverside Residents (Staines) Coalition (MMs 18 & 19) (Nigel Rowe & Kath Sanders)

REP/42188001 Carter Jonas obo CEMEX UK Properties Ltd.(David Churchill)  
REP/42188193 Carter Jonas obo Richborough Estates (David Churchill)  
REP/41857985 Quod obo Valor Real Estate Partners LLP (MM19) (James Guthrie)  
REP/42272161 iceni obo The London Diocesan Fund (MM18) (Jamie Sullivan)  
REP/41990785 Stantec obo SEGRO (Mark Sitch)  
REP/42324225 Judith Ashton Associates obo A2Dominion (Judith Ashton)  
(MM19)  
REP/19538401 Home Builders Federation (Mark Behrendt)

## **WEEK 3**

### **Day 7 – 1000 – Wednesday 12 February 2025**

- Main Matter 3 – Responding to the Climate Emergency (Policy PS1)
- Main Matter 4 – Designing Places and Spaces (Policy PS2)
- Main Matter 5 – Heritage, Conservation and Landscape (Policy PS3)

#### **Participants [Day 7]**

Spelthorne Borough Council  
REP/41415905 Ian Beardsmore (MMs 3&4)  
REP/19813377 Kath Sanders (MMs 3 & 4)  
REP/33576193 Riverside Residents (Staines) Coalition (MMs 3, 4 & 5) (Nigel Rowe, Tony Woodward & Peter Bower)  
REP/19538401 Home Builders Federation (Mark Behrendt)

### **Day 8 – 1000 – Thursday 13 February 2025**

- Main Matter 13 – Housing (Policies H1 to H3)
- Main Matter 14 – Environment (Policies E1 to E5)

#### **Participants [Day 8]**

Spelthorne Borough Council  
REP/41415905 Ian Beardsmore  
REP/19539521 Ken Saunders (Policy H1)  
REP/19813377 Kath Sanders (MM 14)  
REP/33576193 Riverside Residents (Staines) Coalition (MMs 13 & 14) (Nigel Rowe & Tony Woodward)  
REP/42188001 Carter Jonas obo CEMEX UK Properties Ltd.(David Churchill)  
REP/42188193 Carter Jonas obo Richborough Estates (David Churchill)  
REP/41990785 Stantec obo SEGRO (MM14) (Mark Sitch)  
REP/42324225 Judith Ashton Associates obo A2Dominion (Judith Ashton)  
(MM13)  
REP/19538401 Home Builders Federation (Mark Behrendt)

## **WEEK 4**

### **Day 9 – 1000 - Tuesday 18 February 2025**

- Main Matter 15 – Economy (Policies EC1 to EC4)
- Main Matter 16 – Infrastructure and Delivery (Policies ID1 and ID2)
- Main Matter 20 – Monitoring the SLP

#### **Participants [Day 9]**

Spelthorne Borough Council

REP/42425089 Terence O'Rourke & Co obo Redrow Homes Ltd. (MM 20) (Greg Smith & Jacqueline Mulliner)  
REP/19813377 Kath Sanders (MMs 16 & 20)  
REP/33576193 Riverside Residents (Staines) Coalition (MMs 13 & 14) (Nigel Rowe, Kath Sanders & Peter Bower) (MMs 15, 16 & 20)  
REP/42188001 Carter Jonas obo CEMEX UK Properties Ltd. (David Churchill)  
REP/42239329 Carter Jonas obo Hund'ani & Co (MM15) (Christopher Cooper)  
REP/41857985 Quod obo Valor Real Estate Partners LLP (MM15)  
REP/41990785 Stantec obo SEGRO (Mark Sitch)  
REP/42324225 Judith Ashton Associates obo A2Dominion (Judith Ashton) (MM16)  
REP/19538401 Home Builders Federation (Mark Behrendt)

