

Roberto Tambini
Chief Executive

REVISED AGENDA

**PLEASE NOTE THE DAY AND
VENUE FOR THIS SPECIAL
CABINET MEETING**

Please contact: Richard Powell
Please 01784 446240
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Fax Number: r.powell@spelthorne.gov.uk
Email Address: RP/Cabinet
Our Ref:
Date:- **20 November 2009**

NOTICE OF A SPECIAL CABINET MEETING:

DATE: MONDAY 30 NOVEMBER 2009

TIME: 5.00 p.m.

**PLACE: COUNCIL CHAMBER, COUNCIL OFFICES,
KNOWLE GREEN, STAINES**

[Refreshments for Members will be available from 4.30pm in the Members' Room.]

TO: ALL MEMBERS OF THE CABINET:

Members of the Cabinet	Cabinet Member Areas of Responsibility
J.D. Packman [Chairman]	Leader of the Council
R.A. Smith-Ainsley [Vice-Chairman]	Planning and Housing
F. Ayers	Community Safety
S. Bhadye	Independent Living
C.A. Davis	Economic Development
G.E. Forsbrey	Environment
Mrs. D.L. Grant	Young People and Culture
A.P. Hirst	Communications
Mrs. V.J. Leighton	Finance and Resources

EMERGENCY PROCEDURE [THE LIFT MUST NOT BE USED]

In the event of an emergency the building must be evacuated. All Members and Officers should assemble on the green adjacent to Broome Lodge. Members of the public present should accompany the Officers to this point and remain there until the Senior Officer present has accounted for all persons known to be on the premises.

[PLEASE NOTE THAT THIS AGENDA IS AVAILABLE IN LARGE PRINT ON REQUEST TO RICHARD POWELL ON TEL: 01784 446240]

IMPORTANT PUBLIC NOTICE

MOBILE TECHNOLOGY – ACCEPTABLE USE

Use of mobile technology (e.g. mobile telephones, Blackberries, XDA's etc.) in meetings can:

- Interfere with the Public Address and Induction Loop systems;
- Distract other people at the meeting;
- Interrupt presentations and debates;
- Mean that you miss a key part of a decision taken.

PLEASE:

Either switch off your mobile telephone etc. **OR** switch off its wireless/transmitter connection and sound for the duration of the meeting.

THANK YOU FOR YOUR CO-OPERATION IN THIS MATTER.

AGENDA

1 **APOLOGIES FOR ABSENCE**

To receive any apologies for non-attendance.

2 **DISCLOSURES OF INTEREST**

To receive any disclosures of interest from Members in accordance with the Council's Code of Conduct for Members.

3 **MINUTES AND RECOMMENDATIONS OF THE LOCAL DEVELOPMENT FRAMEWORK [LDF] WORKING PARTY BEING HELD ON 23 NOVEMBER 2009 – KEY DECISION**

[Attached] *[Cabinet Member – Councillor Forsbrey]*

To consider the Minutes and the Recommendations of the Local Development Framework [LDF] Working Party being held on Monday 23 November 2009 **[Attached]**.

In particular, the LDF Working Party will be seeking authority for the Officers to proceed with the public consultation exercise on the draft Planning Brief for Brooklands College and the Ashford Multi-Storey Car Park.

Brooklands College (Ashford)

and

Ashford Multi-Storey Car Park

Planning Brief



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Plans

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2. Land ownerships
3. Existing uses
4. Planning designations
5. Weaknesses
6. Opportunities

1. Introduction

- 1.1 The Brooklands College (Ashford) site and the Ashford Multi-Storey Car Park sit at a central and prominent position within Ashford town centre (Plan 1).
- 1.2 Decisions about the future of both sites are required and their proximity and scope for beneficial joint consideration makes this single planning brief the most appropriate way to set out the planning guidance.
- 1.3 This brief explains how the Council's planning policies will be applied to the two sites and identifies proposed uses and options for their future and for how a joint approach could maximise the opportunities.
- 1.4 The brief is supported by a series of plans set out at the back of the document.

2. Background and existing uses

- 2.1 The following section briefly rehearses the background and existing uses of each site.

a) Brooklands College

- 2.2 The College site occupies a large site of some 4.01 hectares as shown on Plan 2. The College teaching building complex occupies an area of 1.24 hectares and the Gymnastics Club, Sports Hall and playing fields an area of 2.77 hectares. The site has a current frontage to Church Road of 45 metres and a total site depth of 225 metres. The teaching block area close to Church Road is visually and functionally part of the town centre. The area of the site, which includes the Sports Hall, the Spelthorne Gymnastics Club building and playing fields, is 55 metres from Church Road. These areas are shown on Plan 3.
- 2.3 The Brooklands College site was first used for educational purposes in 1911 as the Ashford County Grammar School and extended in the 1920s, 1960s and later. It has a floor space of about 8,400m². In the 1970s it became the Ashford Sixth Form College and later the Spelthorne Sixth Form College. In the 1990s funding of the College passed from Surrey County Council to the Further Education Funding Council, later replaced by the Learning Skills

Council. On 1 August 2007 it was merged with Brooklands College, which has its main base at Weybridge.

- 2.4 The site is owned by Brooklands College.
- 2.5 In the early 1970s part of the frontage of the site was separately developed by Surrey County Council for Ashford Library and includes 5 parking spaces at the front; this site is shown as area 3 on Plan 2. It has a site area of 0.09 hectares with a frontage length of some 21 metres and site depth averaging 16 metres. This site is owned by Surrey County Council.
- 2.6 In 1989 College Way was created and Echelforde Home for the Elderly was built. This is a single storey complex and the site is owned by Care UK.
- 2.7 As described above, to the rear of the main educational buildings is a purpose built structure for the Spelthorne Gymnastics Club, built in 1990. There is also a Sports Centre for the College, built in 1992. The Gymnastics Club has a 50 year lease on their premises from the College from 28 November 1990. To the north of these buildings are the College playing fields.
- 2.8 The Spelthorne Gymnastic Club is understood to be not only one of the leading gymnastics clubs in the country but also has some of the best club facilities nationally. The Sports Centre is also the home of the London Heathrow Acers women's basketball team, who play in a national league, and the Spelthorne Atoms Basketball Club. Other clubs have used the facilities in recent years but have relocated because of the impending redevelopment of the College. Currently there is temporary College teaching accommodation on a small part of the playing fields which was put up in anticipation of the College's redevelopment.
- 2.9 Plans were approved for a new College in July 2008. This included an element of residential development. However, funding for the project by the Learning and Skills Council has subsequently been withdrawn and the redevelopment plans will not go ahead.
- 2.10 It is understood the site will be vacated at the end of the 2009/10 academic year.

b) Ashford Multi-Storey Car Park

- 2.11 The site is owned by Spelthorne Borough Council and was built in the early 1970s. In 1993 the former public toilets on the ground floor at the front of the building were converted to provide a neighbourhood office for the Police.
- 2.12 The car park has a capacity for 299 spaces over 8 half floors.
- 2.13 The total site area extends to 0.23 hectares. It has a frontage length of some 38 metres and a site depth of some 24 metres.

3. Planning policies

- 3.1 The Council's planning policies are mainly set out in its Core Strategy and Policies Development Plan Document (DPD) which was adopted in February 2009. It is part of the Council's Local Development Framework. The Council does have a limited number of 'saved' policies from its Local Plan and also has an Allocations DPD close to adoption (expected 17 December 2009), but neither document has any matters relating to the Planning Brief sites.
- 3.2 Ashford is a local centre serving the day to day needs of an extensive urban area with a population in excess of 28,000. Church Road is the main shopping street and the centre as a whole has some 162 shops and other outlets providing local services.
- 3.3 The key planning policies in the Core Strategy and Policies DPD relevant to these site are:
- a) Policy SP4 – *to maintain the role of Ashford as a local shopping centre and to seek opportunities for its improvement.* Through this policy the Council want to ensure:
 - i) the redevelopment of these two sites contribute to the vitality and viability of Ashford town centre,
 - ii) environmental improvement of these sites in a way which makes the town centre as a whole more attractive,
 - iii) the sites are developed in a comprehensive rather than a piecemeal way.
 - b) Policy CO1 – *to ensure community facilities are provided to meet local needs by making new provision and improvements to existing facilities and resisting the loss of facilities unless they are no longer needed or can*

be provided in a better place. The Council regard the Library and Police accommodation as facilities that need to be retained in Ashford town centre at accessible locations, but not necessarily at their current sites or buildings. It regards the Gymnastics Club and Sports Hall as sports facilities that need to be retained because of their sporting and community benefit. The Council accepts that as a result of the Learning and Skills Council withdrawing funding redevelopment of the existing College will not take place. The Council would, however, support the retention of any educational facilities if that proved possible.

- c) Policy EN4 – *to maintain and improve existing outdoor open space, sports and recreation facilities including land protected as urban open space.* The College playing fields are designated as Protected Urban Open Space. There is a shortage of public open space in this part of Ashford and also a shortage of junior sports pitches generally in the Borough.

- 3.4 Whilst the above points set out the key policies relevant to this site, the Core Strategy and Policies DPD sets out other general policies relevant to all developments and particular regard will need to be had to the following:

EN1: Design of New Development
HO3: Affordable Housing
HO4: Housing Size and Type
CC1: Renewable Energy, Energy Conservation and Sustainable Construction
CC2: Sustainable Travel
CC3: Parking Provision
LO1: Flooding
Saved Local Plan Policy BE26: Archaeology

- 3.5 Those bringing forward proposals must have regard to all the policies in the Core Strategy and Policies DPD and ‘saved’ Local Plan policies.

4. Existing needs

- 4.1 There are some particular general needs, both within the Borough and Ashford, which are relevant in considering the future of these two sites:

- a) Housing – the Council is required to provide 3320 additional dwellings from 2006-2026.

- b) Extra Care Housing – of the 3320 additional houses there is a need to provide some 400 extra care units. These are specifically for older people.
 - c) Retail – whilst studies have shown there is not a general need to significantly increase the comparison goods (non-food) shopping space in Ashford there is a need for some additional convenience (food) floorspace. In particular there is a case for a larger food store in the town centre to provide both additional space and a wider range of goods than existing smaller stores can hold.
- 4.2 Crucial to the future of these two sites is the Council's wish to foster an improvement generally in the attractiveness and role of Ashford town centre. In 2008 it embarked on a programme of area investment with a budget of £100,000 to spend within the three years to the end of the financial year 2010/11. The enhancement of both sites through new buildings and uses provides a significant opportunity to improve the town centre as a whole and in turn enhance respective site value.
- 4.3 One of the town centre's greatest assets is the availability of car parking generally and it is important to maintain this given the availability of free car parking at out of town shopping facilities such as Tesco at Ashford Hospital.
- 4.4 The existing multi-storey car park is of some age and of an internal design that is tight, unattractive and the upper floors are little used. The external appearance is stark and unattractive. It presents a 'dead' frontage to Church Road and acts as a barrier to the otherwise continuous line of shops. By being set forward adds to its prominence and also prevents continuation of the pattern of service roads and off-street parking found on much of the south side of Church Road.
- 4.5 The library site frontage to Church Road is about a third of the combined library and College frontage. Re-positioning of the library within the town centre could provide an opportunity for the redeveloped College site to have a much greater frontage to Church Road and might add to the value of the site as a whole.
- 4.6 There is much affection locally for the original College building fronting Church Road. Whilst it is not of sufficient merit for statutory 'listing' or inclusion on the

Council's 'local list' of buildings of architectural or historic merit, it is an attractive feature of this part of Church Road.

- 4.7 Plans 5 and 6 are annotated with notes to respectively summarise the 'Weaknesses' and 'Opportunities' of the two sites.

5. Proposals

5.1 The Council will require:

- a) a comprehensive approach to developing both sites. This would not preclude any adjoining land being included if available and required for a successful scheme or an appropriate phased implementation generally,
- b) uses which contribute to the attractiveness of Ashford town centre,
- c) high quality developments which make a positive contribution to the appearance of Church Road and of a scale appropriate to the adjoining uses.

a) The College Site

5.2 The Council will expect:

- a) the Southern part of the College site facing Church Road to provide:
 - i) uses which positively contribute to the attractiveness of Ashford,
These could include:
 - a medium sized food store with appropriate parking,
 - an element of additional public car parking to enhance footfall past the new store,
 - residential use above a store,
 - a free-standing extra-care housing scheme,
 - retention of an educational element if that were possible.
 - ii) uses or arrangements which assist in securing the long term retention of the existing sports and open space uses,
 - iii) a layout and design of high quality which complements the development pattern of Church Road and enhances its appearance.
As part of this the Council would like to see a public square/space to the front of the site to act as a focal point in the town centre,

- iv) possible inclusion of the library site subject to its satisfactory relocation to another accessible location in the town centre or within the new development,
 - v) access from College Way and closure of existing vehicular access points onto Church Road,
 - vi) improved vehicular access and safer parking arrangements to the library if it is retained in its current location,
 - vii) the retention, if possible, of the façade of the original College building, or at least incorporation of the portico to the front entrance within a new structure.
- b) long term retention of the Spelthorne Gymnastics Club, Sports Hall and existing playing fields, and in particular:
- i) possible use of an element of the playing fields as public open space (this would be necessary to support any residential use of the developed part of the site),
 - ii) greater use of the playing fields for sport and recreation,
 - iii) creation of an independent access route to this part of the site from College Way.

b) The Multi-Storey Car Park Site

5.3 The Council will expect:

- a) uses including retail, community use and residential and ideally providing for the retention of accommodation for the Police,
- b) a new building to be set back to provide a continuation of the service road either side with off-street parking,
- c) a layout and design of high quality which complements the development pattern of Church Road and enhances its appearance.

5.4 There is scope for the existing library to be relocated to part of the Multi-Storey Car Park site as part of a mixed use development. Such relocation could allow a more comprehensive approach to the College site.

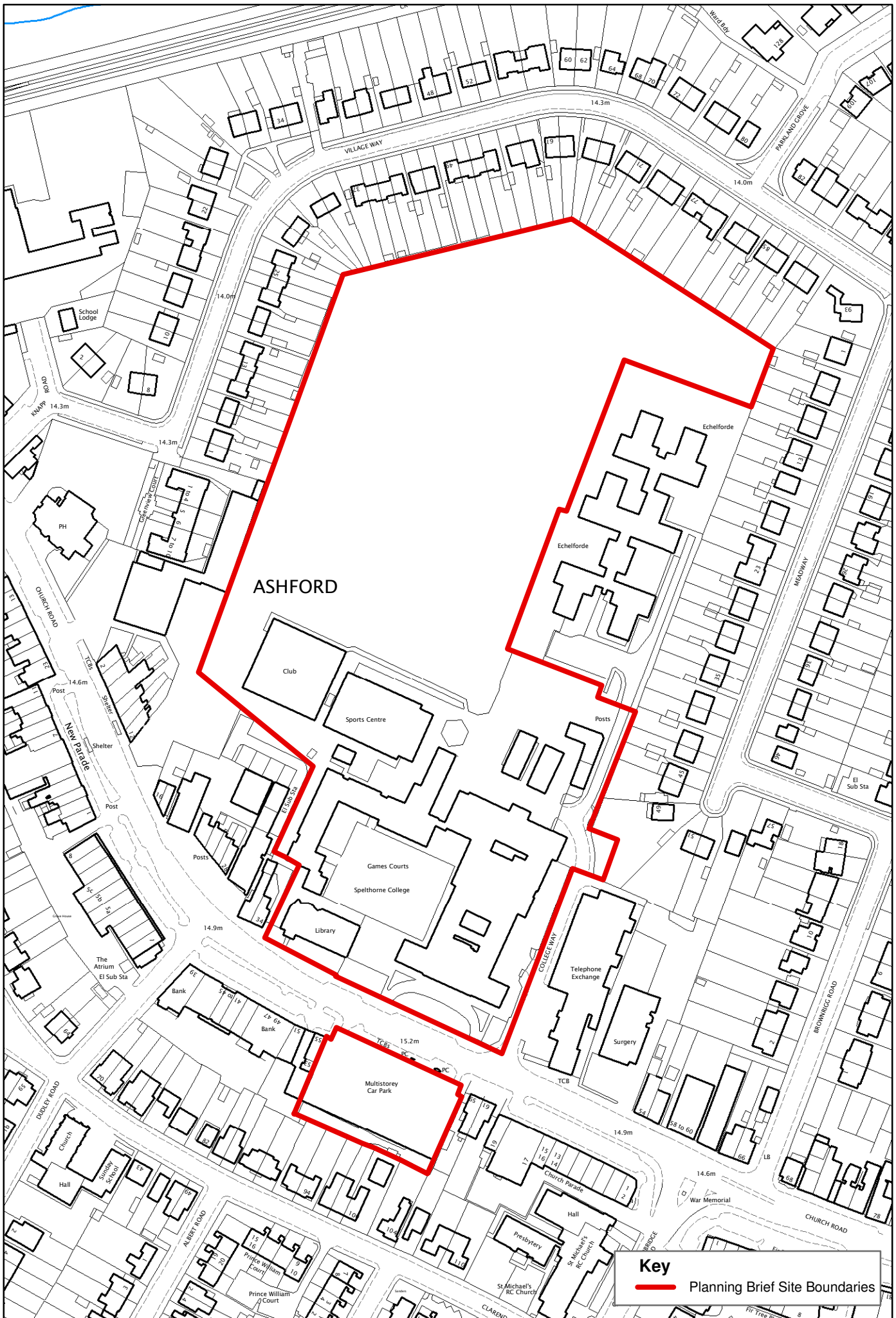
6. Further information

- 6.1 For further planning advice on the development of the College and Multi-Storey Car Park sites please contact:

John Brooks
Deputy Head of Planning and Housing Strategy
Spelthorne Borough Council
Council Offices
Knowle Green
Staines
TW18 1XB

Tel: 01784 446346
email: j.brooks@spelthorne.gov.uk

- 6.2 Copies of the planning documents referred to in this brief are available in 'Planning Publications' on the Council's website – www.spelthorne.gov.uk

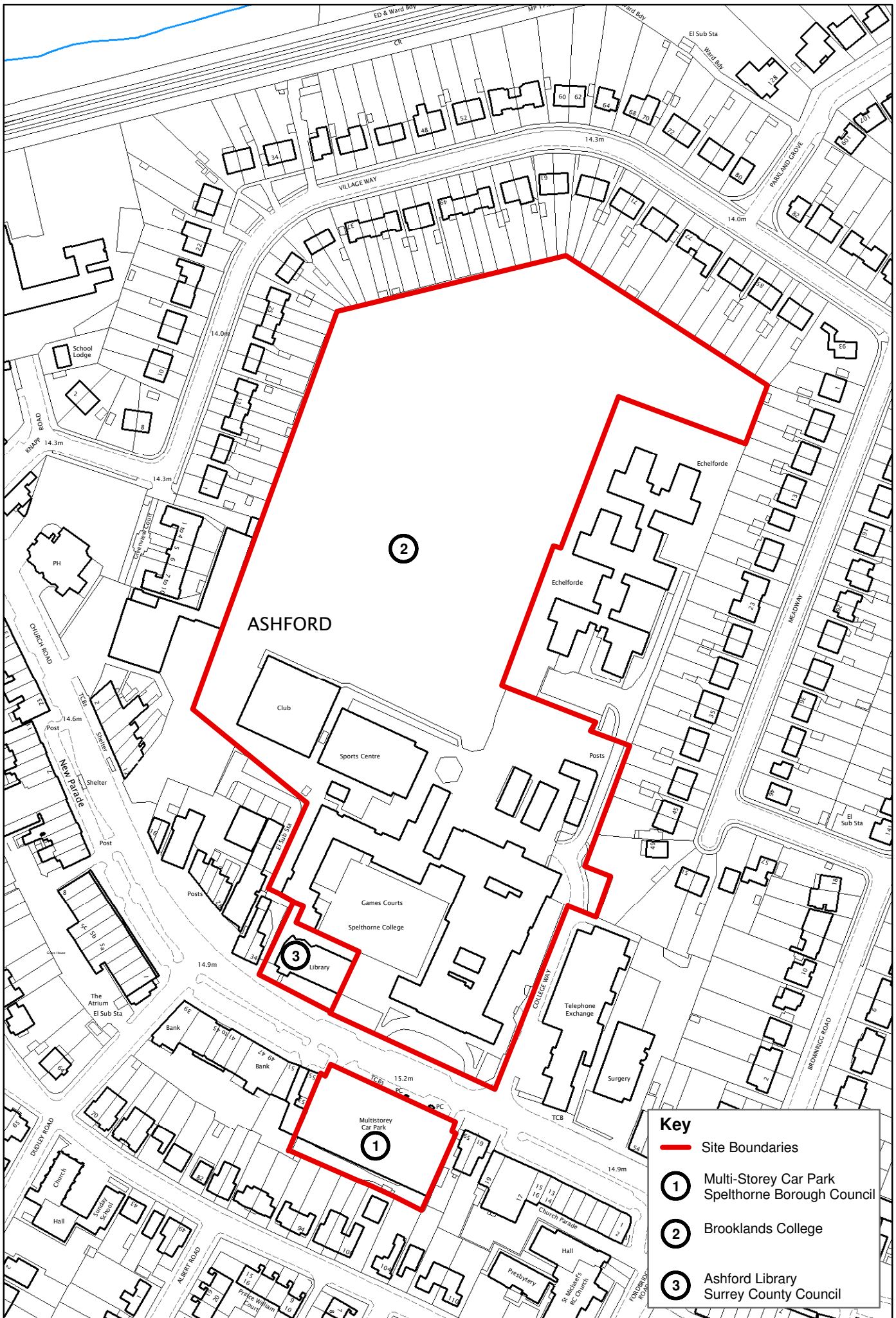


Plan 1: Planning Brief Site Boundaries

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Key

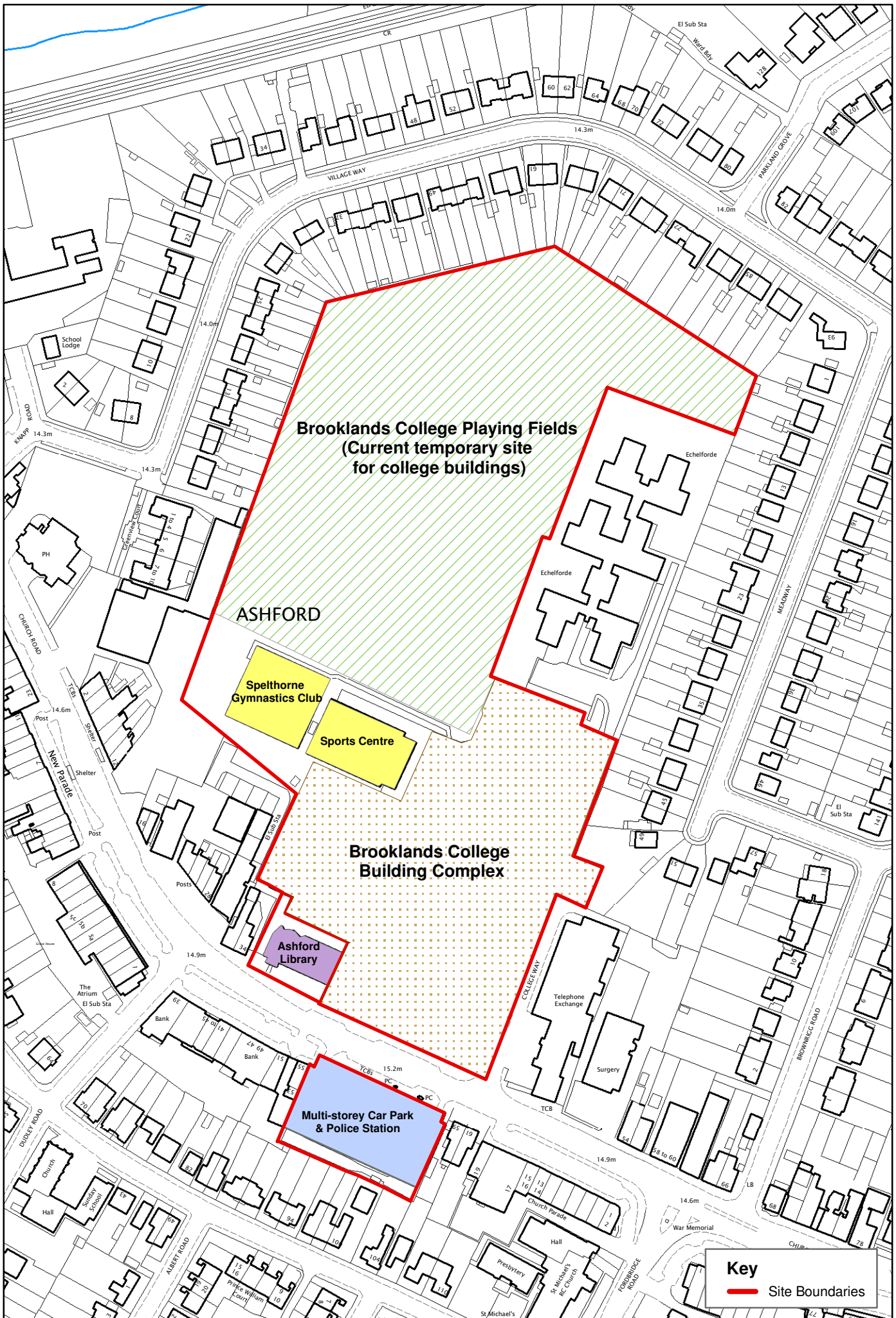
- Site Boundaries
- 1** Multi-Storey Car Park
Spelthorne Borough Council
- 2** Brooklands College
- 3** Ashford Library
Surrey County Council

