

## **Briefing note – Draft Strategic Development Framework (SDF) Supplementary Planning Document (SPD)**

Place Making and Innovation Executive Advisory Board

17 February 2020

### 1. Purpose of briefing note

- 1.1 The purpose of this note is to brief EAB on the draft Strategic Development Framework Supplementary Planning Document and to ask for their comments on the draft document.

### 2. Background

- 2.1 On 25 April 2019, the Council adopted the Local Plan: strategy and sites (LPSS). This document is a Development Plan Document (DPD) and as such forms part of the Council's 'development plan' alongside extant (non-superseded) policies from the Local Plan 2003, Surrey Waste and Minerals plans and any adopted neighbourhood plans. Planning decisions must be taken in line with the development plan unless material considerations indicate otherwise.

- 2.2 Supplementary planning documents (SPDs) should build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making. The Council is intending to prepare and adopt a number of SPDs to supplement the adopted LPSS. Appendix 1 includes a summary indicating the differences between DPDs and SPDs in terms of their purpose, evidence base, preparation process and timeframes, public consultation and adoption process (previously shared with all Councillors).

### 3. Scope of SDF SPD

- 3.1 The SDF SPD provides detailed formal guidance to assist future masterplanning, planning and development of the following strategic sites:

- Weyside Urban Village (former Slyfield Area Regeneration Project) – Policy A24 in the LPSS;
- Gosden Hill Farm – Policy A25;
- Blackwell Farm – Policy A26 and A27;
- Land to the South of Ash and Tongham – Policy A31; and
- Former Wisley airfield – Policy A35.

- 3.2 These sites are all allocated for residential development and associated uses/supporting infrastructure in the adopted LPSS. The principle and approximate scale of development is therefore already established and the SDF SPD provides further detail to the requirements in the adopted plan.

3.3 David Lock Associates were commissioned to assist the Council in preparing the draft SPD. Officers are now progressing the document.

3.4 The initial preparation was informed by a process that involved stakeholders, representatives from public sector agencies, landowners, officers and members of the Council. This included a series of technical and community stakeholder workshops held in late 2018. Inputs received were considered in the production of the draft document.

#### 4. Role of the SDF SPD

4.1 The SPD will be a material consideration in determining the planning applications. It will contribute towards achieving the requirement for high quality design and placemaking, ensuring the long-term delivery of sustainable communities and associated supporting infrastructure.

4.2 It is intended to form the basis for more detailed masterplans (required by Policy D1 of the LPSS) that will be provided by the respective applicants in preparing their outline planning applications. There will be further consultation as part of the masterplan process and as an integral part of the planning application process.

4.3 The document is structured so as to provide:

- General design principles that are applicable to all strategic sites (Part 2). This includes guidance on building in sustainability, creating a local identity, maximising sustainable modes of transport and key principles related to strategic masterplanning and urban design; and
- Site-specific guidance including a 'strategic development framework' for each site (Part 3). This identifies access to the site, key transport connections (including the Sustainable Movement Corridor) and the location of different uses (including housing, employment, local centre, open space, etc) and supporting infrastructure (including schools, Park and Ride, etc) within the site.

4.4 In addition to this, the draft SDF SPD also includes:

- requirements relating to the scheme's implementation and delivery; and
- requirements which should be met at the Outline planning application stage and beyond to ensure adequate and consistent approaches to quality and delivery.

#### 5. Process and next steps

5.1 The draft SDF SPD is currently out for consultation. Consultation is being carried out over a 5-week period from 20 January to 24 February 2020.

5.2 All representation received as part of the consultation will be considered and necessary amendments will be made to improve the document. The

final SDF SPD will then be recommended for adoption by the Council's Executive. This process will be undertaken as quickly as possible to ensure that the document can yield best value in terms of informing pre-applications discussions that will be occurring on the strategic sites.

6. Recommendations or actions required

- 6.1 EAB to provide comments to be considered by officers as part of the consultation process.