### **Day 10 – 1000 – Wednesday 19 February 2025**

- Reserve

#### **Participants [Day 10]**

Spelthorne Borough Council & TBC

### **Day 11 – 1000 - Thursday 20 February 2025**

- Reserve

#### **Participants [Day 11]**

Spelthorne Borough Council & TBC

***Please note***

*Timings - whilst the start time for each day is fixed, the morning, afternoon, and lunch breaks and close of sessions are dependent on the discussions during the hearing and therefore maybe subject to change.*

*The Inspector has set out his Main Matters and Issues below. These are based on the main headings and chapters of the Spelthorne Draft Local Plan. This will allow everyone who wishes to make representations at the Hearing to participate at the appropriate time.*

*The hearings programme is draft and maybe subject to minor changes please ensure that you keep updated at the examination website.*

## **MAIN MATTERS, ISSUES AND QUESTIONS (MIQs)**

### Abbreviations

SLP – Spelthorne Local Plan 2022 - 2037

NPPF – National Planning Policy Framework

## **Main Matter 1 – Legal Requirements and Overarching Issues**

### **Duty to Cooperate**

Has the Council met the duty to cooperate and is this clearly evidenced? In particular:

- Have all the relevant strategic matters in relation to this duty been clearly identified?
- Has the Council maximised the effectiveness of plan-making activities by engaging constructively, actively and on an on-going basis with the prescribed bodies, in the preparation of the Plan in the context of these relevant strategic matters? Does the evidence clearly set this out?

### **Does the SLP meet all other legal requirements, specifically:**

- Does the content and timescale for preparation of SLP accord with the latest version of the Local Development Scheme?
- Has SLP consultation complied with the Statement of Community Involvement and public consultation requirements in the Town and Country Planning (Local Plan) (England) Regulations 2012?
- Has SLP been subject to a Sustainability Appraisal (SA) and have the requirements for Strategic Environmental Assessment been met? Is it clear how the SA influenced the final plan and dealt with mitigation measures?

- Have the requirements for appropriate assessment under the Habitats Regulations been met? Have the results of the Habitats Regulations Assessment been carried forward in the SLP?
- Has the preparation of SLP complied with the Town and Country Planning (Local Plan) (England) Regulations 2012?
- Does the 'policies map' correctly illustrate geographically the application of policies of the SLP?

### **Consistent with National Policy (Policy ST1)**

Does SLP accord with national policy for plan making in the NPPF, specifically:

- Does SLP contribute to the achievement of the three dimensions of sustainable development – economic, social, and environmental?
- Has it been positively prepared 'in a way that is aspirational but deliverable? (Paragraph 16 of the NPPF)
- Is SLP consistent with the NPPF in all other respects? Or if not, what is the justification for any inconsistency?
- Are there any policies within SLP which are Strategic Policies, and should they be identified as such?
- Do the policies in SLP provide a clear indication of how a decision maker should react to a development proposal?

## **STRATEGY AND STRATEGIC POLICIES**

### **Main Matter 2 – Spatial Development Strategy (Policy ST2)**

Is the Spatial Development Strategy 2022 - 2037 for the Spelthorne Borough Council justified by appropriate available evidence, having regard to national guidance, and local context?

- Is Spelthorne's spatial strategy and the approach to the distribution of development as set out in Policy ST2 supported by robust and up to date evidence and otherwise soundly based?
- In setting a minimum requirement of 9270 new homes for the plan period 2023 – 2038, does the SLP make adequate provision to meet Spelthorne's housing needs and does the plan clearly set out a delivery trajectory that is achievable?

- Does SLP adequately address the needs for all types of housing and the needs of different groups in the community (as set out in paragraph 62 of NPPF)?
- Does SLP make adequate provision to meet the housing requirement for Gypsies, Travellers and Travelling Showpeople in Spelthorne?
- Does SLP make adequate provision to meet Spelthorne's economic growth requirements for the plan period and its timescale for delivery?