Plan 2: Land Ownership

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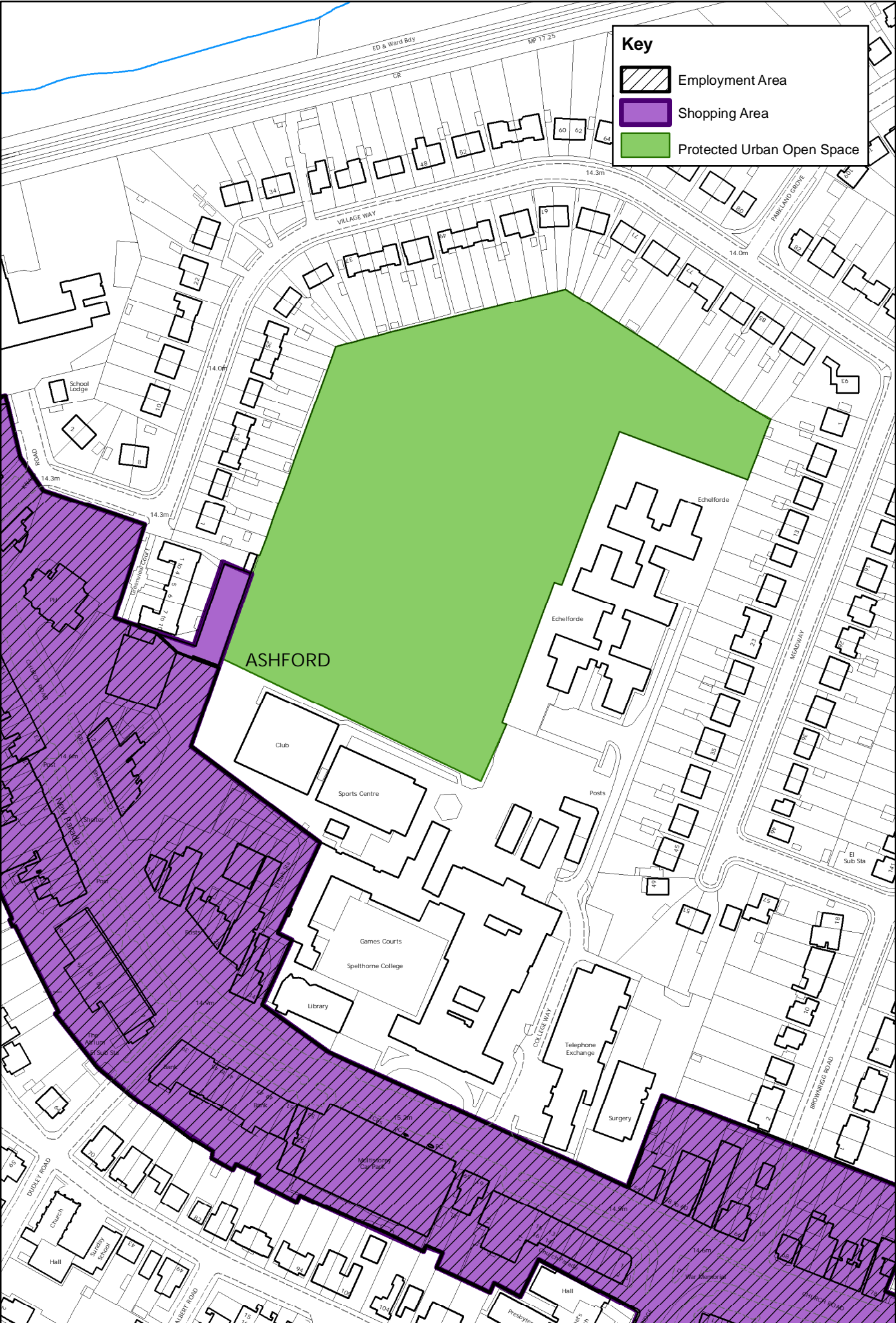


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Plan 3: Existing Uses

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Key

- Employment Area
- Shopping Area
- Protected Urban Open Space

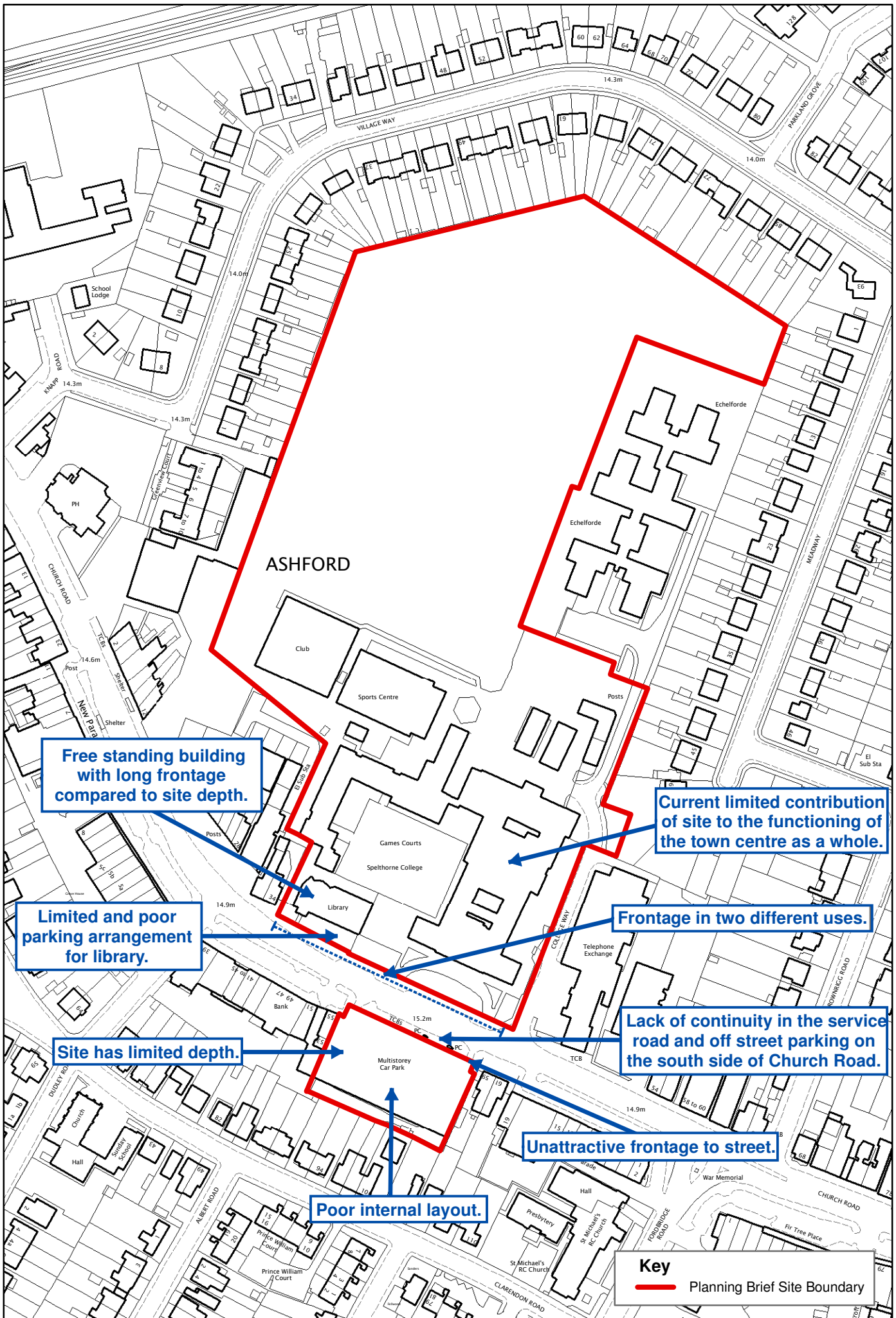
ASHFORD

Plan 4: Planning Designations

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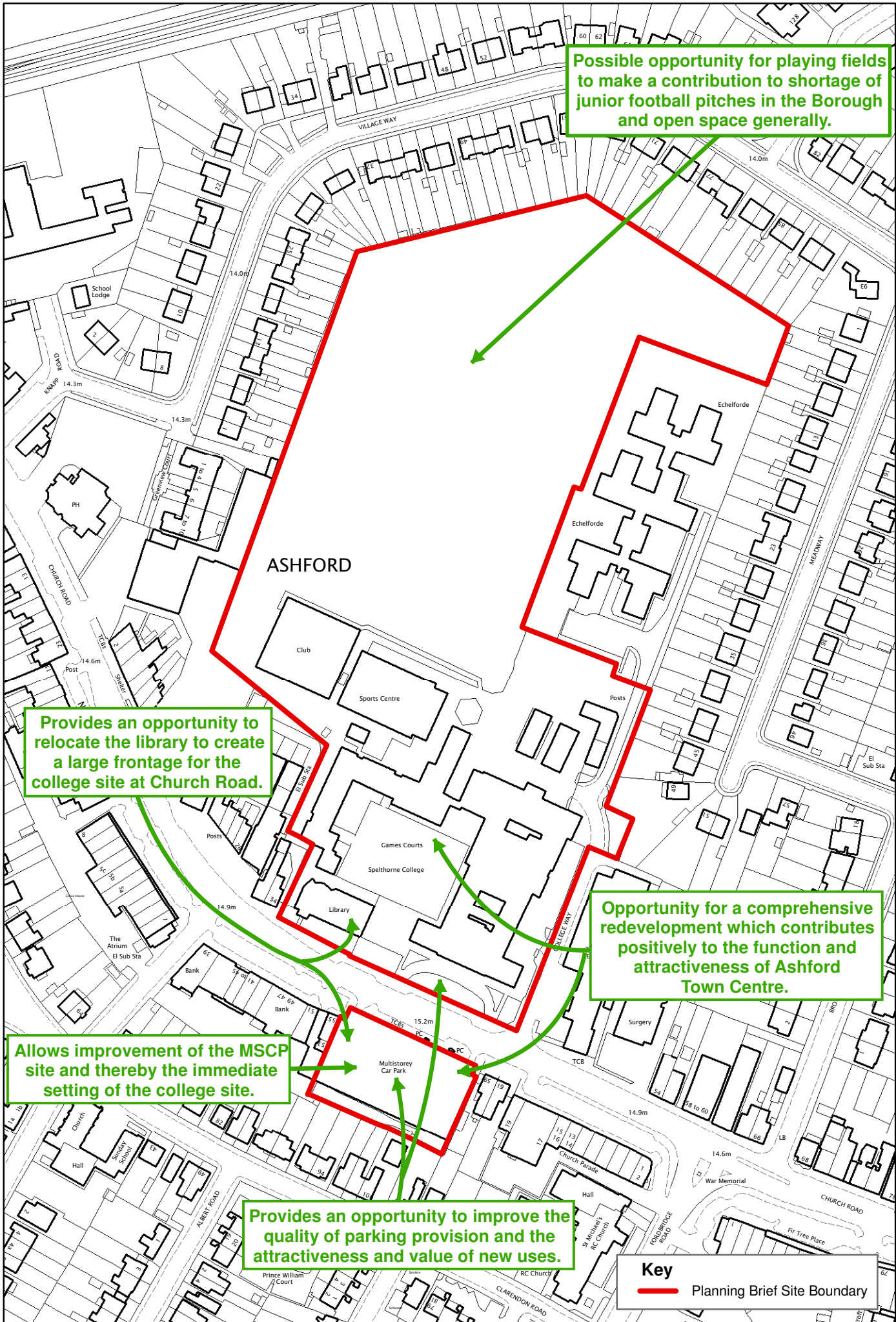


Plan 5: Weaknesses

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Possible opportunity for playing fields to make a contribution to shortage of junior football pitches in the Borough and open space generally.

Provides an opportunity to relocate the library to create a large frontage for the college site at Church Road.

Opportunity for a comprehensive redevelopment which contributes positively to the function and attractiveness of Ashford Town Centre.

Allows improvement of the MSCP site and thereby the immediate setting of the college site.

Provides an opportunity to improve the quality of parking provision and the attractiveness and value of new uses.

Key
— Planning Brief Site Boundary

Plan 6: Opportunities

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LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

23 NOVEMBER 2009

Present:

Councillor G E Forsbrey (Chairman)

Councillor H R Jaffer

Councillor L E Nichols

Councillor H A Thomson

1 Apologies

Apologies were received from Councillor J D Packman and Councillor Mrs V E Leighton

2 Report of the Deputy Chief Executive

a) High Court Challenge to the Core Strategy and Policies DPD:

The Working Party was advised that Fairview New Homes had withdrawn their 'challenge' prior to the court hearing and the Council will be claiming the costs of the work incurred.

INFORMATION

b) Allocations Development Plan Document (DPD):

The Working Party was advised that the Inspector who had undertaken the examination of the DPD had recommended it was 'sound' subject to deletion of Allocation A6 Rodd Estate as it was under construction, and various minor corrections to the document to bring it up to date and in line with the adopted Core Strategy.

A 'tracked changes' version of the Allocations Development Plan Document [DPD] [**Appendix A - Attached**] showing the Inspector's recommended changes [**Appendix B – Members' Room Only**] was considered and it was agreed.

RECOMMENDATION

That the Cabinet be asked to recommend to the Full Council:

- 1. That the Inspector's Report and recommended changes to the Allocations DPD are noted.**
- 2. That the Allocations DPD be recommended for adoption incorporating all the Inspector's recommendations.**
- 3. That 'saved' Local Plan Proposals P7, P8, P11, P12 and P17 cease to have effect from the date of adoption of the Allocations DPD and be deleted from the Proposals Map DPD.**
- 4. That a revised Proposals Map DPD be prepared to incorporate all adopted 'allocations'.**

c) Annual Monitoring Report [AMR]:

Agenda Item: 3

A draft of the Council's fifth Annual Monitoring Report [**Appendix C – Members' Room Only**], which dealt with the period up to 31 March 2009 was considered.

It was noted that officers will be reviewing the format of the document for next year and in particular how its clarity can be further improved. Officers will present an update to the next meeting of the Working Party on the provision of affordable housing.

RECOMMENDATION

The 2009 Annual Monitoring Report [AMR], which has a base date of 31 March 2009 is agreed and recommended to Cabinet for approval.

d) **Supplementary Planning Documents:**

The Working Party received an information report on the role of Supplementary Planning Documents and the Council's existing commitment to review existing guidance and bring other matters identified in the Core Strategy into this new statutory format. The report suggested priority should be given to guidance on Residential Development and Extensions. It was noted officers would present a programme of SPD work to a meeting of the Working Party around late February.

INFORMATION

e) **Planning Brief for Brooklands College (Ashford) and Ashford Multi-Storey Car Park:**

The Working Party was advised that the recent announcement of the closure of the College's Ashford Campus in July 2010 was likely to result in inquiries from prospective developers about the future use of the site. There was also an emerging need to consider the future of the Multi-Storey Car Park site.

It was recommended that a Planning Brief [**Appendix D - Attached**] was the most appropriate way for the Council to communicate how planning policies would be applied on both sites. A draft brief was presented and arrangements for public consultation from 4 December 2009 to 20 January 2010 (six weeks, five days) were set out.

The Working Party recognised that a public consultation exercise over the Christmas period was not ideal but accepted the need to put in place an adopted brief as soon as was possible.

RECOMMENDATION

That Cabinet is recommended to:

- 1. Agree the draft Planning Brief for the purpose of public consultation.**
- 2. Undertake public consultation from 4 December 2009 to 20 January 2010 (six weeks, five days), as set out in paragraph 6.16 of the report.**
- 3. Agree that the results of public consultation be reported back directly to Cabinet on 16 February 2010 for consideration of any amendments, with a final agreement of the Planning Brief at Full Council of 25 February 2010.**

SPELTHORNE DEVELOPMENT PLAN
ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

Submission Document

April 2007

**Planning Services
Spelthorne Borough Council
Council Offices
Knowle Green
Staines
TW18 1XB**



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1. Introduction

- 1.1 This document sets out details of allocations for housing, retail and open space to include in the Local Development Framework.
- 1.2 The allocations in this document relate to specific policies in the Core Strategy and Policies DPD and assist in implementing these policies:
 - a) Allocations A1 – A9 are for housing developments. They assist in delivering Strategic Policy SP2 which seeks to ensure provision is made for sufficient housing to meet the Regional Spatial Strategy for the South East requirement for Spelthorne. It also supports detailed Policy HO1 (a) which identifies bringing forward specific sites through Allocations DPDs as a measure to ensure provision for housing is made.
 - b) Allocation A10 is for extensions to the Elmsleigh Shopping Centre in Staines. It assists in delivering Strategic Policy SP4 on town centres and retail development by ensuring town centres remain the focus of new retail development and specifically the improvement of Staines. It supports detailed Policy TC1 which identifies the scope and role of extensions to the Elmsleigh Centre in providing additional retail floorspace. The allocation also includes a residential element on the upper floors which supports Strategic Policy SP2 and detailed Policy HO1 (a) in identifying specific housing allocations.
 - c) Allocation A11 is for an area of public open space west of Edward Way, Ashford. It assists in delivering Strategic Policy SP5 on meeting community needs and detailed Policy CO1(a) in the provision of new community facilities.
- 1.3 The allocations have been subject to a sustainability appraisal, including a sequential approach to development in the flood plain in conformity with Planning Policy Statement 25, to ensure that they are consistent with the principles of sustainable development. The Sustainability Appraisal Report is available separately.
- 1.4 Additional Allocations DPDs may be brought forward to identify further specific housing allocations for the plan period for the Core Strategy and Policies DPD.
- 1.5 By virtue of the Planning and Compulsory Purchase Act 2004 all the policies and proposals contained in the adopted Borough Local Plan 2001 expired on 27 September 2007, with the exception of those which were 'saved' by a Direction of the Secretary of State dated 21 September 2007. All of the five 'saved' proposals P7, P8, P11, P12 and P17 have been saved until the adoption of this DPD.

2. Status of Allocations

- 2.1 The Council will support the development of the Allocation Sites for uses set out in this DPD.
- 2.2 This means that in principle it will support planning applications to carry out the development proposed and be opposed to planning applications for development that conflicts with the proposal. Planning applications to carry out development for uses set out in this document may still be refused if the details of the scheme are not acceptable.

- 2.3 The existence of an allocation does not mean that the Council intends to purchase the site. In most cases it is envisaged that the development will be brought forward and carried out by the private sector and not by the Council.

3. Information on Allocations

3.1 Allocations are grouped under the following categories:

- i. Housing developments (Allocations A1 to A9)
- ii. Town Centre developments, including mixed use schemes, (Allocation A10)
- iii. Open Space (Allocation A11)

3.2 For each allocation the following information is provided:

- **Site description**
- **Allocation**
- **Timescale of development** - approximately when, during the plan period, it is envisaged that the development will take place.
- **Justification for allocation**
- **Development Criteria** - any particular requirements relevant to the development of the site.
- **Relevant Policies** - from the Core Strategy and Policies DPD. This identifies which specific policies the allocation relates to and therefore assists in delivering.

3.3 All development proposals will need to comply with the relevant detailed policies in the Core Strategy and Policies DPD. The following will be particularly relevant in the case of housing allocations :

- Policy LO1 - Flooding
- Policy HO3 – Affordable Housing
- Policy HO4 Housing Size and Type
- Policy HO5 – Density of Housing Development
- Policy EN1 – Design of New Development
- Policy CC1 - Renewable Energy, Energy Conservation and Sustainable Construction
- Policy EN9: The setting of the river Thames and its tributaries.

3.4

3.5 Where information on flood risk is included in the development criteria for particular Allocations it is based on the flood maps referred to in paragraph 5.11 of the Core Strategy and Policies DPD and as set out on the Proposals Map. However, when considering development proposals on any of the Allocation sites the Council will always have regard to the latest flood maps published by the Environment Agency.

4. Delivery of Housing Allocations

4.1 The housing allocations in this DPD were identified through the Housing Capacity Study of April 2005 and the Housing Land Availability Assessment January 2007 (base date April 2006). Most are existing employment sites which are considered to be more appropriate for residential use. The loss of these employment sites in terms of employment capacity will be compensated by employment development, much of

which has already been approved. Additional employment needs through the plan period will be met through intensification of the identified Employment Areas safeguarded for employment use in the Core Strategy and Policies DPD.

- 4.2 The owners/occupiers and neighbours of the sites were consulted in the preparation of this DPD. The owners generally agree to the principle of residential development. The timescales when sites are indicated to come forward for development have had regard to the owners' stated intentions.
- 4.3 The Regional Spatial Strategy for the South East requires Spelthorne to provide 3320 new dwellings in the period 2006-2026, which equates to 166 dwellings per annum. The Core Strategy and Policies DPD sets out how this requirement will be met. The housing allocations set out in this DPD are large sites of 0.4ha or larger which are identified to give certainty to the delivery of Spelthorne's overall housing requirement. However, only an approximate number of dwellings is set out for each allocation site on the basis that the precise form of development, and therefore the detailed number of units, is best determined at the detailed planning stage, taking into account all relevant factors.
- 4.4 The sites are included in the housing trajectory which is prepared in accordance with the requirements of PPS3 and updated annually. The housing trajectory is reproduced in the Annual Monitoring Report (AMR) and shows how Spelthorne's housing supply will be delivered over the plan period to 2026.

5. Monitoring and Implementation

- 5.1 The Council will monitor progress towards implementing the allocations in this DPD as part of its overall monitoring of the Local Development Framework. The information monitored will be published each year in the Annual Monitoring Report. Where there is evidence that allocations may be delayed the Council will, if necessary, seek to overcome any obstacles to implementation. In accordance with Policy HO2 in the Core Strategy and Policies DPD it may consider using compulsory purchase powers to bring forward sites but only as a last resort after options for negotiated agreement have been exhausted.
- 5.2 The monitoring framework sets targets and indicators and identifies the delivery agencies for the allocations in this DPD. The progress with the housing allocations will be monitored through the housing trajectory. A more detailed monitoring framework for the Core Strategy and Policies DPD can be found in Chapter 12 of that document.

Table 3 Monitoring Framework

Allocation Ref	Target	Indicator	Main Delivery
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			Agency
A1 to A9	To deliver the allocations within the timescale indicated	COI H1: Plan period and housing targets H2 (a): Net additional dwellings – in previous years H2 (b): Net additional dwellings - for the reporting year H2 (c): Net additional dwellings – in future years H2 (d): Managed delivery target	Private Developers, RSLs, The Borough Council
A10	To deliver housing and retail development within the timescale indicated	COI H1: Plan period and housing targets H2 (a): Net additional dwellings – in previous years H2 (b): Net additional dwellings - for the reporting year H2 (c): Net additional dwellings – in future years H2 (d): Managed delivery target COI BD4 – Total amount of floorspace for ‘town centre uses’ Community facilities granted or lost (local output indicator)	Private Developers, The Borough Council
A11	To deliver the site within the timescale indicated	Date of provision of the site	The Borough Council

6. List of Allocations

Housing Allocations

Allocation A1: 28-44 Feltham Road, Ashford (P/001/H)

Site Description

- 6.1 This site of 0.47ha is currently occupied by workshops and yards and is bounded predominantly by housing. Access to the site is through a mainly residential area.

Allocation

- 6.2 The site is proposed for residential development of approximately 23 dwellings.

Timescale of development: post 2024

- 6.3 The site is in more than one ownership. The biggest landowner has no objection to the allocation, while the smaller landowner has no plans to release the site in the near future. The timescale allows flexibility in the timing of the development to help existing businesses to relocate and also accommodates the views of the existing landowners.

Justification for allocation

- 6.4 This site in a residential area and not considered to be a well-located commercial site.
- 6.5 Residential development would enable the impact of commercial activity on the surrounding residential area to be reduced and make a contribution to meeting housing needs.

Development Criteria

- 6.6 Development requires relocation of existing commercial uses.
- 6.7 The three existing residential properties on site can be retained as part of any development proposal.
- 6.8 Thames Water require surface water flows to be attenuated to ensure no increase in peak discharge from the site.

Relevant Policies

- 6.9 The allocation supports implementation of Strategic Policy SP2 and Policy HO1(a) in the Core Strategy and Policies DPD.
- 6.10 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

28-44 Feltham Road, Ashford



Key

 Site Boundary



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Allocation A2: 158-166 Feltham Road, Ashford (P/002/H)

Site Description

- 6.11 This long narrow site of 1.3ha is currently in warehousing use. There are quite substantial buildings on the site at present and it is bounded on three sides by residential properties. Access is through a primarily residential area.

Allocation

- 6.12 A housing density of approximately 50dph is proposed and it is considered that the site could be developed for a mixture of approximately 60 flats and houses.

Timescale of development: 2014-2019

- 6.13 The landowner supports the allocation.

Justification for allocation

- 6.14 It is not considered to be a well-located commercial site. A former commercial site to the south, of similar size, was redeveloped in the 1990s for housing and it is considered that this site would also be suitable for residential.

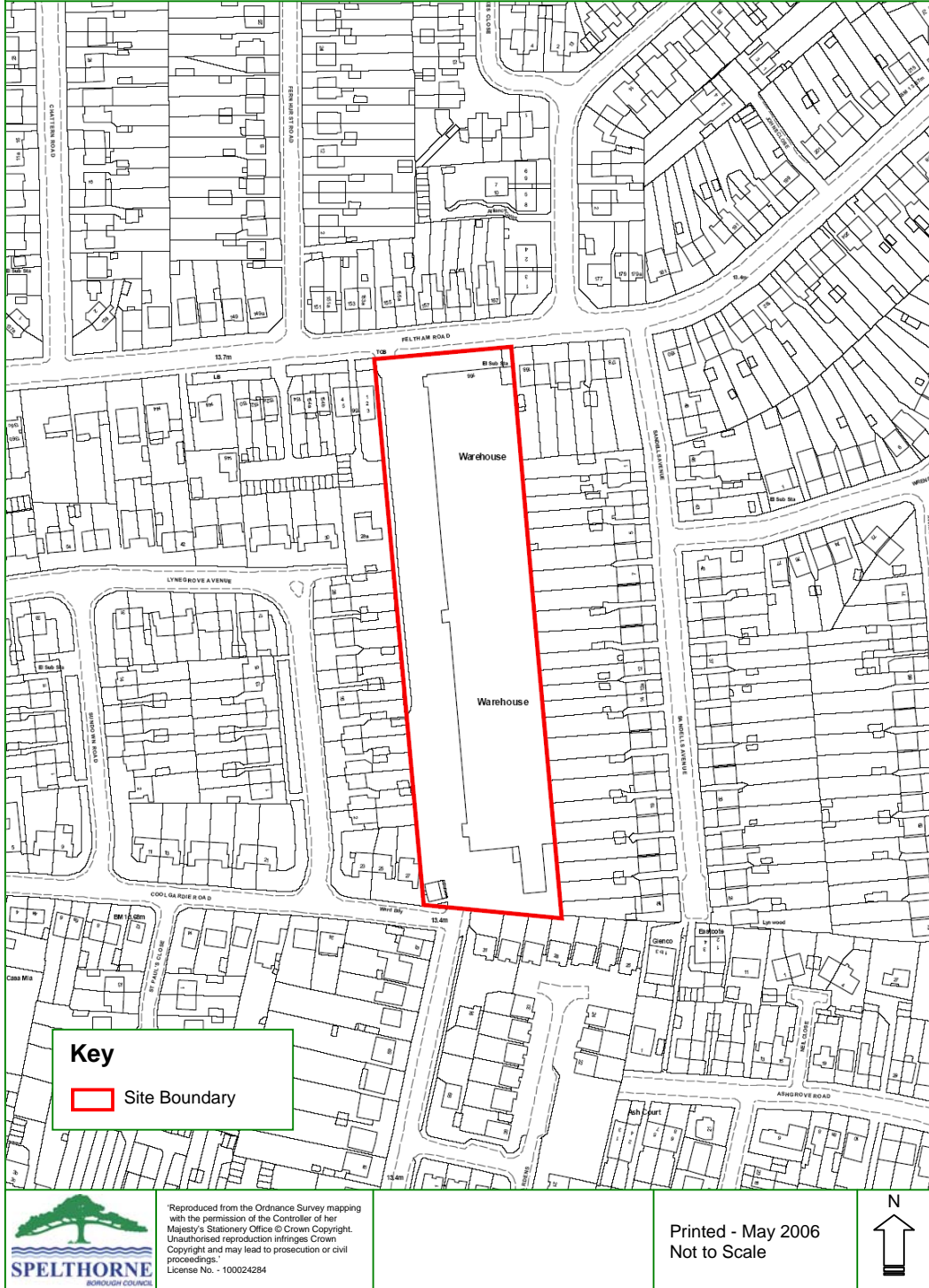
Development Criteria

- 6.15 There is a shortage of public open space in the vicinity of the site and therefore there is a need to provide open space in accordance with Policy CO3.
- 6.16 Neighbours have raised concerns about security and privacy. The design of the scheme will need to safeguard the privacy of adjoining properties.
- 6.17 Thames Water requires surface water flows to be attenuated to ensure no increase in peak discharge from the site.

Relevant Policies

- 6.18 The allocation supports implementation of Strategic Policy SP2 and Policy HO1(a) in the Core Strategy and Policies DPD.
- 6.19 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

158-166 Feltham Road, Ashford



Allocation A3: Land Adjoining Feltham Hill Road and Poplar Road, Ashford (P/011/H)

Site Description

- 6.20 This site of 1.47ha is in warehousing use but is almost entirely vacant. It is bounded on three sides by residential and access is through a primarily residential area. There are some existing flats nearby fronting Feltham Hill Road and there are quite substantial buildings on the site at present.

Allocation

- 6.21 It is proposed that the site be developed for a mixture of approximately 70 flats and houses at a density of approximately 50 dwellings per hectare.

Timescale of development: 2009-2019

- 6.22 The landowner supports the implementation of the allocation in the next ten years.

Justification for allocation

- 6.23 It is not considered to be a well-located commercial site. A former commercial site to the north, of similar size and orientation, was redeveloped in the 1990s for housing and it is considered that this site would also be suitable for residential.

Development Criteria

- 6.24 There is a shortage of public open space in the vicinity of the site and therefore the need to provide 0.1ha of public open space is also proposed in accordance with Policy CO3.
- 6.25 In addition to the requirement to provide sustainable drainage systems (SUDS) an assessment of the local sewer network would need to be carried out in conjunction with Thames Water to ensure that smaller diameter sewers are not compromised. Multiple connections may be needed and a direct connection to a nearby large diameter sewer. There are public sewers crossing the site and any building within 3 metres of them would require approval from Thames Water .
- 6.26 There is scope to develop this site in phases provided each element contributes to an appropriate comprehensive approach including the provision of adequate open space.

Relevant Policies

- 6.27 The allocation supports implementation of Strategic Policy SP2 and Policy HO1(a) in the Core Strategy and Policies DPD.
- 6.28 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

Land adjoining Feltham Hill Road and Poplar Road, Ashford



Key
[Red outline] Site Boundary



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Allocation A4: Works Adjoining Harrow Road, Ashford (P/031/H)

Site Description

- 6.29 This long narrow site of 0.58ha has a short frontage to the A30 and is bounded by open land to the west and housing to the east. It is occupied by a range of small older-style workshops

Allocation

- 6.30 It is proposed that the site be developed for a residential development of approximately 36 dwellings at a density of approximately 60 dwellings per hectare.

Timescale of development: 2019-2024

- 6.31 The landowners agree to the principle of residential development.

Justification for allocation

- 6.32 This is not a good location for commercial development due to the proximity of housing in Harrow Road.

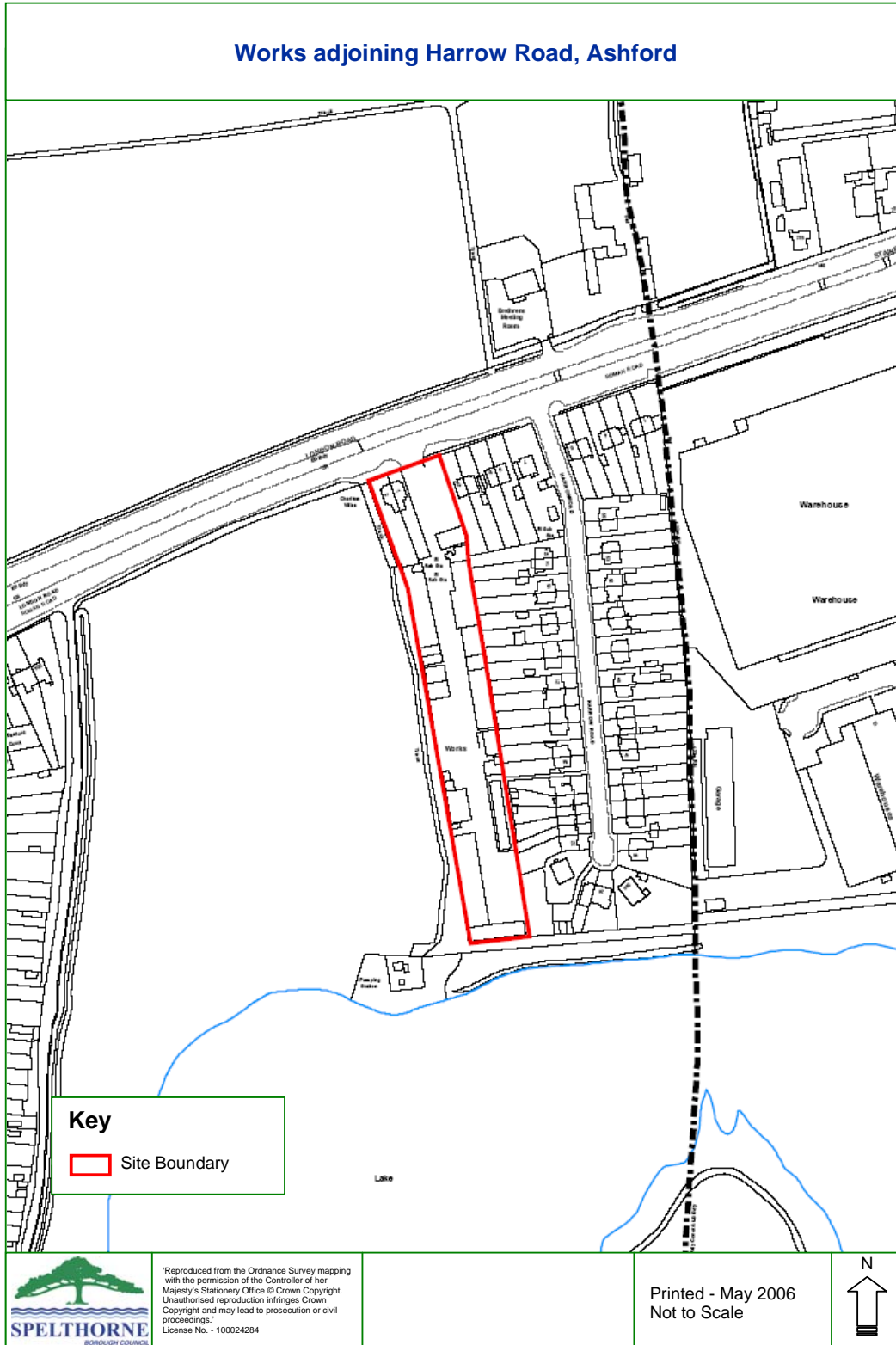
Development Criteria

- 6.33 Design and layout will require particular care to ensure the privacy of adjoining properties is maintained and minimises any adverse impact on the adjoining Green Belt.
- 6.34 Properties close to the A30 would need to be sited and designed to take account of road noise.
- 6.35 Traffic movements on and off the A30 trunk road must have no greater impact than the current uses.
- 6.36 The area is lacking in public open space but this would be rectified by the implementation of Allocation A11 on land to the west of Edward Way.
- 6.37 Development proposals would require an assessment in conjunction with Thames Water as to whether local improvements to the sewerage network are required. Any improvements identified should be implemented prior to the occupation of the site.

Relevant Policies

- 6.38 The allocation supports implementation of Strategic Policy SP2 and Policy HO1(a) in the Core Strategy and Policies DPD.

6.39 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.



Allocation A5: Steel Works and Builders Merchants, Gresham Road, Staines (P/028/H)

Site Description

- 6.40 This site of 1.37ha comprises a yard occupied by steel stockholders together with a builders' merchant. Although adjacent to Staines station and close to the town centre it is separated from the town centre by the railway.

Allocation

- 6.41 The location of the site makes it suitable in principle for a high density residential scheme, although the proximity of the railway and the narrowness of the site at the eastern and western ends may impose some layout constraints. Allowing for these factors a development of 100 flats is proposed giving a density of just over 70 dwellings per hectare. Non-family housing is proposed.

Timescale of development: post 2024

- 6.42 The two landowners, Network Rail and Jewson Ltd, have no objection to the allocation, although the site is unlikely to be available until towards the end of the plan period.

Justification for allocation

- 6.43 Access to the site is via residential roads and the current use requires the movement of large lorries through a generally residential area. The commercial use is visually prominent and obtrusive both from Gresham Road and from the town centre. Redevelopment for housing is considered beneficial in environmental terms

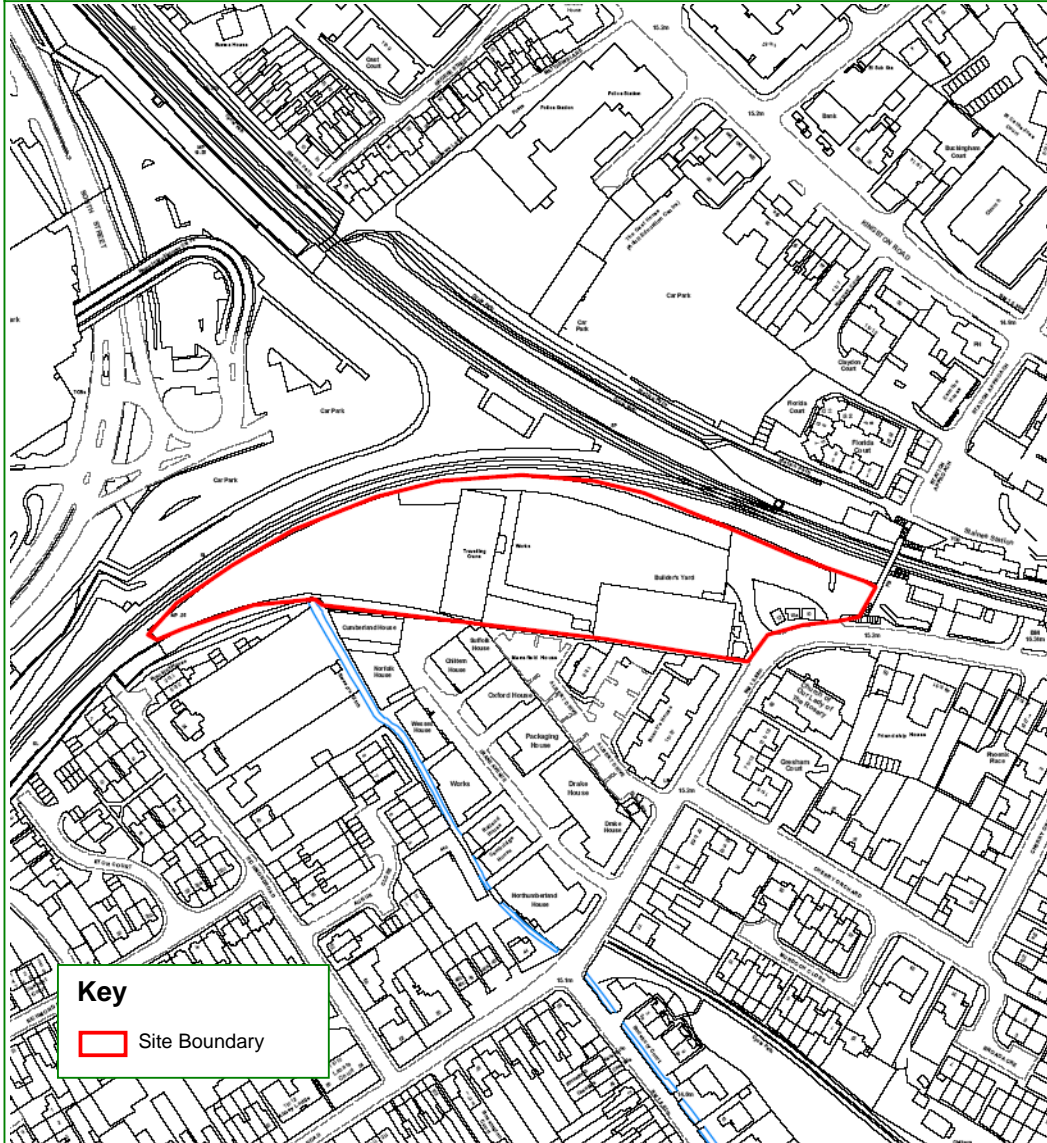
Development Criteria

- 6.44 Part of the site is within Flood Zone 2). A flood risk assessment will be required with any planning application.
- 6.45 Development would need to include noise mitigation from the adjoining railway.
- 6.46 Development proposals would require an assessment in conjunction with Thames Water whether local improvements to the sewerage network are required. Any improvements identified should be implemented prior to the occupation of the site.

Relevant Policies

- 6.47 The allocation supports implementation of Strategic Policy SP2 and Policy HO1(a) in the Core Strategy and Policies DPD.
- 6.48 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

Steel Works and Builders Merchant, Gresham Road, Staines



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Rodd Estate and the Lodge, Govett Avenue, Shepperton



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Allocation A7: Builders Merchant, Moor Lane, Staines (P/005/H)

Site Description

- 6.49 This site of 0.57ha is occupied by a builders merchant and timber yard and is surrounded by land in residential use. It forms the remaining part of a housing proposal in the Local Plan.

Allocation

- 6.50 The site is proposed for approximately 30 dwellings. The adjoining site has been developed with a mixture of housing and flats. The number of units assumes a mixture of flats and houses.

Timescale of development: post 2024

- 6.51 The timescale takes account of the landowner response, which suggests the site is unlikely to become available in the short term.

Justification for allocation

- 6.52 The site is not well located for commercial use and is surrounded by residential development.

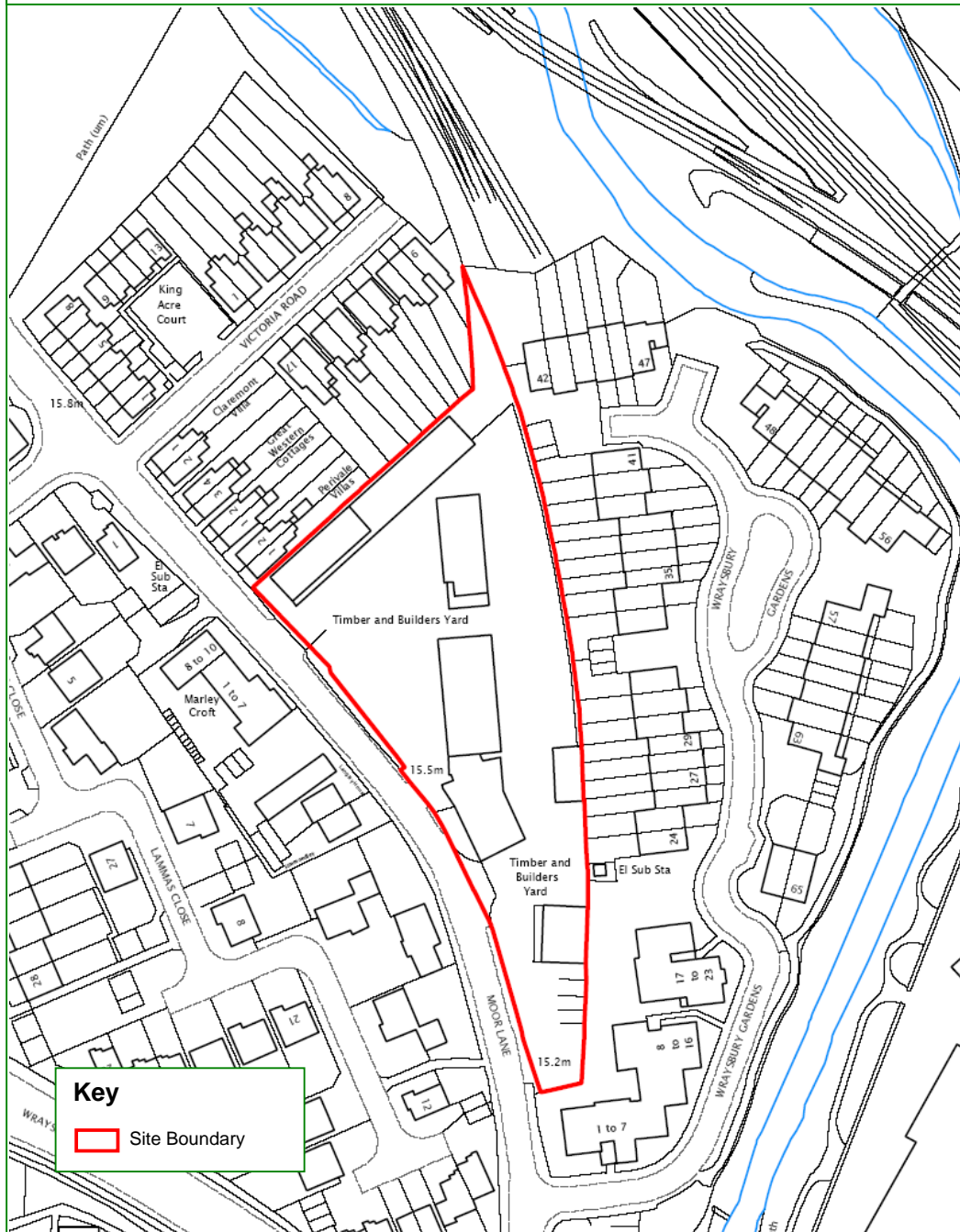
Development Criteria

- 6.53 The shape of the site and the proximity of adjoining housing means the design and layout will require particular care to ensure the privacy of adjoining properties is maintained. This limits the potential scale of development which is reflected in the number of dwellings proposed.
- 6.54 The southern corner of the site is in Flood Zone 2. The acceptability of housing is subject to a satisfactory flood risk assessment of a specific scheme to confirm that it would raise no adverse flood issues.
- 6.55 For reasons of pedestrian safety any proposal must make provision for a public footway for Moor Lane which forms the western boundary of the site.