## **PLACE SHAPING POLICIES**

### **Main Matter 3 – Responding to the Climate Emergency (Policy PS1)**

- Are the requirements of the Responding to the Climate Emergency policy justified by appropriate available evidence, having regard to national guidance, and local context?
- Does Policy PS1 provide clear direction as to how a decision maker should react to a development proposal?

### **Main Matter 4 – Designing Places and Spaces (Policy PS2)**

- Are the requirements of the Designing Places and Spaces policy justified by appropriate available evidence, having regard to national guidance, and local context?
- Does Policy PS2 provide clear direction as to how a decision maker should react to a development proposal?

### **Main Matter 5 – Heritage, Conservation and Landscape (Policy PS3)**

- Are the requirements of the Heritage, Conservation and Landscape policy justified by appropriate available evidence, having regard to national guidance, and local context?
- Does Policy PS3 provide clear direction as to how a decision maker should react to a development proposal?

## **SPATIAL POLICIES**

**Is Spelthorne’s spatial strategy and the distribution of development as set out in Policies SP1 to SP7 supported by robust and up to date evidence and otherwise soundly based?**

**Main Matter 6 – Staines-Upon-Thames (Policy SP1)**

- Is the area strategy for Staines-Upon-Thames justified by appropriate available evidence, having regard to national guidance, local context?
- What is the status of the Staines Development Framework and has it been or will it be subject to independent examination?
- Does the area strategy for Staines-Upon-Thames show how it will contribute to the achievement of the SLP’s overall housing requirement of at least 9270 new homes/retail and leisure provision and its timescale for delivery within the plan period?

**Main Matter 7 – Ashford, Shepperton and Sunbury Cross (Policy SP2)**

- Is the area strategy for Ashford, Shepperton and Sunbury Cross justified by appropriate available evidence, having regard to national guidance, and local context?
- Is the area strategy for Ashford, Shepperton and Sunbury Cross deliverable and does it show how it will contribute to the achievement of the SLP’s overall housing requirement of at least 9270 new homes/retail, leisure and transport infrastructure provision and its timescale for delivery within the plan period?

**Main Matter 8 – Stanwell and Stanwell Moor (Policy SP3)**

- Is the area strategy for Stanwell and Stanwell Moor justified by appropriate available evidence, having regard to national guidance, and local context?
- Is the area strategy for Stanwell and Stanwell Moor deliverable and does it show how it will contribute to the improving connectivity for by way of infrastructure, social facilities along with contributing to the achievement of the SLP’s overall housing requirement of at least 9270 new homes and its timescale for delivery within the plan period?

**Main Matter 9 – Green Belt (Policy SP4)**

- Is the Policy SP4 Green Belt justified by appropriate available evidence, and is it consistent with guidance contained within the NPPF?

**Main Matter 10 – Colne Valley Regional Park (Policy SP5)**

- Is the area strategy for Colne Valley Regional Park justified by appropriate available evidence, having regard to national guidance, and local context?
- Will the area strategy for Colne Valley Regional Park be effective in ensuring that the character, landscape, biodiversity and historic/environment of the park is maintained/enhanced along with promoting opportunities for recreation and the rural economy?

### **Main Matter 11 – River Thames and its Tributaries (Policy SP6)**

- Is the area strategy for the River Thames and its Tributaries justified by appropriate available evidence, having regard to national guidance, and local context?
- Will the area strategy for River Thames and its Tributaries be effective in maintaining and securing leisure, ecological, environmental, landscape and economic benefits?

### **Main Matter 12 – Heathrow Airport (Policy SP7)**

- Is the area strategy for Heathrow Airport justified by appropriate available evidence, having regard to national guidance?
- Does the area strategy for Heathrow Airport provide clear direction as to how a decision maker should react to a development proposal and will it be effective?