Relevant Policies

- 6.56 The allocation supports implementation of Strategic Policy SP2 and Policy HO1(a) in the Core Strategy and Policies DPD.
- 6.57 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

Builders Merchants, Moor Lane, Staines



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Allocation A8: Riverside Works, Fordbridge Road, Sunbury (P/026/H)

Site Description

- 6.58 This site of 1.57ha is owned by the Environment Agency. The site fronts the River Thames and provides access via a footbridge to Wheatley's Eyt. The site is flanked by residential development on either side.

Allocation

- 6.59 The site lies towards the edge of Sunbury in an area of lower density housing. An on-site constraint is the need to retain access to the adjoining island of Wheatley's Eyt. Development at a density close to the minimum of 35 dwellings per hectare set out in Policy HO5 of the Core Strategy and Policies DPD is assumed. Therefore the site is considered suitable for a residential development of approximately 50 dwellings.

Timescale of development: 2009-14

- 6.60 The owners, the Environment Agency, are promoting the site for residential use.

Justification for allocation

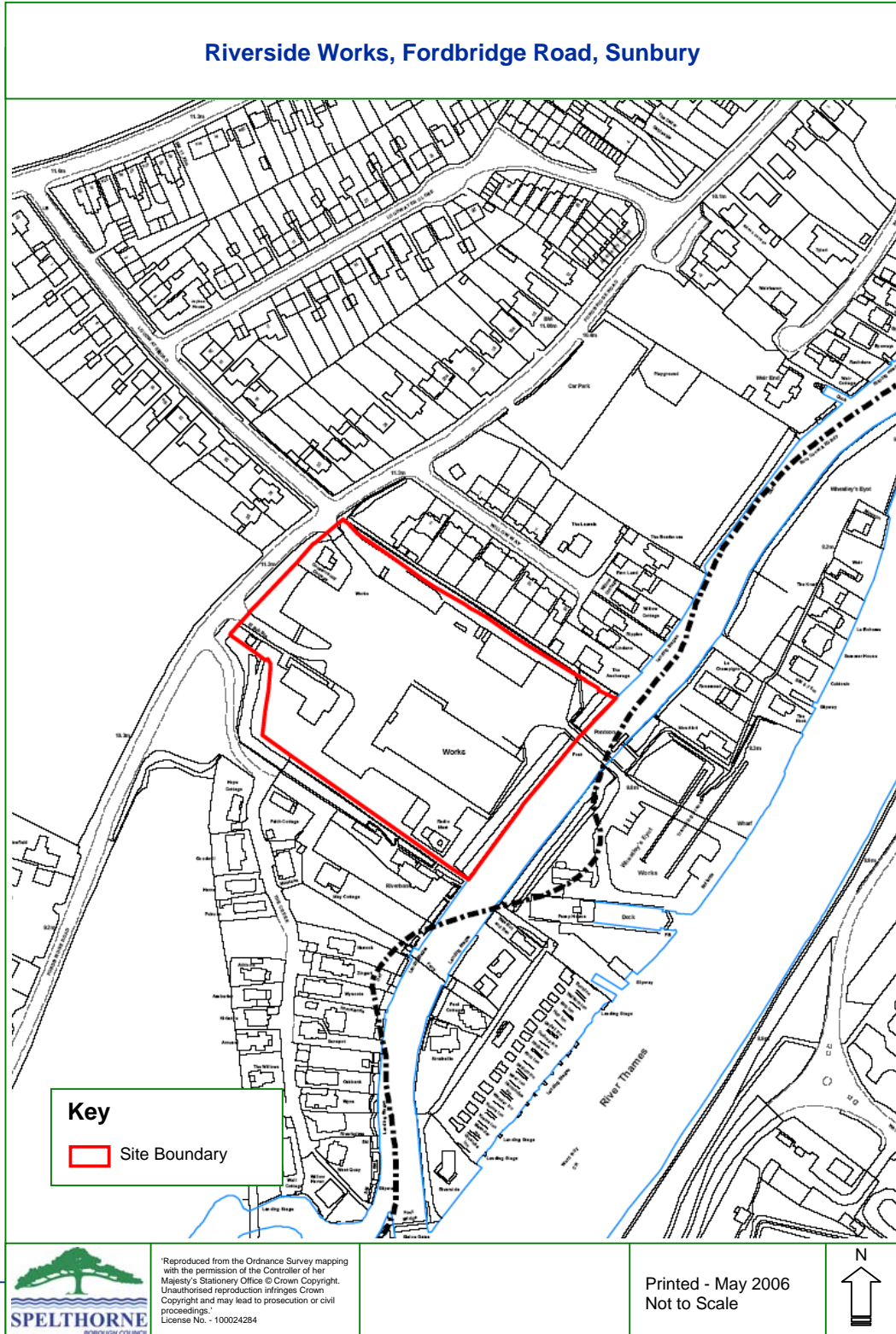
- 6.61 Residential development would be more in keeping with the location and provides the opportunity to improve the setting of the River Thames.

Development Criteria

- 6.62 The design of any development proposal will have to be sensitive to the riverside location and make a positive contribution to the setting of the river. It also needs to avoid adverse impact on adjoining properties, which are physically at a lower level. Any proposal for demolition and construction work associated with the implementation of this allocation must be accompanied with an appropriate Method of Demolition and Construction Statement detailing how the works will be implemented to minimise any damage or nuisance to neighbouring properties.
- 6.63 Any development would need to provide access to the adjoining island of Wheatley's Eyt.
- 6.64 The site is on raised ground and is within Flood Zone 2. A flood risk assessment undertaken for the Environment Agency has shown that residential development is acceptable. However any development proposal will require a detailed Flood Risk Assessment.
- 6.65 Development proposals would also require an assessment in conjunction with Thames Water to determine the need for local improvements to the sewerage network. Any improvements identified should be implemented prior to the occupation of the site.

Relevant Policies

- 6.66 The allocation supports implementation of Strategic Policy SP2 and Policy HO1(a) in the Core Strategy and Policies DPD.
- 6.67 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.



Town Centre Developments

Allocation A9: Bridge Street Car Park, Staines (P/004/H & P/004/C)

Site Description

- 6.68 Bridge Street is a single deck car park occupying a prominent position adjoining the River Thames next to Staines Bridge. The site has an area of 0.71ha and is a key “gateway” site at the entrance to the town from the south side of the River Thames

Allocation

- 6.69 Residential development of approximately 75 dwellings is proposed including retention of an element of public car parking beneath.

Timescale of development: 2009-2014

- 6.70 The site is owned by the Council and is available for redevelopment.

Justification for allocation

- 6.71 Redevelopment would provide an opportunity to create a high quality development that makes the most of this visually important site, offering the potential to enhance both the town centre and the setting of the river.
- 6.72 Housing is considered the most appropriate use for the site in view of the need for housing, reflected in Core Strategy priorities, and other housing development along the river frontage.

Development Criteria

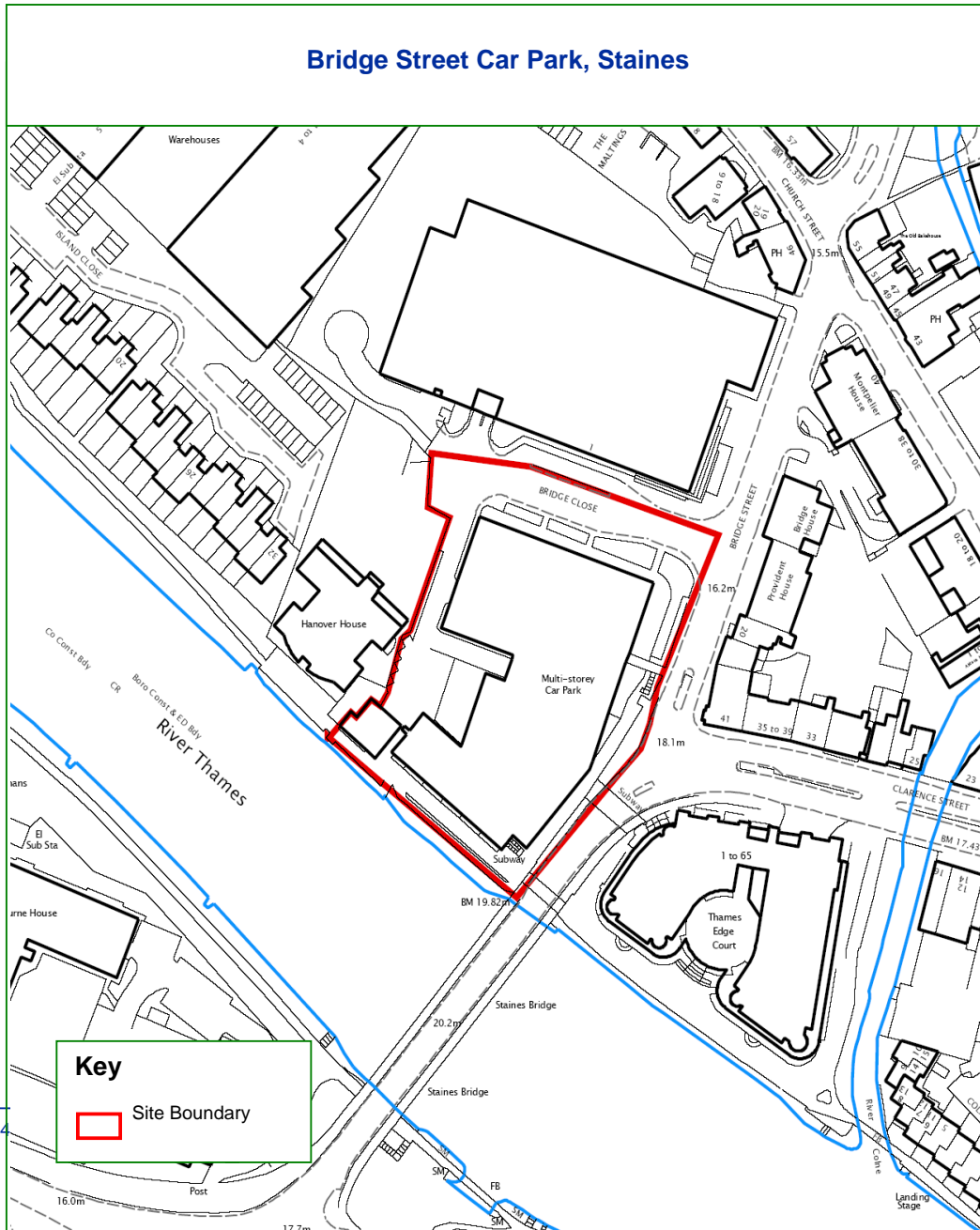
- 6.73 A high quality design will be needed that reflects the site’s gateway location within the Staines Conservation Area adjoining Staines Bridge and the River Thames . Care will be needed to achieve a satisfactory visual relationship with adjoining properties.
- 6.74 An initial draft Planning Brief giving further guidance on requirements for the development of the site has been subject to consultation as part of the preparation of a Supplementary Planning Document (SPD) on the site.
- 6.75 The bulk of the site lies within Flood Zone 2 and it adjoins an area of Flood Zone 3a and functional flood plain (Flood Zone 3b). A flood risk assessment has been carried

out which indicates that housing with parking beneath is acceptable in flood risk terms. However, any development proposal will require a detailed Flood Risk Assessment.

- 6.76 Any development proposal would also require an assessment in conjunction with Thames Water to determine the need for local improvements to the sewerage network. Any improvements identified should be implemented prior to the occupation of the site.

Relevant Policies

- 6.77 The allocation supports implementation of Strategic Policy SP2 and Policy HO1(a) in the Core Strategy and Policies DPD.
- 6.78 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.



Allocation A10: The Elmsleigh Centre and adjoining land, Staines (P/030/M)

Site Description

- 6.79 Development will take place at the western and southern parts of this overall site of 6.62ha.

Timescale of development

- 6.80 2009-2014 (Phase 3) and 2019-2024 (Phase 4)

Allocation

- 6.81 It is proposed that the development would take place in two phases.
- 6.82 Phase 3 - Redevelopment within the Elmsleigh Centre and extension to the south to provide approximately 2,500 sq m of retail floorspace, at least 30 flats and improvements to the bus station. This phase represents the last of three phases in a programme of refurbishment and redevelopment to enhance the existing Elmsleigh Centre.
- 6.83 Phase 4 - Extension of the Elmsleigh Centre to the west to provide a comprehensive development including at least 18,000 sq m of retail floorspace, a mix of related non retail uses, approximately 65 flats, additional parking and revised access and servicing arrangements. This phase will enable the Elmsleigh Centre to grow to meet the retail needs of the Staines catchment area. It will create a better balance between shopping on the north and south side of the High Street and provide the opportunity for links with Debenhams and the western end of the High Street. It also makes better use of an under-used and unattractive site immediately adjoining the main part of the shopping centre.

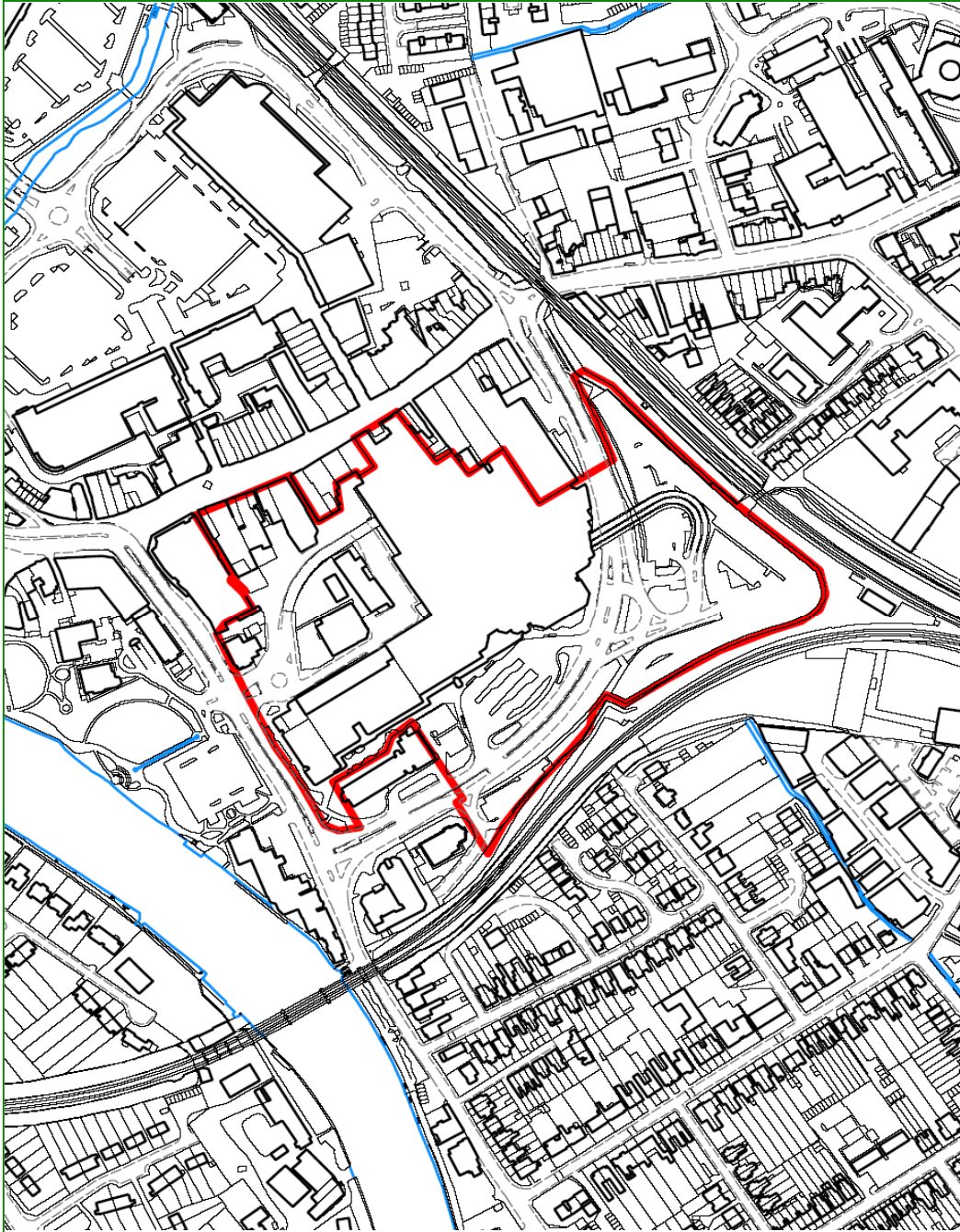
Justification for allocation

- 6.84 The 2004 Spelthorne Retail Study and the 2007 update shows there is scope for further retail development in Staines to meet forecast growth in retail expenditure on non food items. The scale of the Allocation is consistent with the findings of the 2007 study update, which shows there is scope for a development of approximately 18,000 sq m up to 2016 and up to a further 32,000 sq m by 2026, subject to future monitoring. In the context of growing retail expenditure and consequent demand for extra floorspace a development of the scale proposed enables Staines to maintain its role as the principal town centre for north Surrey in accordance with Strategic Policy SP4.
- 6.85 The inclusion of housing widens the mix of town centre uses and contributes to meeting housing needs.

Development Criteria

- 6.86 A traffic impact assessment will be required to demonstrate the acceptability of the proposals.

The Elmsleigh Centre and adjoining land, Staines



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- 6.87 Development should include re-provision of the community centre, library and museum as part of any proposal which includes demolition of these existing facilities to provide a better comprehensive development of the area.
- 6.88 The bulk of the site is within Flood Zone 3a. A flood risk assessment has been carried out by consultants Black and Veatch which demonstrates that, in principle, a development could be acceptable in flooding terms. However, any development proposal will require a detailed Flood Risk Assessment.
- 6.89 Thames Water has confirmed that subject to the sewage flow being spread to a number of surrounding sewers, including ones crossing the site, there need not be a sewer capacity issue. However, a detailed scheme and sewer connections will need to be discussed with Thames Water. There is no known major network capacity issue in the vicinity of the site but one of the nearby pumping stations is close to capacity.
- 6.90 An initial draft Planning Brief giving further guidance on requirements for the development of the site has been published and consulted on. The Council intends to progress the planning brief as a Supplementary Planning Document following adoption of this Allocations DPD.
- 6.91 Any scheme will need to have regard to Policy CC4 of the Core Strategy and Policies DPD which requires the route of Airtrack to be safeguarded.

Relevant Policies

- 6.92 The allocation supports implementation of Strategic Policy SP4 on town centres and retail development and Policy TC1 which identifies the scope and role of extensions to the Elmsleigh Centre in providing additional retail floorspace. The allocation also supports Strategic Policy SP2 and detailed policy HO1(a).
- 6.93 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

Other Developments

Allocation A11: Land to the West of Edward Way, Ashford (P/019/O)

Site Description

- 6.94 This site of 1ha is in the Green Belt and fronts the A30 with residential development along the eastern boundary.

Allocation

- 6.95 Public open space with possible children's play area. The scheme will provide open space for residential areas within north Ashford with inadequate provision at present.

Timescale of development: 2009-14

- 6.96 Implementation will be by the Council.

Justification for allocation

- 6.97 The Council's Assessment of Open Space, Sport and Recreation Provision in Spelthorne identifies the area of northern Ashford immediately south of the A30 as an area lacking in open space provision. There is open land in this area that offers potential for open space use and this Allocation would overcome the local deficiency.

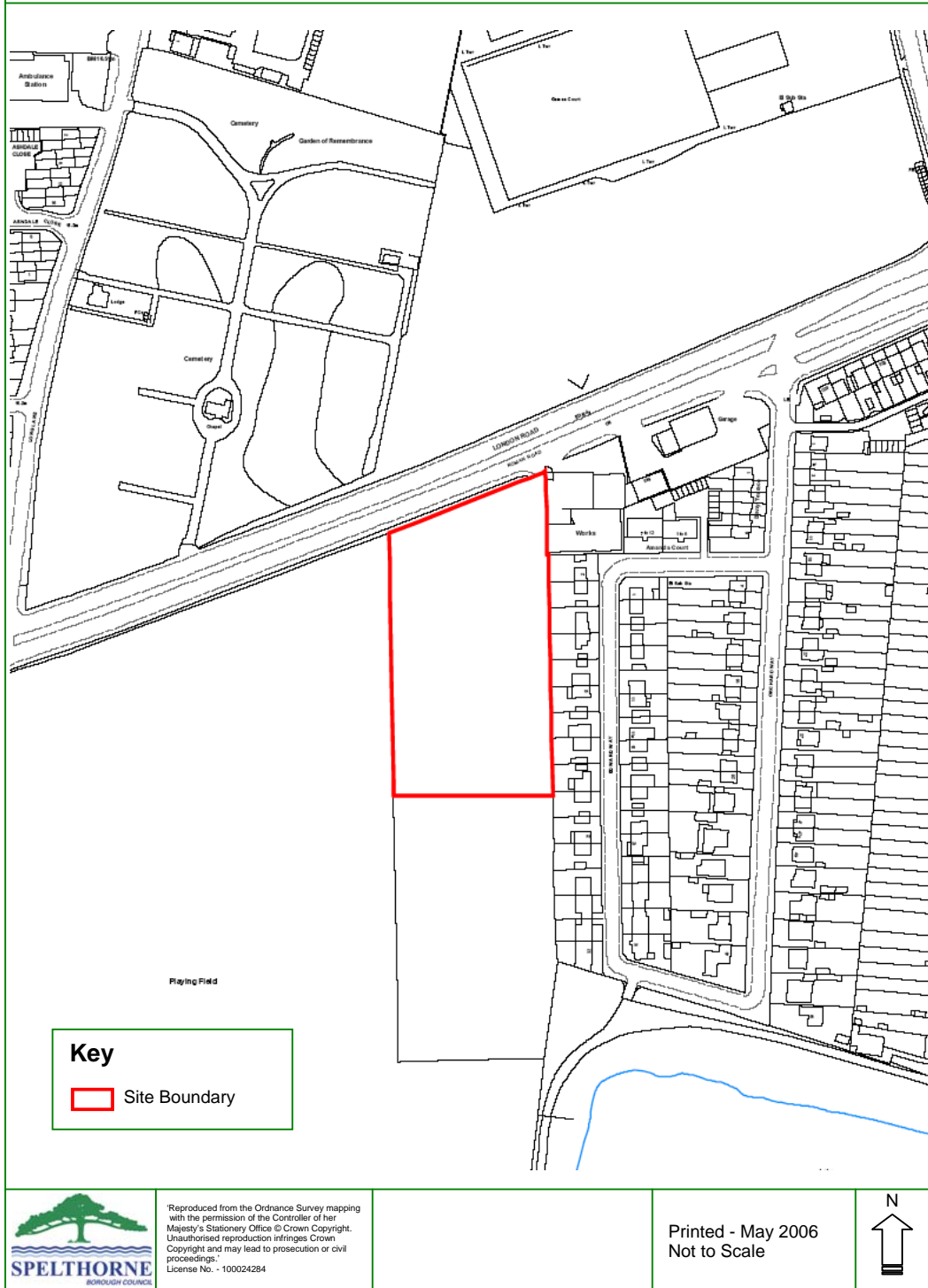
Development Criteria

- 6.98 It is proposed that only pedestrian access would be provided for users of the site given that it is intended to meet a local need only. Access for maintenance vehicles will be required.
- 6.99 There is a need not to increase vehicular movements directly onto the A30 trunk road.
- 6.100 The design of the scheme should safeguard the amenities of adjoining properties in Edward Way and access should be from London Road.

Relevant Policies

- 6.101 The allocation supports implementation of Strategic Policy SP5 on meeting community needs, Policy CO1(a) in the provision of new community facilities and Policy EN4 in the provision of open space.
- 6.102 Implementation of the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

Land to the west of Edward Way, Ashford



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Report to Spelthorne Borough Council

by Sara Morgan LLB (Hons) MA

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
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Bristol BS1 6PN
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Date: 29th June 2009

PLANNING AND COMPULSORY PURCHASE ACT 2004

SECTION 20

**REPORT ON THE EXAMINATION INTO THE
SPELTHORNE DEVELOPMENT PLAN ALLOCATIONS
DEVELOPMENT PLAN DOCUMENT**

Document submitted for examination on 14 June 2007

Examination hearings held on 12 May 2009

File Ref: LDF 483

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List of Abbreviations used in this report

¶	Paragraph
2004 Act	Planning and Compulsory Purchase Act 2004
2004 Regulations	The Town and Country Planning (Local Development) (England) Regulations 2004
AA	Appropriate Assessment under the EU Habitats Directive
CSPDPD	Spelthorne Core Strategy and Policies Development Plan Document adopted in February 2009
DPD	Development Plan Document
FRA	Flood Risk Assessment
HLAA	Housing Land Availability Assessment Update Report July 2008
LDF	Local Development Framework
LDS	Local Development Scheme
LP	Spelthorne Borough Local Plan 2001
PPS	Planning Policy Statement
RPG9	Regional Planning Guidance for the South East
RSS	Regional Spatial Strategy
SCI	Statement of Community Involvement
SPD	Supplementary Planning Document

Note: in this report Examination Core Documents, which are contained in the Examination Library, are referred to thus - CD/XXX/123

Introduction and Overall Conclusion

- 1.1 Under the terms of section 20(5) of the 2004 Act, the purpose of the independent examination of a development plan document (DPD) is to determine:
 - (a) whether it satisfies the requirements of s19 and s24(1) of the 2004 Act, the regulations under s17(7), and any regulations under s36 relating to the preparation of the document;
 - (b) whether it is sound.
- 1.2 This report contains my assessment of the Spelthorne Development Plan Allocations DPD in terms of the above matters, along with my recommendations and the reasons for them, as required by s20(7) of the 2004 Act. In line with national policy, the starting point for the examination is the assumption that the local authority has submitted what it considers to be a sound plan.
- 1.3 The Allocations DPD was originally submitted to the Secretary of State for examination in June 2007, together with the Spelthorne Core Strategy and Policies DPD (CSPDPD). The examination into the CSPDPD was delayed to allow that document to be readvertised with changes, as explained in my covering letter to the Council's Chief Executive dated 19 December 2008 and in ¶3.5 of my report on the CSPDPD, and was completed in December 2008. The long delay in the examination of the Allocations DPD is as a result of this process.
- 1.4 My role is to consider the soundness of the submitted DPD against the tests of soundness set out in Planning Policy Statement PPS12. When the DPD was submitted, PPS12 (2004): *Local Development Frameworks* was in force, but in June 2008, it was replaced by PPS12 (2008): *Local Spatial Planning* (CD/NAT/410a). Although the tests of soundness are now presented in a different and simpler way, they cover the same matters as before. The revised PPS12 requires that to be sound, a DPD should be justified, effective and consistent with national policy, along with a continuing requirement for the DPD to satisfy the legal/procedural requirements and be in conformity with regional planning policy. Justified means that a DPD should be founded on a robust and credible evidence base, and the most appropriate strategy when considered against the reasonable alternatives. Effective means that the submitted DPD should be deliverable, flexible and able to be monitored.
- 1.5 The Government intends that spatial planning objectives for local areas, as set out in the LDF, should be aligned not only with national and regional plans, but also with shared local priorities set out in Sustainable Community Strategies where these are consistent with national and regional policy. National policy emphasises the importance of spatial planning, requires local planning authorities to produce a Statement of Community Involvement and follow its approach, and to undertake proportionate sustainability appraisal. PPS12 (2008) also confirms that the rigour of the examination process remains unchanged and inspectors will be looking for the

same quality of evidence and content as before. Consequently, the publication of the new PPS12 does not materially affect the procedure or matters to be examined in terms of this DPD.

- 1.6 My report firstly considers the legal requirements, and then deals with the relevant matters and issues considered during the examination in terms of testing justification, effectiveness and consistency with national policy. My overall conclusion is that the Allocations DPD is sound, provided it is changed in the ways I specify in this report, and that it meets the requirements of the Act and Regulations. The amendments I consider are necessary in order to make the Allocations DPD sound are set out in shaded bold type thus - **In order for the Allocations DPD to be sound...**. Annex A to my report contains the detailed wording of these changes.
- 1.7 In reaching my conclusions on soundness I have considered all the matters raised in the representations made during the course of the Examination, although they may not be specifically referred to in my report, including the representations made following the readvertising of the Allocations DPD in March 2008 and the representations made following advertisement of site allocation representations under Regulation 32 of the 2004 Regulations (now revoked but in force in respect of this DPD).
- 1.8 The changes I have specified in this binding report and in Annex A are made only where there is a clear need to amend the document in the light of the legal requirements and/or the tests of soundness in PPS12. None of these changes should materially alter the substance of the overall plan and its policies, or undermine the sustainability appraisal and participatory processes already undertaken.
- 1.9 The principal changes which are required are, in summary:
 - a) Insert a reference to "saved" proposals of the adopted Local Plan (LP) which will cease to have effect on adoption of the Allocations DPD;
 - b) insert a paragraph explaining that the numbers of dwellings set out in respect of each site are approximate;
 - c) delete Tables 1 and 2 and Figures 1 and 2;
 - d) amend the indicators in Table 3;
 - e) alter the timescales for development in respect of Allocations A1-A5, A7, A8, A10 and A11;
 - f) delete Allocation A6;
 - g) include a paragraph in respect of Allocation A8 requiring a Method of Demolition and Construction Statement;
 - h) include a paragraph in respect of Allocation A10 relating to Airtrack.

The report sets out all the detailed changes required, including those suggested by the Council (CD/SBC/106), to ensure that the plan meets the legal requirements and the three tests of soundness.

2 Legal/Procedural Requirements

- 2.1 The Allocations DPD is contained in the Council's Local Development Scheme (LDS - CD/SBC/043), the updated version being approved in April 2007. There, it is shown as having a submission date of May 2007. The Allocations DPD was not submitted to the Secretary of State until 14 June, but the delay is insignificant. In all other respects the document accords with the LDS.
- 2.2 The Council's Statement of Community Involvement (SCI - CD/SBC/044) has been found sound by the Secretary of State and was formally adopted by the Council before the examination hearings took place. It is evident from the documents submitted by the Council, including the Regulation 28 and 31 Statements and its Self Assessment Paper, that the Council has followed the consultation arrangements set out in the SCI, and in respect of the period before the SCI was adopted, the emerging SCI and the minimum requirements of Regulations 25 and 26. The comments in my report on the CSPDPD (CD/SBC/105 - ¶¶2.2 and 2.3) about local dissatisfaction with the consultation process apply equally to the Allocations DPD. I also comment below on the consultation process in discussing Allocation Site A8 (¶¶3.13 et seq). However, I am satisfied that the Council has met the consultation requirements as set out in the Regulations. The Council has also complied with the requirements of Regulation 32 to advertise site allocation representations.
- 2.3 It is evident from the documents submitted by the Council that, alongside the preparation of the DPD the Council has carried out a parallel process of sustainability appraisal (CD/SBC/004). I am also satisfied that an Appropriate Assessment (AA - CD/SBC/007) has been undertaken in accordance with the Habitats Directive, and that the AA has adequately considered not only the effect of the Allocations DPD but also its effect "in combination" with other development proposed in adjoining local authority areas. Natural England considers the AA to be sound and concurs with its conclusions. In the light of this, I am satisfied that there would be no significant harm to the conservation of any Natura 2000 site in or within 15 km of the Borough boundary as a result of the proposals within this DPD.
- 2.4 I am satisfied that the DPD has regard to national policy. The South-East England Regional Assembly indicated that the DPD was in general conformity with the approved Regional Spatial Strategy (RPG9 as amended) and the emerging Regional Spatial Strategy (SEERA letter - CD/REG/305). Since then, the final Regional Spatial Strategy (RSS) has been published, and I conclude in 3.52 below that the Allocations DPD is consistent with it.
- 2.5 The community strategy in force at the time the Allocations DPD was submitted (the Spelthorne Community Plan 2005 -

CD/SBC/046) identified a number of broad themes. I am satisfied that the allocations in the DPD of sites for housing and retail development and additional public open space have regard to this strategy and seek to address some of its key priorities.

- 2.6 I am also satisfied that the DPD complies with the specific requirements of the 2004 Regulations including the requirements in relation to publication of the prescribed documents; availability of them for inspection and local advertisement; and notification of DPD bodies.
- 2.7 The LDS indicates that Proposals P7, P8, P11, P12 and P17 contained in the Spelthorne Borough Local Plan (LP) are to be saved until the Allocations DPD is adopted. In order to comply with Regulation 13(5) of the 2004 Regulations, the Allocations DPD should be changed to contain a specific reference to these.
- 2.8 Subject to that change, I am satisfied that the legal requirements have all been met.
- 2.9 In order for the Allocations DPD to be sound, a new paragraph 1.5 should be added identifying the "saved" proposals of the Spelthorne Borough Local Plan 2001 which are superseded by the Allocations DPD (Change 1).**

3 Justified, Effective and Consistent with National Policy

- 3.1 The main issues are: whether the allocations in the DPD are consistent with the strategy and provisions of the adopted CSPDPD (CD/SBC/001b); whether Allocation A8 Riverside Works Sunbury is appropriately included in the DPD; whether the allocations are supported by a robust and credible evidence base, are the most appropriate in all the circumstances and are consistent with national and regional policy; whether the DPD is deliverable, flexible and able to be monitored; and whether there is any need or justification for other sites to be allocated for development within the DPD.
- 3.2 **Issue 1 – Consistency with the CSPDPD**
- 3.3 Policy HO1 of the CSPDPD provides that one of the means by which the Council will ensure provision is made for housing is by promoting the development of specific sites for housing through Allocations DPDs. The explanatory text indicates in ¶6.12 that the Allocations DPD will make a significant contribution to ensuring that, with outstanding planning permissions and other large sites identified in the housing trajectory, the Council has at least 10 years worth of developable sites.
- 3.4 The sites allocated for housing in the DPD are estimated to provide around 15% of the housing required to be provided by March 2018. Further work on the capacity of these sites in the Housing Land

Availability Assessment Update of July 2008 (HLAA - CD/SBC/072) indicates that the sites could provide around 29% of the housing requirement up to March 2018. Whether the allocated sites would produce 15% or 29% of the housing requirement up to March 2018, I regard the contribution to be made by those sites as a significant proportion of the whole.

- 3.5 The Allocations DPD does not purport to identify sufficient land to meet the whole of the housing requirement for the first 10 years of the CSPDPD, but that is not something required by the CSPDPD. I am satisfied that sites with outstanding planning permissions and other large sites identified in the housing trajectory (including sites in the Allocations DPD and other identified sites) provide at least 10 years worth of developable sites. As I indicated in my report on the CSPDPD (¶3.68) the housing provision assumed in the CSPDPD for the first 10 years' supply of identified sites satisfies the requirements of PPS3, and there is no reliance on windfalls during the first 10 years.
- 3.6 Allocation A10 comprises a redevelopment and extension of the Elmsleigh Centre, Staines. The retail allocation and the extension to the bus station reflect the aims of policies SP4 and TC1 of the CSPDPD. Allocation A11, an allocation of additional open space, reflects the aims of policy SP5 and policy CO1(a).
- 3.7 All of the allocations apart from site A11 lie within the existing urban area, as required by Strategic Policy SP1 of the CSPDPD, and are on previously-developed land, thus according with Objective 10 of the CSPDPD, which requires effective use of urban land. The DPD makes it clear in section 3 that all development proposals on allocated sites will need to comply with the relevant detailed policies of the CSPDPD.
- 3.8 Policy SP1 also requires new residential development to be confined to Flood Zones 1 and 2 unless it can be demonstrated that flood risks can be overcome. Two of the Allocations sites, A9 and A10, are partly in Flood Zone 3, and Flood Risk Assessments (FRAs) approved by the Environment Agency (EA) in respect of residential development on these sites have demonstrated that the developments would be safe, and would increase the existing flood plain storage capacity. Their allocation would not, therefore, conflict with policy SP1.
- 3.9 In my report on the CSPDPD (¶¶3.22 et seq) I considered the application of the sequential test in PPS25 to the CSPDPD, and concluded that it would be necessary to consider sites for housing in Flood Zones 2 and 3. I also concluded that Allocation Sites A9 and A10, which both have significant proportions in Flood Zone 3, passed the Exceptions Test set out in PPS25. No convincing evidence has come forward during this Examination to lead me to alter my view. I am satisfied that the sequential test has been correctly applied in respect of those sites allocated in the DPD parts

of which lie in Flood Zones 2 and 3, and that the allocation of those sites does not conflict with national policy in PPS25 or regional policy in the RSS.

3.10 I conclude on the first issue that the Allocations DPD satisfies the requirements of the CSPDPD in making a significant contribution to the 10 year supply of sites, and that the allocations in the DPD are consistent with the strategy and provisions of the adopted CSPDPD.

3.11 Issue 2 - Allocation A8: Riverside Works Sunbury

3.12 The Council proposes that the timescale for this development should be changed from 2008-13 to 2009-14.

3.13 The Council's consultations included sending letters to occupiers of properties adjoining allocation sites on four separate occasions, in addition to the other forms of consultation set out in the SCI. In the case of the Riverside Works, only a small number of responses from local residents was received. In my opinion, the consultation process adopted by the Council allowed for the effective engagement of interested parties, even though individual letters were not sent to every resident in the immediate vicinity.

3.14 A petition was collected in the summer of 2008 opposing the site's allocation, but it seems likely that signatories were prompted by the knowledge of details of a specific development proposal being consulted on at that time. Whilst I give some weight to the existence of the petition, it does not undermine or devalue the consultation work carried out by the Council at earlier stages in the process, and I am not satisfied that it is evidence of a lack of effective engagement by the Council with interested parties at the consultation stage.

3.15 The vast majority of this site is located within Flood Zone 2, with a very small percentage in Flood Zone 3 on which it would be unnecessary to build. It comprises artificially raised ground, its levels having been raised in the 1930s. There is no evidence that the owners, the EA, have any intention of restoring it to its original levels (indeed, all the evidence points in the opposite direction) and in my opinion it is only realistic to regard the site in its current raised state as a permanent feature.

3.16 Policy LO1 of the CSPDPD would require any proposal for housing here to be supported by an appropriate FRA and incorporate an appropriate sustainable drainage scheme. I deal with the principle of allocating sites in Flood Zone 2 in ¶3.9 above. But I note here that, according to the Council, the EA has carried out an FRA which has indicated the acceptability of a residential development on this site. The site is already extensively developed with hard surfacing or buildings, and a redevelopment of the site would have the potential to reduce surface water run-off, and so even to a small

extent reduce the risk of flooding from that source. CSPDPD policies SP5 and CO2 would also require any development on the site to provide adequate sewerage infrastructure, and the text of the DPD identifies the need to assess whether any improvements to sewerage infrastructure would be needed and to implement them before occupation of the site. I conclude, taking all these matters into account, that the site could be redeveloped for housing without leading to increased flood risk for nearby dwellings.

- 3.17 The site is on the edge of Sunbury but given that it is bounded by residential development on two sides as well as on the other side of Fordbridge Road I consider it is properly regarded as being within the urban area. Housing would be an appropriate use given the predominance of housing in the area. The highway authority has not objected to the allocation on the grounds of traffic generation, the evidence suggesting that peak traffic movements from the site if redeveloped for housing could be significantly lower than traffic generation if the site were fully used for commercial purposes. I am satisfied that a safe access with adequate visibility could be provided, even though visibility is limited at the existing site access.
- 3.18 The Council's Transport Statement (CD/SBC/022) shows that the site is within 30 minutes public transport time of a range of key facilities (although not a hospital). I have no reason to doubt the accuracy of this assessment, which takes into account walking distances at the destination. This measure reflects a Government Core Output Indicator current at the time the DPD was submitted and is consistent with the approach to accessibility set out in the Surrey Local Transport Plan (CD/SCC/201). In my view it is a useful and appropriate indicator of accessibility. The site is also within 400m of a half-hourly bus route. Although the west-bound bus stop is over 400m from the site I regard it as within reasonable walking distance. On balance, I consider that although accessibility to facilities by foot is not particularly good, the site is reasonably well located for access to key facilities and services by public transport, and could not be described as an unsustainable location for housing.
- 3.19 The site is at a higher level than neighbouring dwellings in The Creek and Willow Way. These contain "Plotland" dwellings which tend to be constructed on brick piers or concrete supports and are of timber or similar materials. The evidence indicates that some structural damage has occurred to some of the properties adjoining the site, which the residents say was caused by piling works within the site. There is also evidence of slippage of the retaining bank of the site towards one of the properties in The Creek.
- 3.20 On the other hand, the site has been developed in the past with buildings, including an office building and a large workshop or storage building, and it is not clear that the construction of those buildings caused any damage to neighbours. Nor is there any convincing evidence that development on the site would inevitably

cause damage, or that other types of construction methods not involving piling would cause damage.

- 3.21 The evidence before me therefore indicates that, while some types of construction activity in some parts of the site might have the potential to cause damage to neighbouring properties, that does not mean that the site could not be redeveloped for housing at all. I note that prospective developers of the site are alleged to have told local residents that demolition of existing buildings would inevitably cause damage to adjoining properties, although there is no independent corroboration of that. But bearing in mind the need to make efficient use of land and given the site's suitability in other respects for residential development, I conclude that the risk of damage to adjoining properties is not so great or extensive as to make this site unsuitable for housing in principle.
- 3.22 It is primarily the developer's responsibility to ensure the site is suitable for the development proposed. But the effect of any development on its neighbours, including on their stability, is a material consideration. The text of the DPD should therefore identify the need for a method of demolition and construction statement to be provided in connection with any development proposal, and the Council will need to bear in mind the effect on neighbouring properties when considering any planning application. With that change, I conclude that the site is appropriately included in the DPD, and its allocation would not conflict with policies CC1 and CC2 of the RSS.
- 3.23 It would not be reasonable to require, as part of the development of this site, the provision of a cycle link to Wheatley's Eyot, even as part of a more extensive additional crossing point over the Thames, as there appear to be no committed plans by the relevant authorities to provide such a crossing point.

3.24 In order for the Allocations DPD to be sound, a paragraph should be added to the text supporting Allocation A8 requiring a Method of Demolition and Construction Statement (Change 15).

3.25 Issue 3 – Evidence base, appropriateness and consistency with national policy

Evidence base - general

- 3.26 The evidence base for the allocations is the same as that supporting the CSPDPD, and in my report on the CSPDPD I found it to be robust and credible. The HLAA is the principal source of evidence for the housing allocations. The Council has proposed some changes to the DPD relating to the timescale of development on each site. Those changes reflect evidence brought forward during

the Examination into the CSPDPD, and I consider that they are necessary in order to make the DPD sound.

- 3.27 Sites A1 - A8 are all in or formerly in employment use. In my report on the CSPDPD (¶¶3.56, 3.112) I concluded that the resulting loss of employment floorspace would be compensated by new employment floorspace coming forward and that there would be environmental or amenity benefits in their being developed for housing. No convincing evidence has come forward as part of this examination to lead me to a different view.
- 3.28 Other policies of the CSPDPD and in particular policy EN1 would require development on the sites to have a satisfactory relationship with neighbouring properties. I am satisfied that all of the sites could in principle be developed for residential uses without harming the living conditions of adjoining residents.
- 3.29 I now go on to consider particular points arising in respect of each of the other allocation sites.

Allocation A1: 28-44 Feltham Road Ashford

- 3.30 The Council proposes that the timescale for this development should be changed from 2011-16 to post-2024. I concluded in my report on the CSPDPD (¶3.62) that because of doubts over the site's availability it was not "developable" as envisaged in PPS3. On the other hand, no representations have been received from any of the owners of the site opposing the allocation, which is carried forward from the LP, and the age of buildings on the site suggest a reasonable prospect of change to the site occurring during the plan period. Development of the site is now proposed much later on in the plan period and it is not being relied on to produce housing within the first 15 years. In view of this, I consider that the evidence supports the allocation within the timescale envisaged, and I support the inclusion of this site with the change of timescale to post-2024. There do not appear to be any physical constraints to development on the site that could not be overcome. I am satisfied that Thames Water's requirements relating to discharge of surface water could be met without requiring the use of land outside the site.

Allocation A2: 158-166 Feltham Rd Ashford

- 3.31 The Council proposes that the timescale for this development should be changed from 2008-13 to 2014-2019, with consequential changes to the supporting text. Redevelopment of the site is supported by the landowners and there appear to be no significant physical constraints which could not be overcome which would prevent the site coming forward when now anticipated. I am satisfied that this site is deliverable within the timescale 2014-2019. Residential development of the site would result in a significantly reduced number of traffic movements during the peak

hour by comparison with the existing use. Here, too, I am satisfied that Thames Water's requirements relating to discharge of surface water could be met without requiring the use of land outside the site.

Allocation A3: Land adjoining Feltham Hill Road and Poplar Road Ashford

3.32 The Council proposes that the timescale for this development should be changed from 2018-23 to 2009-2019. It has resolved to grant planning permission for a Phase 1 development subject to the completion of a planning obligation, and no further evidence has come forward during this Examination to lead me to change the view I gave in my report on the CSPDPD (¶3.60) that the site is deliverable within the timescale now envisaged.

Allocation A4: Works adjoining Harrow Road Ashford

3.33 The timescale for this development is proposed to be changed from 2011-16 to 2019-2024. My finding in my report on the CSPDPD (¶3.61) was that this site was developable in the timescale now envisaged, and none of the evidence available in respect of this Examination leads me to a different conclusion.

3.34 The site is close to a bus route along the A30 providing a frequent bus service to key facilities. Despite the distance to the east-bound bus stop if the nearby footbridge is used, I am satisfied that that the site is well within 30 minutes public transport travel time of key facilities. As indicated above (¶3.18), in my view that is an appropriate measure of accessibility.

3.35 I am satisfied from the available evidence that any issues arising from traffic noise on the A30 could be addressed through the incorporation in the development of appropriate noise attenuation.