## **HOUSING POLICIES**

### **Main Matter 13 – Housing (Policies H1 to H3)**

- Are the requirements of the Homes for All, Affordable Housing, and Meeting the Needs of Gypsy, Traveller and Travelling Showpeople policies justified by appropriate available evidence, having regard to national guidance, and local context?
- Policy H3 - Lisa Smith v SSLUHC [2022] EWCA Civ 1391 dated 31st October 2022, is a judgement regarding the interpretation of the Planning Policy for Traveller Sites (PPTS) and the application of that policy to gypsies and travellers who have ceased to pursue nomadic lifestyles. In light of this Judgement does the Council consider if it is necessary to review their assessment of Traveller site needs?
- Do Policies H1 to H3 provide clear direction as to how a decision maker should react to a development proposal and will they be effective in meeting the housing needs of different groups in the community?

## **ENVIRONMENT POLICIES**

### **Main Matter 14 – Environment (Policies E1 to E5)**

- Are the Flood Risk and Water Management, Biodiversity, Managing Flood Risk, Environmental Protection, Open Space and Recreation policies justified by appropriate available evidence, having regard to national guidance, and local context?
- Do policies E1 to E5 provide a clear direction as to how a decision maker should react to a development proposal and are they likely to be effective?

## **ECONOMY POLICIES**

### **Main Matter 15 – Economy (Policies EC1 to EC4)**

- Are the requirements of the Meeting Employment Needs, Retail, Local Centres, Shopping Parades and Isolated Retail Units, Leisure and Culture policies justified by appropriate available evidence, having regard to national guidance, and local context?
- Do policies EC1 to EC4 provide a clear direction as to how a decision maker should react to a development proposal and are they likely to be effective?

## **INFRASTRUCTURE AND DELIVERY POLICIES**

### **Main Matter 16 – Infrastructure and Delivery (Policies ID1 and ID2)**

- Are the requirements of the Infrastructure and Delivery, Sustainable Transport for New Developments policies justified by appropriate available evidence, having regard to national guidance, and local context?
- Do policies ID1 and ID2 provide a clear direction as to how a decision maker should react to a development proposal and are they likely to be effective?

## **ALLOCATIONS**

### **Main Matter 17 – Allocations Years 1 – 5 (2023-2027)**

- Are the policies and site allocations for Years 1 – 5 (2023-2027) justified by appropriate available evidence, having regard to national guidance, and local context?

- Does the evidence in support of the site allocations justify the exceptional circumstances required to enable the proposed alterations to the Green Belt boundaries?
- Do the proposed alterations to the Green Belt boundaries take into account of the need to promote sustainable patterns of development?
- Do the housing land site allocations in Years 1 – 5 (2023-2027) show how they will contribute to the achievement of the minimum housing requirement of 9270 new homes for the plan period and its timescale for delivery?

### **Main Matter 18 – Allocations Years 6 – 10 (2028-2032)**

- Are the site allocations and policy requirements for Years 6 – 10 (2028-2032) justified by appropriate available evidence, having regard to national guidance, and local context?
- Does the evidence in support of the site allocations justify the exceptional circumstances required to enable the proposed alterations to the Green Belt boundaries?
- Do the proposed alterations to the Green Belt boundaries take into account of the need to promote sustainable patterns of development?
- Do the housing land site allocations in Years 6 – 10 (2028-2032) show how they will contribute to the achievement of the minimum housing requirement of 9270 new homes for the plan period and its timescale for delivery?

### **Main Matter 19 – Allocations Years 11 – 15 (2033-2037)**

- Are the site allocations and policy requirements for Years 11 – 15 (2033-2037) justified by appropriate available evidence, having regard to national guidance, and local context?
- Does the evidence in support of the site allocations justify the exceptional circumstances required to enable the proposed alterations to the Green Belt boundaries?
- Do the proposed alterations to the Green Belt boundaries take into account of the need to promote sustainable patterns of development?

- Do the housing land site allocations in Years 11 – 15 (2033-2037) show how they will contribute to the achievement of the minimum housing requirement of 9270 new homes for the plan period and its timescale for delivery?

**Main Matter 20 – Monitoring**

- Will the Council's monitoring and review processes for the SLP be effective in assessing the success or failure of delivery and what alternatives might reasonably be provided if necessary?