Allocation A5: Steel Works and Builders Merchants Gresham Road Staines

3.36 The timescale of this development is proposed to be changed from 2011-16 to post-2024. As with Allocation A1, I concluded in my report on the CSPDPD that because of doubts over the site's availability it was not "developable" as envisaged in PPS 3. However, the owners of the site do not oppose its allocation, and as the site would be suitable for residential development and is in a highly sustainable location, I consider that the evidence is sufficient to support the allocation within the longer timescale now envisaged.

3.37 The access to the redeveloped site is envisaged to be the same as the current access to the site, and this was assessed in the Transport Statement. I am satisfied that a comprehensive redevelopment scheme of the whole site could be implemented without any access being required via Albert Drive.

Allocation A6: Rodd Estate and The Lodge, Govett Avenue Shepperton

- 3.38 Planning permission has been granted for development of this site and construction is well under way. It is now inappropriate for the allocation to remain in the DPD, and it should be deleted.

Allocation A7: Builders Merchant Moor Lane Staines

- 3.39 The Council proposes that the timescale for this development should be changed from 2011-16 to post 2024. The allocation of the site is supported by the landowner, but opposed by the leaseholder, whose lease expires in January 2025.
- 3.40 The site is, in principle, highly suitable for residential development, being in a largely residential area and in a highly sustainable location. In view of this, and as development of the site is now proposed much later on in the plan period, when the landowner would be in a position to obtain possession regardless of the views of the leaseholder, the evidence is sufficient to support the allocation within the timescale now envisaged.
- 3.41 The Council has indicated that the use of compulsory purchase powers, referred to in Policy HO2 of the CSPDPD, would be a measure of last resort and would not be used until the Council was satisfied that other measures, including a review of all available sites, had demonstrated that there was no reasonable alternative. This and the change in timescale would provide adequate protection for the leaseholder.
- 3.42 I am satisfied that the requirement for a public footway for Moor Lane on the western boundary of the site is reasonable, having regard to existing road conditions and the absence of a footway in this location at present.

Allocation A9: Bridge Street Car Park Staines

- 3.43 The Council has resolved to grant planning permission for 143 dwellings on this site, which is a greater number of dwellings than the approximately 75 referred to in ¶6.75 of the DPD. The changes I recommend to ¶4.3 of the DPD (see ¶3.60 below) make it unnecessary to alter ¶6.75 to reflect the scheme the subject of the Council's resolution.
- 3.44 The site currently comprises a public car park, and the DPD in ¶6.75 proposes the retention of some public parking on the site. Questions of car park management, including the reasons for the Council deciding to dispose of the site and the future use and management of the spaces to be retained, are matters for the Council, and do not need to be referred to in the DPD.
- 3.45 The text of the DPD refers to an Initial Draft Planning Brief (CD/SBC/027) and the preparation of a Supplementary Planning

Document (SPD). Any other development proposal for this site would need to be considered in the context of the policies of the CSPDPD, as the DPD makes clear, and those policies would not be overridden by SPD. ¶6.80 with minor changes suggested by the Council is purely factual and it is not necessary in the interests of soundness to make any further changes to it.

- 3.46 CD/SBC/027 referred to the need for any development to maintain and where possible improve the towpath along the river. The Council acknowledges the importance of this issue, but I consider that this level of detail does not need to be included in the DPD.

Allocation A10: The Elmsleigh Centre and adjoining land, Staines

- 3.47 The Council proposes that the timescale for this development should be altered from 2008-11 (Phase 3) and 2011-14 (Phase 4) to 2009-2014 (Phase 3) and 2019-2024 (Phase 4). It has resolved to grant planning permission for a scheme for the Phase 3 redevelopment. It follows from the conclusions in my report on the CSPDPD that on the evidence then provided the revised timescales for these two phases appeared achievable. No further evidence has come forward to contradict that view although I recognise that implementation of such large schemes will be dependent on economic circumstances and market conditions.
- 3.48 The likely route of the Airtrack rail line as shown on the Proposals Map passes through the site and is required to be safeguarded by policy CC4 of the CSPDPD. In order to be sound, the text of the allocation should make specific reference to this requirement.

Allocation A11: Land to the west of Edward Way Ashford

- 3.49 The Council's report *Assessment of Open Space, Sport and Recreation Provision in Spelthorne* (CD/SBC/021) identifies a deficiency of amenity open space in north Ashford, and forms a sound evidence base for this allocation, subject to the timescale for development being updated to reflect the Council's current intentions. There is no evidence that a greater area of land is required, or indeed that a larger area could be delivered, and no justification, therefore, for increasing the allocation site to include land to the west. The allocation is intended to serve residents in the immediate vicinity, who would be able to walk to the site. As the site adjoins the A30 trunk road, highway safety considerations would preclude the provision of a vehicular access and public car parking.

Appropriateness

- 3.50 I considered the appropriateness of the Council's approach that all new development requirements would be met within the defined urban area in my report on the CSPDPD, and concluded that it was the most appropriate strategy. All of the allocated sites are

consistent with the provisions of the CSPDPD, and on the basis of the evidence before me I consider that they are appropriate for the uses proposed. The DPD does not seek to identify all the sites that will be required for housing during the period of the CSPDPD, and the evidence to the Examination into the CSPDPD identified other sites in the urban area that, in principle, would also be appropriate for housing. That does not, however, undermine the allocation of these sites. Non-allocation of any site would not preclude it from coming forward for housing in the future, provided its development would not be in conflict with other policies in the CSPDPD.

Consistency with national and regional policy

- 3.51 I found in my report on the CSPDPD that the overall strategy of the CSPDPD was consistent with national policy. No convincing evidence has come forward during this Examination to undermine this finding. The allocations in the DPD are founded on policies in the CSPDPD, and are therefore also consistent with national policy. I have indicated above in ¶3.9 that the allocations do not conflict with national policy in PPS25.
- 3.52 I also found, in my report on the CSPDPD, that the overall strategy of that document was consistent with emerging regional policy, and again no convincing evidence has come forward since which would point to a different conclusion. There are no significant differences between final RSS published by the Secretary of State just before the start of the Hearings Sessions, and the Proposed Changes document published in July 2008, which I took into account in my report on the CSPDPD, of relevance to this DPD. I am therefore satisfied that the Allocations DPD is consistent with the published RSS.

Overall conclusions

- 3.53 I conclude that subject to the changes I recommend the allocations contained in the DPD are founded on a robust and credible evidence base, are the most appropriate in all the circumstances and are consistent with national and regional policy.

3.54 In order for the Allocations DPD to be sound, the timescales for development in respect of Allocation sites A1 - A5 and A7, A8, A10 and A11 should be amended as set out above (Changes 6 - 11, 13, 14, 16 and 18); Allocation A6 should be deleted (Change 12); and a paragraph added to the text supporting Allocation A10 dealing with Airtrack (Change 17).

3.55 Issue 4 – Deliverability, flexibility and monitoring

- 3.56 On the basis of the available evidence, as discussed above, I am satisfied that there is a reasonable prospect of the allocations in the DPD being deliverable in the timescales envisaged in the DPD.

- 3.57 The scope for flexibility is limited by the nature of this document. If the need arose for further allocations of sites, that would be achieved through a new Allocations DPD, as provided for in policy HO2 of the CSPDPD. The DPD does not prescribe any more detail than is necessary in terms of the precise nature of any development on each site. The approach of the DPD to the sites it allocates is flexible in terms of type and quantum of development, but the numbers of dwellings proposed for each site do not fully reflect the assumptions made in the HLAA. To address this, the Council has suggested a change to the text of the DPD. With this change, I consider that the DPD is sufficiently flexible.
- 3.58 The approach of Chapter 5 of the DPD to monitoring reflects and is consistent with that in the CSPDPD. All allocations have targets and indicators which are measurable, clear and relevant to the allocation. But in order that the DPD reflects the government's latest Core Output Indicators some change to the wording of the Chapter is needed. In addition, the housing trajectory and tables included in pages 4-7 of the submission DPD are now out of date, and even if updated would rapidly become out of date again. Updates of the trajectory will continue to be produced in the Annual Monitoring Report, and it is unnecessary for this information to be included in the DPD.
- 3.59 I conclude that, subject to the changes I recommend, the DPD is deliverable, flexible and able to be monitored.

3.60 In order for the Allocations DPD to be sound, a new sentence should be added at the end of paragraph 4.3 noting that the number of dwellings set out for each site is approximate (Change 2); the housing trajectory and tables in pages 4-7 should be deleted, and consequential changes made to the supporting text (Changes 3 and 4); and Table 3 should be amended to reflect the latest government guidance on indicators (Change 5).

3.61 Issue 5 – Other sites

- 3.62 Of the other sites proposed for allocation for development by representors, a number are in the MGB and outside the defined urban area. Allocating those sites for development would conflict with Strategic Policy SP1, with saved policy GB1 of the LP, and with the advice in PPG2. It would therefore be inappropriate for any of the sites in the MGB to be included as allocations in the DPD.
- 3.63 All of the other “alternative sites” proposed by representors are located within the urban area as defined. Relevant policies of the CSPDPD provide a framework within which any proposals for their development could be assessed. Absence of allocation would not, by itself, preclude their development if that accorded with the

CSPDPD, and some may well be suitable in principle for some form of development, as the Council acknowledges.

- 3.64 However, there is little or no supporting evidence for these sites. None of them apart from ASA 18 (land at Majestic House High Street Staines) has been subject to appropriate sustainability appraisal; in the case of the majority of sites there is no detail of the quantum of development proposed, the timescale for development or any criteria development might need to address; and where a specific quantum of development is specified, there is no supporting evidence to justify that quantum. The sustainability appraisal in the case of ASA 18 does not provide any supporting evidence for the scale of development proposed or assess it in terms of flood risk, transport or other impact. In view of this lack of evidence, I cannot be satisfied that the allocation of any of these other alternative sites would be sound. Nor can I be satisfied that the allocation of any of these sites would not prejudice the sustainability appraisal already carried out.
- 3.65 In my report on the CSPDPD (¶3.241) I concluded that 2-8 Clarendon Road was correctly included within the Ashford town centre employment area. I am not satisfied that I am able to recommend any change to the employment area boundary as part of my examination of the Allocations DPD, even if I consider that would be desirable. There is evidence that 8 Clarendon Road, which is vacant, has been marketed for some time without success, although precise details of that marketing have not been provided. 4-6 Clarendon Road is still in employment use. Any proposal for the residential redevelopment of these properties would be assessed against the provisions of the CSPDPD, and particularly policy EM1 which makes provision for circumstances where maintenance of existing levels of employment floorspace are unsustainable and unviable in the long term. My comments above apply to the question whether 2-8 (together with 10-12 Clarendon Road) should be allocated for residential development in the DPD, but I also consider that such an allocation would be in conflict with policy EM1 and so would not be sound.
- 3.66 I conclude that there is no justification for any other sites to be allocated for development within the DPD.

Other matters

- 3.67 In my earlier report I also considered the impact on Spelthorne of Heathrow Airport, which adjoins the Borough. The Government has now confirmed policy support for adding a third runway at Heathrow. The adopted CSPDPD in ¶7.9 acknowledges the need to re-examine employment land requirements should further expansion of the airport be agreed. There is no need to repeat that in the Allocations DPD, and it would be inappropriate for this DPD, which is a subordinate document to the CSPDPD, to say anything

about the precise circumstances which might trigger a review of the spatial and employment strategy of the CSPDPD.

4 Minor Changes

- 4.1 The Council has proposed some minor changes, which I am satisfied are necessary to correct inaccuracies or inconsistencies, to bring the DPD up-to-date and to ensure consistency with the adopted CSPDPD. Although these changes do not address key aspects of soundness and do not require detailed examination, I endorse them on a general basis in the interests of clarity and accuracy. These are in Annex B. I am not satisfied that any other changes to the text of the DPD are necessary in order to achieve a sound document.
- 4.2 I am also content for the Council to implement any minor consequential changes to policy or paragraph numbering or cross-references which may be needed as a result of the changes I set out in this report, and to correct any spelling or grammatical errors, as long as the underlying meaning of the DPD is not altered.

5 Overall Conclusions

- 5.1 I conclude that, with the amendments I recommend, the Spelthorne Development Plan Allocations DPD satisfies the requirements of s20(5) of the 2004 Act and meets the tests of soundness in PPS12.

Sara Morgan

INSPECTOR

Inspector's Report Annex A

Schedule of Changes Necessary to make the DPD sound

Change No	Part of DPD	Change
1.	After Para. 1.4	Add new paragraph 1.5: <i>'By virtue of the Planning and Compulsory Purchase Act 2004 all the policies and proposals contained in the adopted Borough Local Plan 2001 expired on 27 September 2007, with the exception of those which were 'saved' by a Direction of the Secretary of State dated 21 September 2007. All of the five 'saved' proposals P7, P8, P11, P12 and P17 have been saved until the adoption of this DPD.'</i>
2.	Para 4.3	Line 5: insert new sentence at end of paragraph: <i>'However, only an approximate number of dwellings is set out for each allocation site on the basis that the precise form of development, and therefore the detailed number of units, is best determined at the detailed planning stage, taking into account all relevant factors'.</i>
3.	Para 4.4	Line 1: delete <i>'following pages present'</i> and insert <i>'sites are included in';</i> after <i>'housing trajectory'</i> insert <i>'which is prepared in accordance with the requirements of PPS3 and updated annually. The housing trajectory is reproduced in the Annual Monitoring Report (AMR) and shows how';</i> after <i>'Spelthorne's housing supply'</i> delete <i>'to the end of'</i> and insert <i>'will be delivered over the plan period to 2026'.</i> Delete last two sentences.
4.	Tables 1 & 2 Figures 1 & 2	Delete Tables 1 & 2 Delete Figures 1 & 2
5.	Table 3	A1 to A9 and A10: in Indicator column: delete <i>'2a - Housing Trajectory';</i> and insert <i>'H1: Plan period and housing targets. H2(a): Net additional dwellings - in previous years. H2(b): Net additional dwellings - for the reporting year. H2(c) Net additional dwellings - in future years. H2(d): Managed delivery target';</i> A10: in Indicator column: after <i>'COI 4a'</i> delete <i>'4a - Amount of completed retail development'</i> and insert <i>'BD4: Total amount of floorspace for 'town centre uses''</i>
6.	Allocation A1	After <i>'Timescale of development'</i> delete <i>'2011-16'</i> and insert <i>'post 2024'</i>
7.	Allocation A2	After <i>'Timescale of development'</i> delete <i>'2008-13'</i> and insert <i>'2014-2019'</i>
8.	Para 6.13	After <i>'allocation'</i> delete <i>'and has stated that the site will be available early in the plan period'</i>
9.	Allocation A3	After <i>'Timescale of development'</i> delete <i>'2018-23'</i> and insert <i>'2009-2019'</i>
10.	Allocation A4	After <i>'Timescale of development'</i> delete <i>'2011-16'</i> and insert <i>'2019-2024'</i>
11.	Allocation A5	After <i>'Timescale of development'</i> delete <i>'2011-16'</i> and insert <i>'post 2024'</i>
12.	Allocation A6	Delete Allocation
13.	Allocation A7	After <i>'Timescale of development'</i> delete <i>'2011-16'</i> and insert <i>'post 2024'</i>
14.	Allocation	After <i>'Timescale of development'</i> delete <i>'2008-13'</i>

Change No	Part of DPD	Change
	A8	and insert '2009-14'
15.	Para 6.68	At end of paragraph insert ' <i>Any proposal for demolition and construction work associated with the implementation of this allocation must be accompanied by an appropriate Method of Demolition and Construction Statement detailing how the works will be implemented to minimise any damage or nuisance to neighbouring properties</i> '.
16.	Allocation A10 Para 6.86	Delete '2008-11' and insert '2009-2014' before 'Phase 3'; delete '2011-14' and insert '2019-2024' before 'Phase 4'
17.	After Para 6.96	Add new paragraph: ' <i>Any scheme will need to have regard to Policy CC4 of the Core Strategy and Policies DPD which requires the route of Airtrack to be safeguarded</i> '
18.	Allocation A11	After ' <i>Timescale of development</i> ' delete '2008-13' and insert '2009-14'

Inspector's Report Annex B

Schedule of Minor Changes Proposed by the Council

Change No	Part of DPD	Change
19.	Para 1.2 a)	Line 1: delete ' <i>implementing</i> ' and insert ' <i>delivering</i> '; Line 3: delete ' <i>South East Plan</i> ' and insert ' <i>Regional Spatial Strategy for the South East</i> '; Line 4: delete ' <i>an</i> ' before Allocations and add ' <i>s</i> ' to DPD.
20.	Para 1.2 b)	Line 2: delete ' <i>implementing</i> ' and insert ' <i>delivering</i> '
21.	Para 1.2 c)	Line 2: delete ' <i>implementing</i> ' and insert ' <i>delivering</i> '
22.	Para 1.4	Line 1: delete first sentence; second sentence: delete ' <i>The document may be reviewed before that date</i> ' and insert ' <i>Additional Allocations DPDs may be brought forward</i> '; Line 3: delete ' <i>second half of the timescale of its</i> ' and insert ' <i>plan period for the</i> '; insert full stop after ' <i>Core Strategy and Policies DPD</i> ' and delete remainder of sentence.
23.	Para 2.1	Line 1: add ' <i>the</i> ' before and ' <i>Sites</i> ' after the word Allocations.
24.	Para 2.2	Line 4: delete ' <i>permission</i> ' after the word ' <i>refused</i> '
25.	Para 2.3	Line 1: delete ' <i>necessarily</i> ' after ' <i>does not</i> '
26.	Para 3.2	Bullet 3: delete second sentence.
27.	Para 3.2	Bullet 6: Line 2: delete ' <i>in that document</i> ' after ' <i>specific policies</i> '; Line 3: delete ' <i>implementing</i> ' and insert ' <i>delivering</i> '. Delete last sentence.
28.	Para 3.3	Line 2: second sentence: add ' <i>The following will be particularly relevant</i> ' at the beginning of the sentence, and insert full stop after ' <i>housing allocations</i> '. Delete remainder of paragraph.
29.	Para 3.3	Bulleted list of Policies: Delete "LO2" insert "LO1". Insert Policy titles. Delete policy text.
30.	Para 3.4	Delete whole paragraph.
31.	Para 3.4	Add new paragraph: ' <i>Where information on flood risk is included in the development criteria for particular Allocations it is based on the flood maps referred to in paragraph 5.11 of the Core Strategy and Policies DPD and as set out on the Proposals Map. However, when considering development</i>

Change No	Part of DPD	Change
		<i>proposals on any of the Allocation sites the Council will always have regard to the latest flood maps published by the Environment Agency.</i>
32.	Para 4.1	<p>Line 1: delete 'have been' and insert 'were';</p> <p>Line 2: delete 'also in'; add 'January 2007 (base date April 2006).' after 'Housing Land Availability Assessment';</p> <p>Line 5: delete 'by already approved' after 'compensated' and at the end of the sentence add 'much of which has already been approved' after 'employment development';</p> <p>Line 7: after 'intensification of' add 'the identified Employment Areas'; delete 'identified to be' after 'Areas'; add 'use' after 'employment'</p>
33.	Para 4.2	<p>Line 1: delete 'included as allocations in' and insert 'were consulted in the preparation of'; add full stop after DPD and delete remainder of sentence;</p> <p>Line 5: delete 'are based on' and insert 'have regard to';</p> <p>Line 6: insert full stop after 'the owners' stated intentions' and delete remainder of paragraph.</p>
34.	Para 4.3	<p>Line 1: delete 'South East Plan' and insert 'Regional Spatial Strategy for the South East'; delete '3020' and insert '3320';</p> <p>Line 2: delete '151' and insert '166';</p> <p>Line 3: insert 'housing' before 'allocations';</p> <p>Line 4: delete 'over' and insert 'of' before, and 'or larger' after '0.4ha'; delete 'considered important to identify' and insert 'identified' before 'to give certainty to'.</p>
35.	Para 5.1	<p>Line 1: insert 'the' before 'allocations';</p> <p>Line 3: delete 'as required by the Planning and Compulsory Purchase Act 2004';</p> <p>Line 5: delete 'it will negotiate to' and insert 'the Council will, if necessary,';</p> <p>Line 6: insert 'In accordance with Policy HO2 in the Core Strategy and Policies DPD' at beginning of sentence. Delete last sentence.</p>
36.	Para 5.2	<p>Line 1: delete 'set out below' after 'framework', and insert 'identifies' after 'indicators and';</p> <p>Line 3: after 'housing trajectory' insert full stop and delete remainder of sentence;</p> <p>Line 4: insert 'more' after 'A' at beginning of sentence;</p> <p>Line 6: delete '13' and insert '12'.</p>
37.	Para 6.24	Line 2: insert 'public' before 'open space'
38.	Para 6.25	<p>Line 1: insert 'sustainable drainage systems' before SUDS; insert 'the' before 'local sewer';</p> <p>Line 2: delete 'and' and insert 'to' after 'Thames Water';</p> <p>Line 5: after 'the site' delete 'which' and insert 'and any building within 3 metres of them would'; delete 'by' and insert 'from' before 'Thames Water'; insert full stop after 'Thames Water' and delete remainder of sentence.</p>
39.	After Para 6.25	Add new paragraph: 'There is scope to develop this site in phases provided each element contributes to an appropriate comprehensive approach including the provision of adequate open space'.
40.	Para 6.35	Insert 'implementation of' before 'Allocation A11';

Change No	Part of DPD	Change
		delete ' <i>adjoining</i> ' and insert ' <i>to the west of</i> ' before ' <i>Edward Way</i> '
41.	Para 6.36	Insert ' <i>as to</i> ' after ' <i>Thames Water</i> '
42.	Para 6.41	Line 1: insert ' <i>two</i> ' before ' <i>landowners</i> ' and ' <i>and Jewson Ltd, have</i> ' after ' <i>Network Rail</i> '; Line 2: delete ' <i>the second half</i> ' and insert ' <i>towards the end</i> ' before ' <i>of the plan period</i> '
43.	Para 6.42	Line 1: insert ' <i>the current use</i> ' after ' <i>residential roads and</i> '
44.	Para 6.43	Line 1: insert ' <i>Flood</i> ' before ' <i>Zone 2</i> ' and delete ' <i>(1 in 1000 flood plain)</i> '
45.	Allocation 7 Para 6.56	Line 2: delete ' <i>for</i> ' and insert ' <i>with</i> ' after ' <i>developed</i> '; insert full stop after ' <i>housing and flats</i> ' and delete remainder of sentence
46.	Para 6.60	Line 1: delete ' <i>site is within Zone 2 (1 in 1000 flood plain) with the</i> ' and insert ' <i>of the site is in Flood</i> ' before ' <i>Zone</i> '; delete ' <i>3a (1 in 100 flood plain)</i> ' and insert ' <i>2</i> '. Line 4: insert full stop after issues and delete remainder of sentence.
47.	Para 6.61	At beginning of sentence insert ' <i>For reasons of pedestrian safety</i> '
48.	Allocation A8 Para 6.64	Line 1: delete ' <i>was previously occupied</i> ' and insert ' <i>is owned</i> '
49.	Para 6.65	Line 3: insert ' <i>set out</i> ' after ' <i>hectare</i> ' and change Policy HO7 to ' <i>HO5</i> '
50.	Para 6.70	Line 1: insert ' <i>Flood</i> ' before ' <i>Zone 2</i> ' and delete ' <i>(1 in 1000 flood plain)</i> '; Line 3: after ' <i>development proposal will</i> ' delete ' <i>have to carry out</i> ' and insert ' <i>require</i> '
51.	Para 6.71	Line 1: insert ' <i>also</i> ' before ' <i>require an assessment</i> '; Line 2: after ' <i>Thames Water</i> ' delete ' <i>whether</i> ' and insert ' <i>to determine the need for</i> '; delete ' <i>are required</i> ' at the end of the sentence.
52.	Allocation A9 Para 6.74	Line 2: insert ' <i>has an</i> ' after ' <i>The site</i> '; delete ' <i>it</i> ' and insert ' <i>and</i> ' after ' <i>0.71ha</i> '
53.	Para 6.76	Line 1: after ' <i>The site</i> ' delete ' <i>was</i> ' and insert ' <i>is</i> '; after ' <i>the Council</i> ' delete ' <i>and has been sold to a housing developer</i> ' and insert ' <i>and is available for redevelopment</i> '
54.	Para 6.79	Line 2: insert ' <i>within the Staines Conservation Area</i> ' after ' <i>gateway location</i> ' and delete ' <i>and within the Staines Conservation Area</i> ' at the end of the sentence.
55.	Para 6.80	Line 2: delete ' <i>consulted on</i> ' and insert ' <i>subject to consultation</i> '; delete ' <i>developing</i> ' and insert ' <i>the preparation of</i> ' before ' <i>a Supplementary Planning Document</i> '.
56.	Para 6.81	Line 1: insert ' <i>Flood</i> ' before ' <i>Zone 2</i> ' and delete ' <i>(1 in 1000 flood plain)</i> '; Line 2: insert ' <i>(Flood Zone 3b)</i> ' at the end of first sentence; Line 4: delete ' <i>have to carry out</i> ' and insert ' <i>require</i> ' before ' <i>a detailed Flood Risk Assessment</i> '; Line 5: delete ' <i>of a specific scheme</i> ' at the end of the sentence.
57.	Para 6.82	Line 1: insert ' <i>also</i> ' before ' <i>require</i> '; Line 2: after ' <i>Thames Water</i> ' delete ' <i>whether</i> ' and

Change No	Part of DPD	Change
		insert ' <i>to determine the need for</i> '; delete ' <i>are required</i> ' at the end of first sentence
58.	Para 6.87	Delete ' <i>stages</i> ' and insert ' <i>phases</i> ' at end of sentence.
59.	Para 6.89	Line 4: insert ' <i>will</i> ' after ' <i>This phase</i> '; insert full stop after ' <i>catchment area</i> ' and start new sentence with ' <i>It will</i> '; Line 6: delete ' <i>creating</i> ' and insert ' <i>provide</i> ' before ' <i>the opportunity</i> '
60.	Para 6.90	Line 8: delete ' <i>shopping</i> ' and insert ' <i>town</i> ' before ' <i>centre</i> '; Line 9: delete ' <i>the Core Strategy</i> ' and insert ' <i>Strategic Policy SP4</i> ' at end of sentence.
61.	Para 6.92	Delete ' <i>in transport terms</i> ' and ' <i>larger</i> ' after ' <i>acceptability</i> '
62.	Para 6.94	Line 1: insert ' <i>Flood</i> ' before ' <i>Zone 3a</i> ' and delete ' <i>(1 in 100 flood plain)</i> '; insert ' <i>has been carried out</i> ' after ' <i>assessment</i> '; Line 2: after ' <i>Black and Veatch</i> ' delete ' <i>has been carried out to assess whether</i> ' and insert ' <i>which demonstrates that</i> '; Line 3: delete third sentence; Line 4: delete ' <i>have to carry out</i> ' and insert ' <i>require</i> ' before ' <i>a detailed Flood Risk Assessment</i> '
63.	Para 6.95	Line 1: delete ' <i>have</i> ' and insert ' <i>has</i> ' after ' <i>Thames Water</i> '
64.	Para 6.97	Line 2: delete ' <i>supports</i> ' before ' <i>Policy TC1</i> '
65.	Para 6.102	Line 1: after ' <i>The Council's</i> ' insert ' <i>Assessment of</i> '; insert ' <i>Sport and Recreation Provision in Spelthorne</i> ' after ' <i>Open Space</i> '; delete ' <i>Study</i> ' before ' <i>identifies</i> '; Line 2: insert full stop after ' <i>space provision</i> '; delete ' <i>and where</i> ' and start new sentence with ' <i>There</i> '; insert ' <i>in this area</i> ' after ' <i>open land</i> '; Line 3: insert ' <i>and this</i> ' before ' <i>Allocation</i> '
66.	Para 6.103	Line 2: insert ' <i>that</i> ' after ' <i>given</i> '
67.	Para 6.106	Line 2: delete ' <i>and</i> ' before ' <i>Policy CO1(a)</i> ' and insert ' <i>and Policy EN4 in the provision of open space</i> '

APPENDIX C

Annual Monitoring Report 2009

Planning and Housing Strategy
Borough of Spelthorne
Council Offices
Knowle Green
Staines
TW18 1XB



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List of Abbreviations

AMR	Annual Monitoring Report
CLG	Communities and Local Government
COI	Core Output Indicator
DCLG	Department for Communities & Local Government
DPD	Development Plan Document
EA	Environment Agency
EIP	Examination in Public
GOSE	Government Office for the South East
IMD	Index of Multiple Deprivation
LDF	Local Development Framework
LDS	Local Development Scheme
LP	Local Plan
ODPM	Office of the Deputy Prime Minister (now CLG)
ONS	Office for National Statistics
PDL	Previously Developed Land
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
RSL	Registered Social Landlord
SCI	Statement of Community Involvement
SFRA	Strategic Flood Risk Assessment
SPA	Special Protection Area (for birds)
SPD	Supplementary Planning Document
SNCI	Site of Nature Conservation Importance
SSSI	Site of Special Scientific Interest

Executive Summary

This is Spelthorne's fifth Annual Monitoring Report (AMR) under the new planning system and deals with the period from 1 April 2008 to 31 March 2009. It follows the style of the previous documents but is now mainly based on the emerging policies of the South East Plan, the policies of the Spelthorne Core Strategy and Policies Development Plan Document (adopted in February 2009) and the saved policies of the Spelthorne Borough Local Plan.

This report is structured around four main themes preceded by an overview of the main characteristics of the Borough and a progress report on the LDF. The key issues on each are summarised below.

i. What is Spelthorne like?

This section gives a brief overview of Spelthorne's key characteristics.

- Spelthorne is a small densely populated area with a population of 90,390 (2001 Census).
- Nearly 65% of the Borough is Green Belt and 7.0% of the urban area is within a 1 in 100 flood risk area (based on the Environment Agency Flood Map December 2007/February 2008). These are major constraints on development.
- Compared with the national average Spelthorne's population is slightly older and its average household size slightly smaller. It has a relatively small ethnic minority population.
- The proximity to Heathrow has a strong influence on the economy of Spelthorne.

ii. Progress with the Local Development Framework

This section of the report reviews the Council's progress in preparing the new Local Development Framework for the Borough.

- The Council has progressed the LDF in accordance with the milestones in the Local Development Scheme (2nd Revision) adopted on 17 April 2007.
- The Core Strategy and Policies DPD was found 'sound' following examination and adopted by the Council on 26 February 2009.
- The Allocations DPD was timetabled for a public hearing on 12 May 2009. (N.B. The Inspector's Report was subsequently published in July 2009, with the DPD being found 'sound').

iii. Housing

This section provides data on the rate and type of new housing and on the provision of affordable housing. It also sets out general information about housing in Spelthorne, including housing stock, types of dwellings, tenure, housing need and house prices.

- Housing completions have continued to meet South East Plan requirements (as shown in the Housing Trajectory – Figure 4).
- The current number of permissions indicates that the rate of completions is likely to be maintained above the required annual rate for the next few years.
- Existing commitments and identified sites demonstrate that a five year supply of deliverable sites can be met (see statement – Appendix 4).
- 100% of new and converted dwellings constructed during the year have been on previously developed land (PDL).
- 85% of all new dwellings permitted during the year were 1 and 2 bedroom.
- 93% of dwellings completed during the year have been at densities in excess of 35 dwellings per hectare.
- Affordable completions in the year represented 15% of all completions (net).

iv. Economy

The main focus of this section is on commercial development and the Borough's workforce including commuting and employment patterns.

- Fewer people are involved in managerial and professional occupations in Spelthorne compared to the Surrey average
- London attracts a large number of commuters living in Spelthorne.
- Unemployment in Spelthorne at 2.4% is the highest rate in Surrey but is below the national average of 4.0%.
- Staines is the largest town centre in the Borough and continues to be the focus for office and retail development schemes.
- There has been a particularly low level of commercial development and high level of commercial vacancies this year.

v. Environment

This section provides information on key environmental indicators.

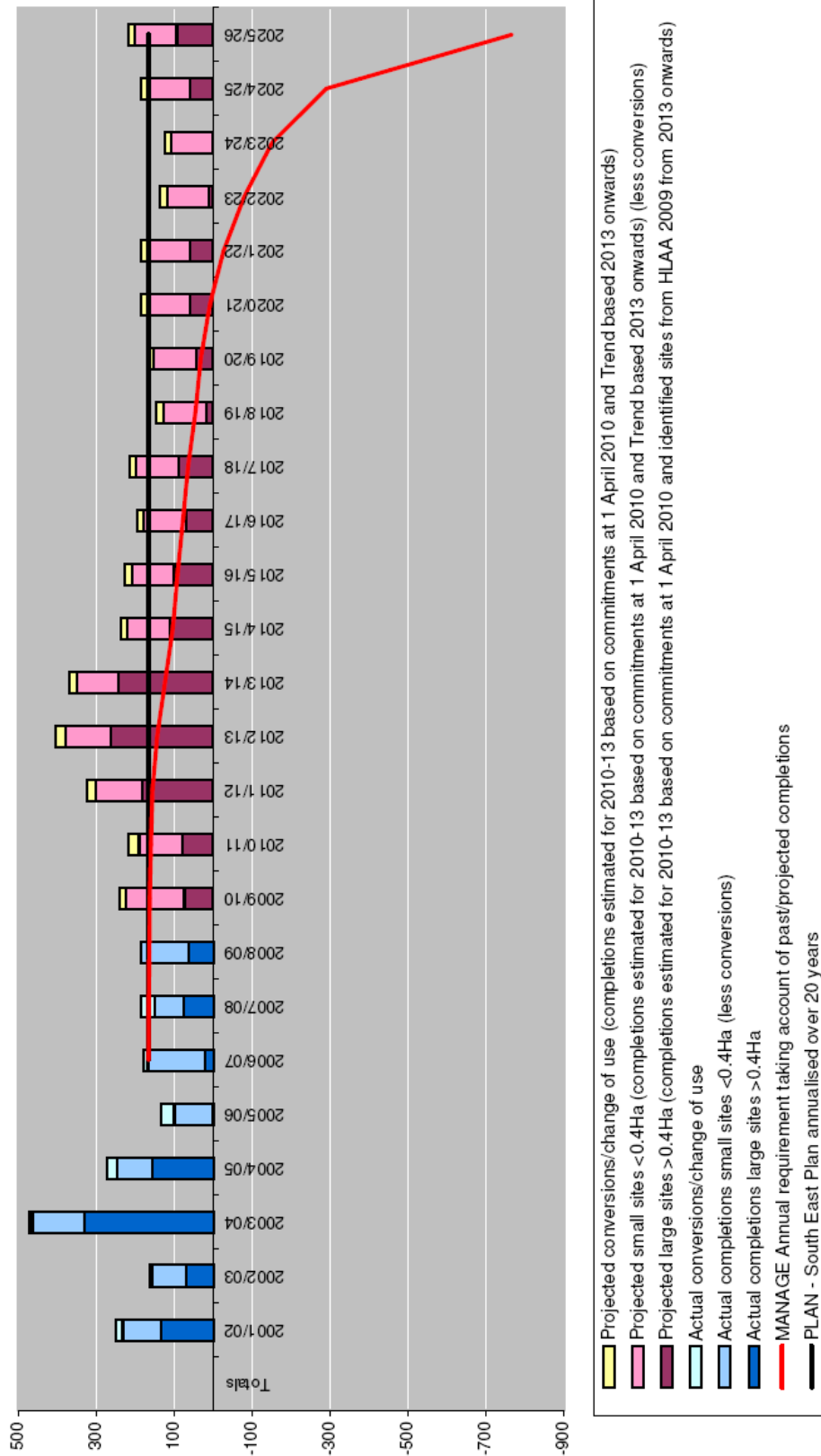
- Risk from fluvial flooding is a major issue in Spelthorne with nearly a fifth of the Borough within a 1 in 100 year flood risk area.
- No new development schemes have been permitted against the advice of the Environment Agency.
- Spelthorne contains areas of national and international significance for nature conservation. Its major reservoirs form part of the South West London Waterbodies Special Protection Area and Ramsar site.
- There has been no change in the site areas or loss of habitat since the designation of SSSIs and SNCl.

vi. Transport

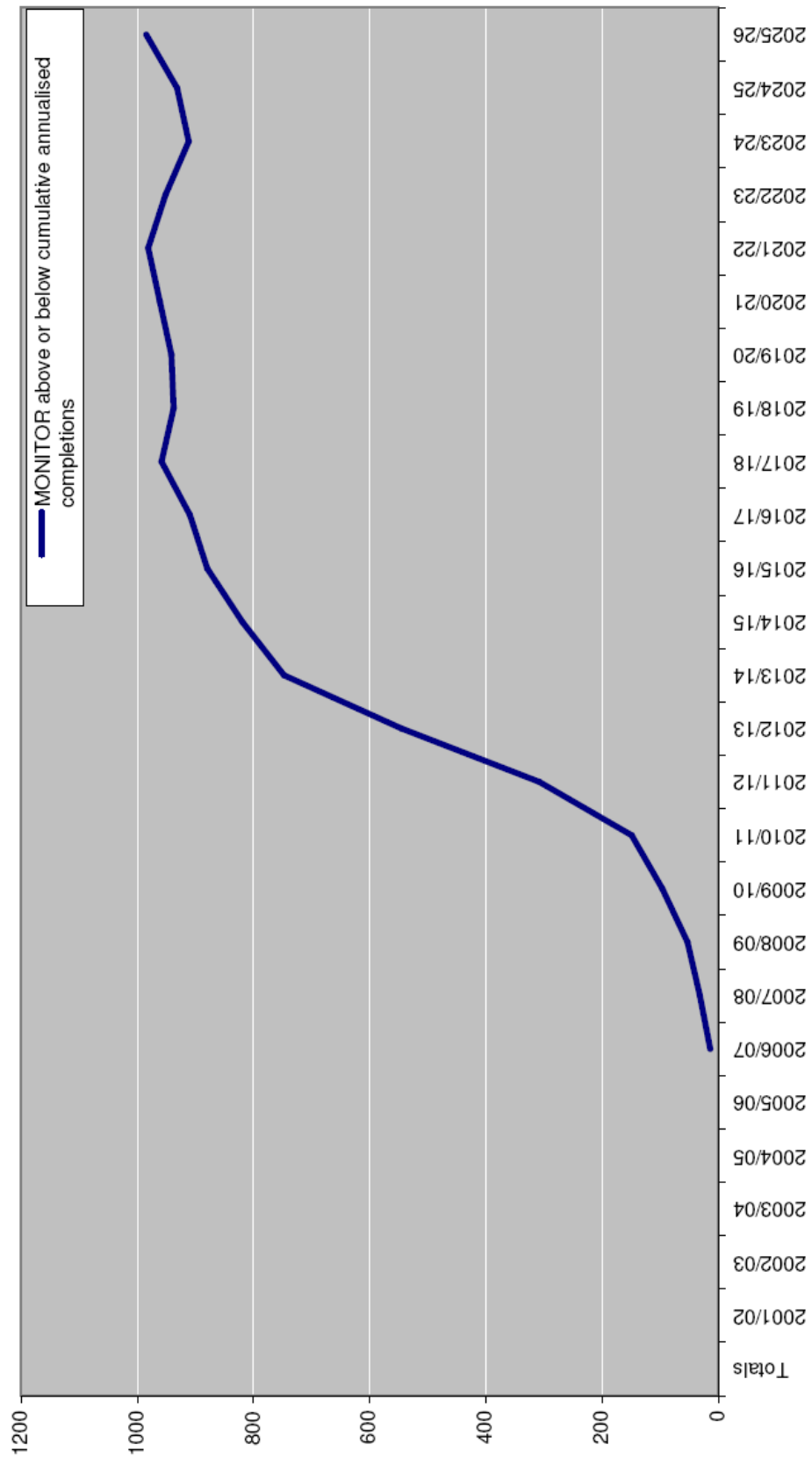
This section provides information on transport and accessibility indicators.

- Traffic congestion is an issue in Spelthorne.
- Road traffic is a major contributor to poor air quality in parts of Spelthorne.
- There is a high dependency on cars as a mode of transport.
- Non-residential developments comply with the Council's adopted parking standards.

Housing Trajectory



Monitor above and below cumulative annualised completions



1. About this document

- 1.1 As part of the Local Development Framework (LDF) local authorities are required to produce an Annual Monitoring Report (AMR). This is Spelthorne's fifth AMR under the new planning requirements. All information relating to new development in Spelthorne, or progress with the LDF has a base date of 31 March 2009 and covers the period from 1 April 2008 (referred to as the "reporting year"). The housing figures and trajectory set out in this document update any previous forecasts of housing supply.
- 1.2 The report is designed to monitor plan making progress and to assess the effectiveness of policies. Authorities must undertake five key monitoring tasks:
 - Review LDF progress against the timetable and milestones set out in the Local Development Scheme.
 - Assess the extent to which policies are being implemented.
 - Where policies are not being implemented, explain why and set out what steps are to be taken to ensure that the policy is implemented.
 - Identify the significant effects of implementing policies and whether they are as intended.
 - Set out whether policies are to be amended or replaced.
- 1.3 LDFs should be continually reviewed and revised and the AMR will be the main mechanism for assessing the framework's performance and effects. This reflects the concept of 'plan, monitor and manage', whereby the findings of monitoring feed directly into any review of policy that may be required.
- 1.4 Government guidance suggests an objective-policy-target-indicator approach to monitoring LDFs. Once objectives have been identified and the related policies developed, it is possible to identify relevant indicators and set appropriate targets against which movement away from or towards policy objectives can be clearly measured. Policies can then be adjusted accordingly.
- 1.5 In previous AMRs the Spelthorne Borough Local Plan - April 2001 (as altered in December 2004) has formed the basis for monitoring. Regulation 48(4) of The Town and Country Planning (Local Development) (England) Regulations 2004 requires Local Authorities to specify any old policies that no longer apply. On 27 September 2007 all policies in the adopted Local Plan ceased to have effect by virtue of the 2004 Regulations except for those 'saved' by a Direction from the Secretary of State. Thus for the year being monitored most of the period is covered by the 'saved' policies from the Local Plan together with the policies set out in the submitted Core Strategy and Policies DPD, which the Council agreed would apply for development control purposes from 1 August 2007. Following the Examination in September 2008 the Core Strategy and Policies DPD was found 'sound' by the Inspector. Her report was received in December 2008 and the Council subsequently adopted the DPD on 26 February 2009. Further information on the progress of the LDF and the status of various documents is provided in Chapter 3.
- 1.6 It should be noted that a significant proportion of the data on completed development recorded in the period April 2006 to March 2009 is based on planning permissions granted prior to this period. At this stage, therefore, caution is needed in using this data to assess the effectiveness of policies in the Core Strategy and Policies DPD which have only been applied since 1 April 2007.

- 1.7 The AMR continues to monitor key issues using selected indicators and relating them primarily to the 'saved' Local Plan policies and the policies in the adopted Core Strategy and Policies DPD. The format of future monitoring reports will be amended to reflect the Implementation and Monitoring Framework set out in the adopted Core Strategy and Policies DPD and the requirements of the Sustainability Appraisal.
- 1.8 This report is structured around six main themes which are:
 - i. What is Spelthorne like?
 - ii. Progress with the LDF
 - iii. Housing
 - iv. Economy
 - v. Environment
 - vi. Transport
- 1.9 Core Output Indicators (COIs) as defined in 'Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008' (July 2008) have been used to monitor key issues within these themes.
- 1.10 More detailed statistical information on a number of issues is set out in the Appendices. All information relating to floorspace or dwellings is collected and reported without the application of size thresholds unless specifically referred to in a table.
- 1.11 Also set out in this document, at Appendix 4, is the Council's five year housing land supply assessment prepared in accordance with PPS3 and Government criteria to satisfy the requirements for the allocation of Housing and Planning Delivery Grant.

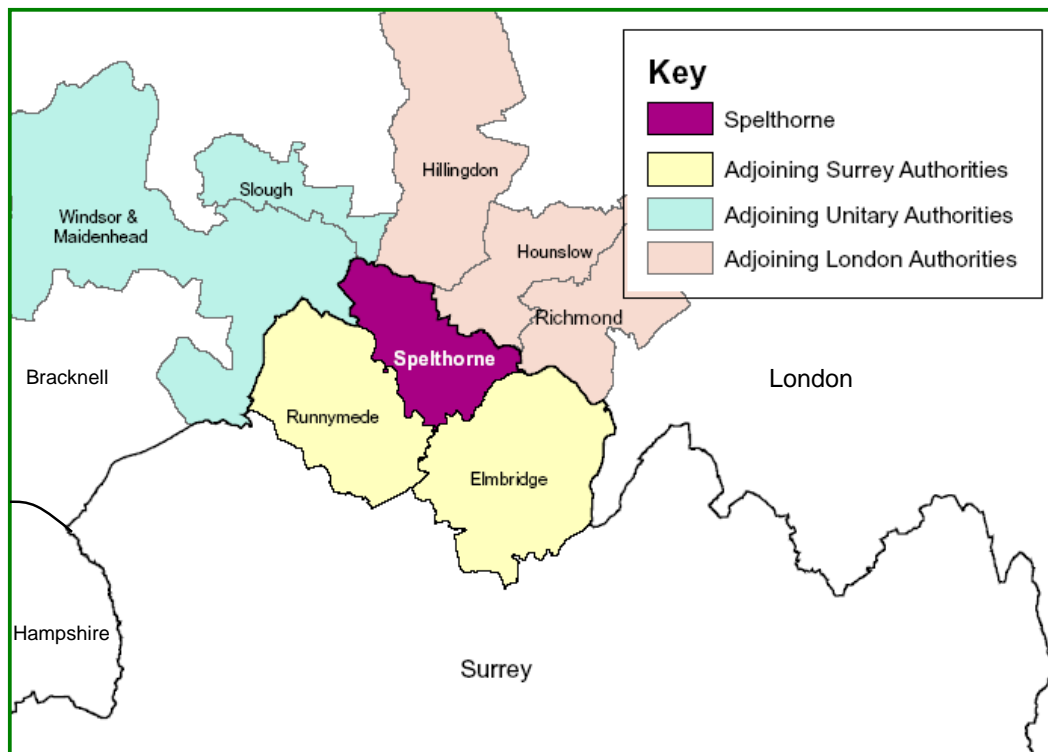
2. What is Spelthorne Like?

Key Facts

- Spelthorne is a small densely populated area with a population of 90,390 (2001 Census).
- Nearly 65% of the Borough is Green Belt and 7.0% of the urban area is within a 1 in 100 flood risk area (based on the Environment Agency Flood Map December 2007/February 2008). These are major constraints on development.
- Compared with the national average Spelthorne's population is slightly older and its average household size slightly smaller. It has a relatively small ethnic minority population.
- The proximity to Heathrow has a strong influence on the economy of Spelthorne.

- 2.1 Spelthorne lies approximately 15 miles south west of Central London. It is a relatively small but quite densely populated Borough with an area of 5,118 ha and a population of 90,390 (2001 Census). It is bounded by Heathrow Airport to the north, the River Thames to the south and London Boroughs to the east, while the M25 runs close to its western boundary. Its main towns are Ashford, Shepperton, Staines, Stanwell and Sunbury. Staines is the main commercial centre.

Map 1 Location of Spelthorne



2.2 Map 2 shows the main towns within the Borough. Table 1 shows town populations and Table 2 Ward populations from the 2001 Census.

Map 2 Borough of Spelthorne

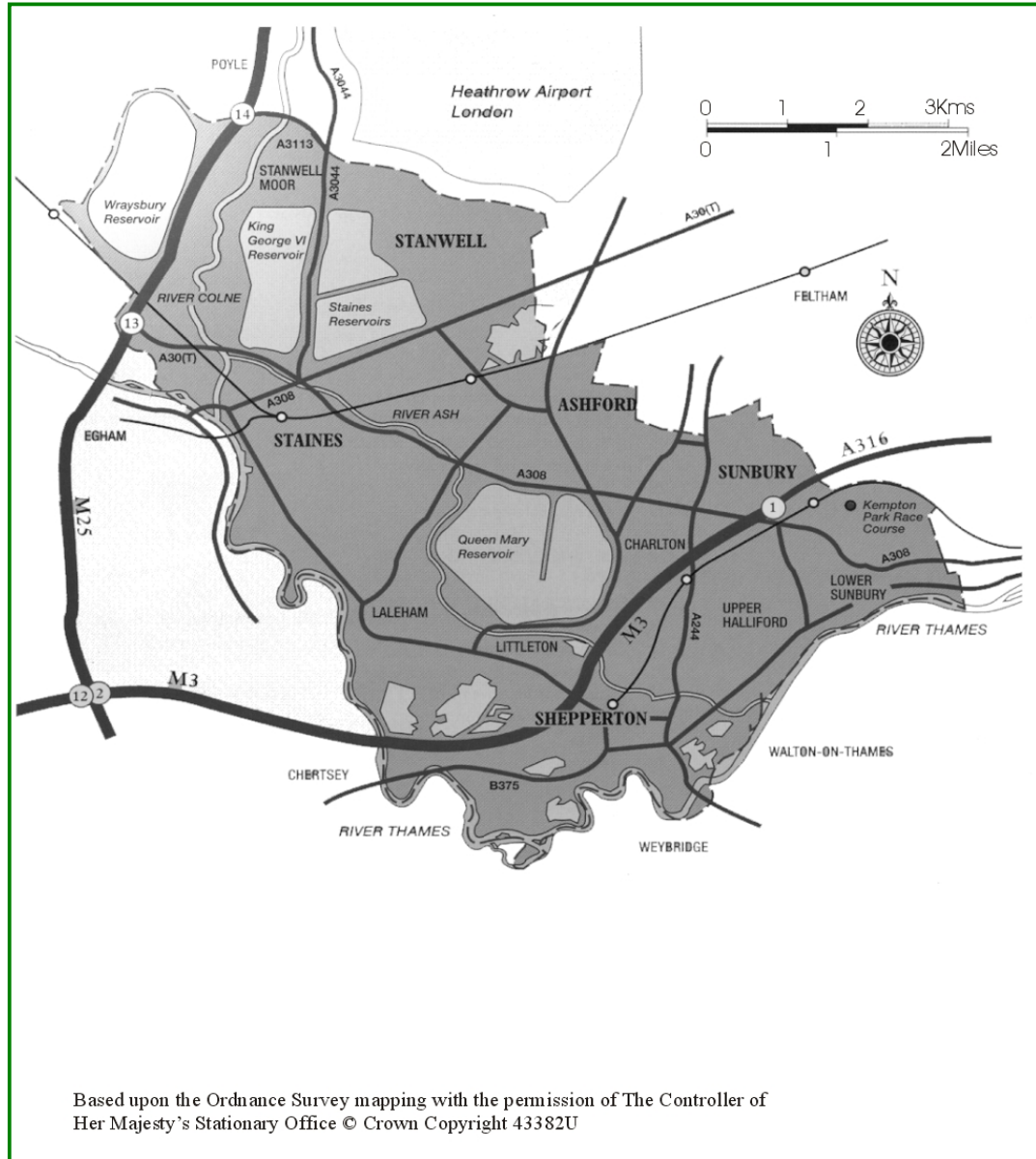


Table 1 Town Populations (2001 Census)

Town	2001
Ashford	25,240
Shepperton	10,796
Staines	20,658
Stanwell	9,903
Stanwell Moor	1,343
Sunbury	18,510
Upper Halliford	2,143

Source: Based on 2001 Census Output Areas

Table 2 Ward Populations and Households (2001 Census)

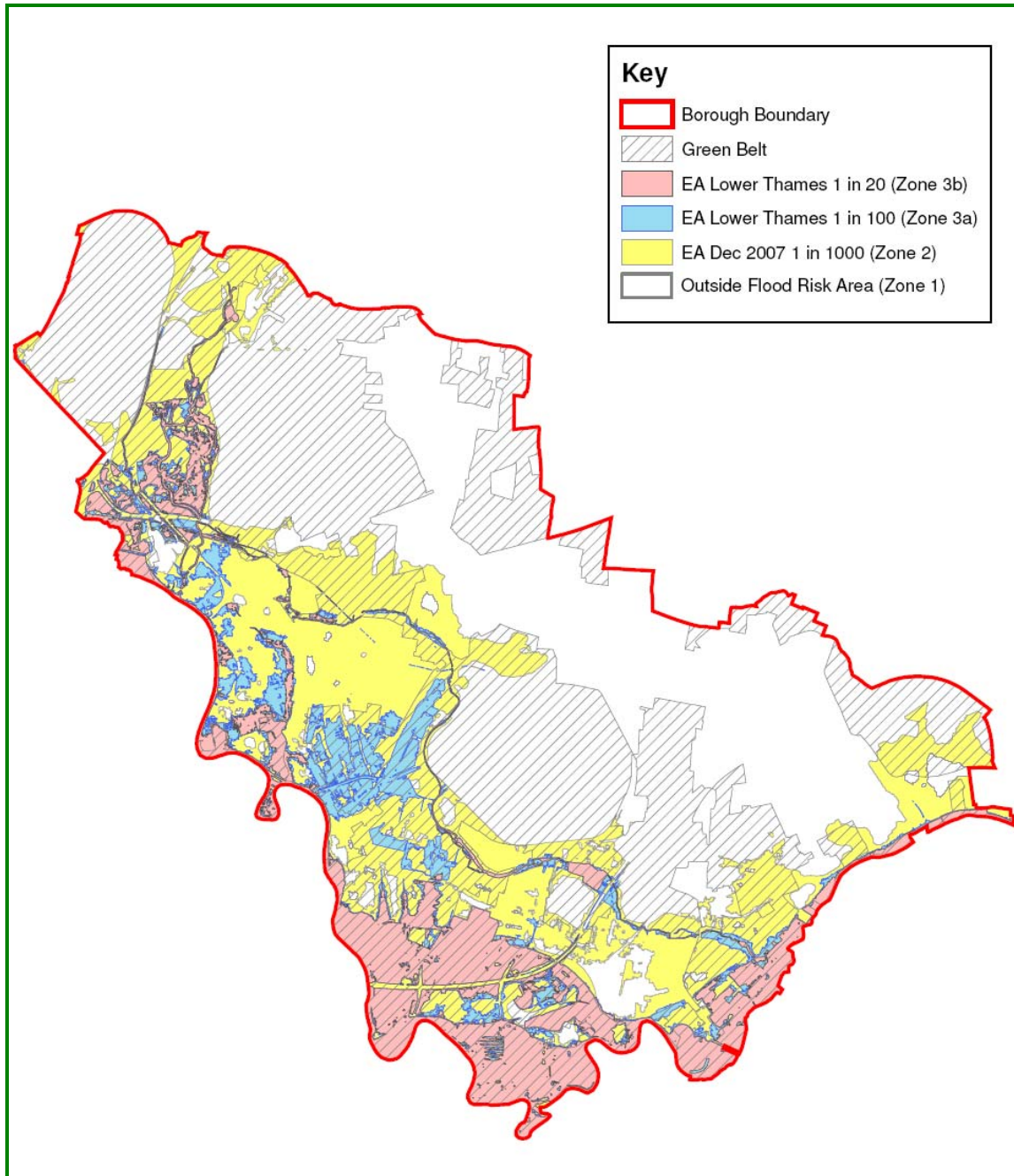
Wards	Persons	Households
Ashford Common	7671	3290
Ashford East	6958	2912
Ashford North and Stanwell South	7553	2955
Ashford Town	6772	2697
Halliford and Sunbury West	5969	2507
Laleham and Shepperton Green	7256	2997
Riverside and Laleham	6617	2846
Shepperton Town	6463	2901
Staines	7302	3457
Staines South	6739	2838
Stanwell North	7301	3242
Sunbury Common	7481	3090
Sunbury East	6308	2660
Total	90,390	38,392

(Source: 2001 Census)

Figures may not sum due to rounding

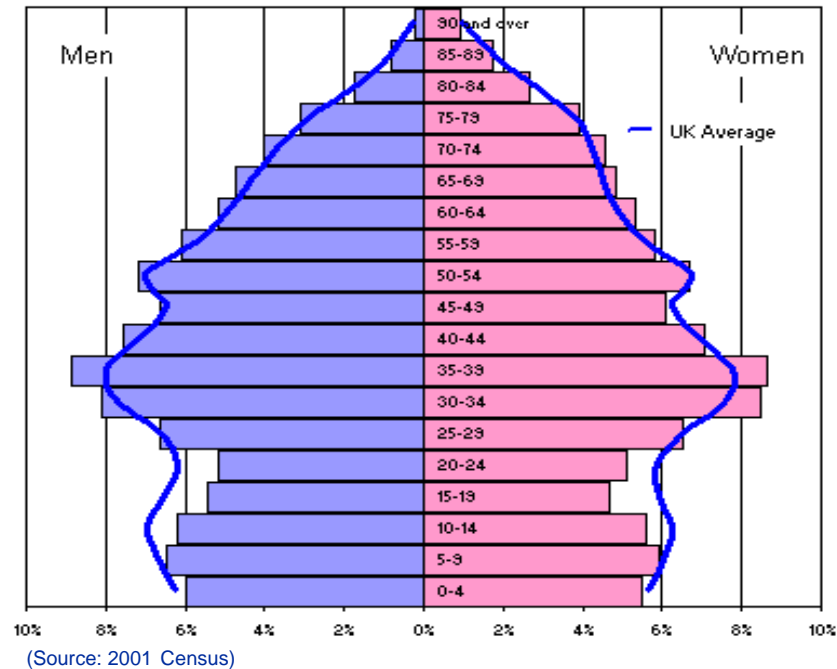
- 2.3 Spelthorne is located where the continuous built up area of London gives way to a more distinct pattern of individual towns and villages with their own separate character. Gaps between settlements are relatively small and although the stretches of open land are fragmented in some places they play a key role in defining the character of the Borough and distinguishing it from outer London.
- 2.4 Altogether approximately 65% of the Borough lies outside urban areas. This land is designated as Green Belt in recognition of its role in containing the outward spread of London and separating local towns and villages.
- 2.5 Spelthorne adjoins the River Thames. It is flat and low lying and consequently liable to flood. Overall 17.5% of the Borough, including 7.0% of the urban area, is at risk in a 1 in 100 flood event as identified initially by the Council's Strategic Flood Risk Assessment (SFRA) – December 2006 and as updated by the Environment Agency flood risk maps of December 2007/February 2008. Staines and Shepperton are the worst affected areas.
- 2.6 Map 3 shows the Green Belt and flood plain in the Borough and the extent to which they act as a constraint on development.

Map 3 Green Belt and Flood Risk Areas in Spelthorne



(Source: EA Lower Thames Flood Risk Mapping Study, February 2008 and EA data, October 2008)

Figure 1 Population of Spelthorne in relation to the national average



- 2.7 Compared with the national average, Spelthorne's population is slightly older and its average household size slightly smaller. The ethnic minority population is small (5.7%) and a relatively high proportion of the population (72.7% in 16-74 age group) is "economically active" (either in work or seeking work).
- 2.8 Spelthorne's economy includes a significant number of industrial estates distributed throughout the Borough. The decline of manufacturing nationally and regionally has seen some commercial sites lost to residential use while, in more accessible locations, redevelopment has taken place for offices or high-tech industry. In comparison with other Surrey Districts Spelthorne still has a relatively large amount of industrial floorspace. The Borough is also a significant centre for warehouse floorspace, particularly for airport-related warehousing close to Heathrow. Office employment has grown, with a particular focus on Staines town centre, although total floorspace is still below average for the Surrey Districts.
- 2.9 Outside the urban areas the water industry is a major user of land with a number of large prominent reservoirs dominating the landscape. A distinctive feature to the north and east of Staines is the extensive area of Metropolitan Common, notably Staines Moor. The Staines Commons together with the adjoining reservoirs form a substantial Site of Special Scientific Interest (SSSI). There are also a number of smaller SSSIs and Sites of Nature Conservation Importance (SNCI) of more local significance located within the Borough. The major reservoirs and other Waterbodies either form part of or support the South West London Waterbodies Special Protection Area and Ramsar site in recognition of their international significance for certain species of overwintering wildfowl.

3. Progress with the Local Development Framework

Key Facts

- The Council has progressed the LDF in accordance with the milestones in the Local Development Scheme (2nd Revision) adopted on 17 April 2007.
- The Core Strategy and Policies DPD was found 'sound' following examination and adopted by the Council on 26 February 2009.
- The Allocations DPD was timetabled for a public hearing on 12 May 2009. (N.B. The Inspector's Report was subsequently published in July 2009, with the DPD being found 'sound').

Introduction

- 3.1 In September 2004 the Planning and Compulsory Purchase Act introduced the new system of development plan making whereby Local Plans and Structure Plans would be progressively replaced by Local Development Frameworks.
- 3.2 Councils are required to set out in their Annual Monitoring Reports their progress in preparing the documents that make up the Local Development Framework against the milestones and targets set out in their Local Development Scheme.

Progress

- 3.3 A Local Development Scheme (LDS) was first adopted in June 2004 and revised in March 2005. A second revision to the Local Development Scheme was approved by the Council's Executive on 6 March 2007 and confirmed by the Secretary of State on 17 April 2007. This revision amended the programme to take account of updated guidance and requirements set out in new Planning Policy Statements. Table 3 illustrates progress against the timetable set out in that second revision. Some aspects of the LDS are now out of date and the Council will be preparing a further review of the LDS to take account of new legislation and to reflect the progress the Council has made in the preparation and adoption of its Local Development Documents.
- 3.4 On 14 June 2007 the Council submitted to the Secretary of State its Core Strategy and Policies DPD and Allocations DPD followed by a six week consultation period ending on 2 August 2007. Following a number of exploratory meetings with the appointed Inspector and GOSE, and a Pre-Examination Hearing on 3 October 2007, the Council proposed some changes to the expression of the spatial strategy in order to clarify concerns expressed by the Inspector and some third parties. These changes led to the two DPDs being re-advertised for a further 6 week consultation period from 6 March to 17 April 2008.
- 3.5 A second Pre-Hearing meeting was held on 8 July 2008 and the Examination Hearing subsequently commenced on 2 September. It lasted 9 sitting days and concluded on 17 September 2008. The Inspector's Report was received on 19 December 2008 and the Council formally adopted the Core Strategy and Policies DPD at the full Council meeting on 26 February 2009.
- 3.6 A Pre-Hearing meeting for the Allocations DPD was held on 11 March and formal notice of the Hearing to be held on 12 May 2009 was published in the press the week

commencing 23 March 2009. (Although after the base date of this AMR, the Inspector's report was subsequently published in July 2009, with the DPD being found 'sound'.

Table 3 Local Development Scheme Monitoring – up to 31 March 2009

Document	Date when stages were planned to be reached	Date stages were actually reached	Comment on Progress
Local Development Scheme	ODPM required Schemes to be submitted by the end of March 2005	First scheme was adopted on 22 June 2004, revised scheme adopted on 15 March 2005, 2 nd revision approved 17 April 2007	Scheme updated to take account of new guidance and PPS requirements
Statement of Community Involvement	Submission was planned for April 2006	Submitted March 2006 and Adopted 19 October 2006	Completed in accordance with target
Spelthorne Development Plan – Core Strategy and Policies DPD	Issues and Options stage October/ November 2005	Issues and Options consultation carried out in September to October 2005	Completed on time
	Public participation on preferred options May to June 2006	Consultation on preferred options carried out May to June 2006	Completed on time
	Submission planned for May 2007	Submitted in June 2007 in accordance with 2 nd revision LDS. Consultation 14 June to 2 August 2007	Completed on time
		Re-advertised 6 March 2008	To clarify issues relating to expression of spatial strategy
		Hearing held from 2 to 17 September 2008	
		Inspector's Report received 19 December 2008	
		DPD adopted 26 February 2009	

Document	Date when stages were planned to be reached	Date stages were actually reached	Comment on Progress
Spelthorne Development Plan – Allocations DPD	Issues and Options stage October/ November 2005	Issues and Options consultation carried out in September to October 2005	Completed on time
	Public participation on preferred options May to June 2006	Consultation on preferred options carried out May to June 2006.	Completed on time
	Submission planned for May 2007	Submitted in June 2007 in accordance with 2 nd revision LDS Consultation 14 June to 2 August 2007	Completed on time
		Re-advertised 6 March 2008 Pre Hearing Meeting 11 March 2009	To clarify issues relating to expression of spatial strategy
Proposals Map DPD	Submission planned for May 2007	Submitted in June 2007 in accordance with 2 nd revision LDS Consultation 14 June to 2 August 2007 Adopted 26 February 2009	Completed on time
Planning Briefs for the Elmsleigh Centre, Bridge Street Car Park and Knowle Green Council Offices, Staines	Public participation planned for October to November 2008	Consultation on initial draft carried out May to June 2006	LDS revised due to additional requirements and to take account of changed circumstances No further progress
Development Control SPD, Affordable Housing SPD	Public participation planned for October - November 2008	Initial consultation carried out in May – June 2006 but later stages deferred to facilitate additional work on DPD preparation	LDS revised due to additional requirements and to take account of changed circumstances No further progress

4. Housing

Key Findings

- Housing completions have continued to meet South East Plan requirements (as shown in the Housing Trajectory – Figure 4).
- The current number of permissions indicates that the rate of completions is likely to be maintained above the required annual rate for the next few years.
- Existing commitments and identified sites demonstrate that a five year supply of deliverable sites can be met (see statement – Appendix 4).
- 100% of new and converted dwellings constructed during the year have been on previously developed land (PDL).
- 85% of all new dwellings permitted during the year were 1 and 2 bedroom.
- 93% of dwellings completed during the year have been at densities in excess of 35 dwellings per hectare.
- Affordable completions in the year represented 15% of all completions (net).

Introduction

- 4.1 This section sets out general information about housing in Spelthorne, including housing stock, types of dwellings, tenure, housing need and house prices. It provides data on the rate and type of new housing and on the provision of affordable housing.

Context

- 4.2 A large proportion of the existing housing stock was built between 1930 and 1970. A very high proportion is owner occupied and comprises, in the main, detached, semi-detached and terraced housing. Some 12% of the stock is social housing managed by Registered Social Landlords (RSLs) while private rented accommodation represents about 8% of stock – see Table 5.
- 4.3 House prices have continued to fall during the year as a consequence of the downturn in the economy. Table 6 and Figure 2 illustrate changes over the last five years while Figure 3 shows the average house price in Spelthorne compared with those in adjoining Boroughs. The Housing Needs and Stock Condition Survey carried out in 2006 (published December 2006) highlighted the significant affordability gap, particularly at the “access level” for first time buyers. The housing needs survey also confirmed the significant requirement for one and two bedroom accommodation which exceeds the proportion of such smaller dwellings in the overall housing stock.

Table 4 Housing Stock and Type 2001

Dwelling type	Number	Percentage
Total number of properties	39,305	100.0%
Detached houses	8,070	20.5%
Semi-detached houses	13,954	35.5%
Terraced houses	8,412	21.4%
Flats/maisonettes	8,499	21.6%
Non-permanent	370	0.9%
Vacant	913	2.3%

(Source: Census 2001)

Table 5 Household Tenure 2001

Tenure	Number	Percentage of total housing stock
Owned	30,371	79%
Social rented	4,538	12%
Private rented	2,976	8%
Rent free	507	1%

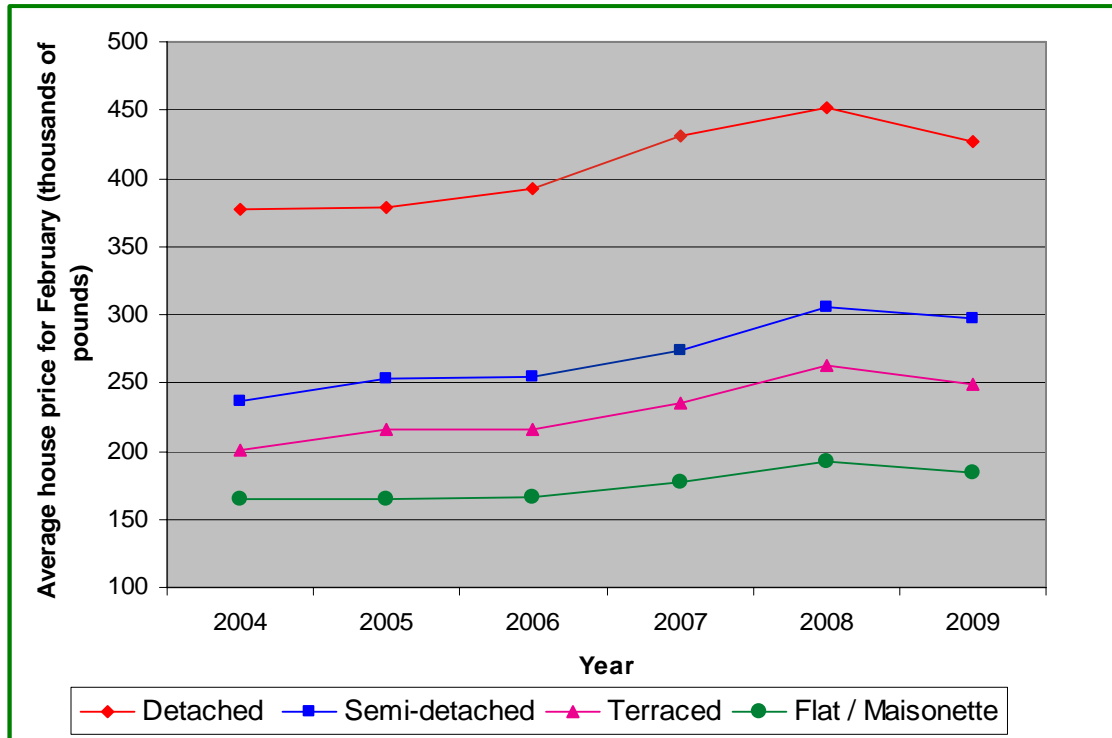
(Source: Census 2001)

Table 6 House prices in Spelthorne by type of dwelling 2004 - 2009

Year (February)	Type of Dwelling			
	Detached	Semi-detached	Terraced	Flat/ Maisonette
2004	£376,800	£236,700	£201,100	£165,100
2005	£379,000	£253,700	£215,300	£164,700
2006	£391,800	£255,000	£215,700	£166,400
2007	£430,500	£274,400	£235,800	£176,900
2008	£451,900	£305,600	£262,800	£192,200
2009	£426,600	£296,800	£249,300	£183,600
%change 2004 - 2009	+11.7%	+20.2%	+19.3%	+9.8%

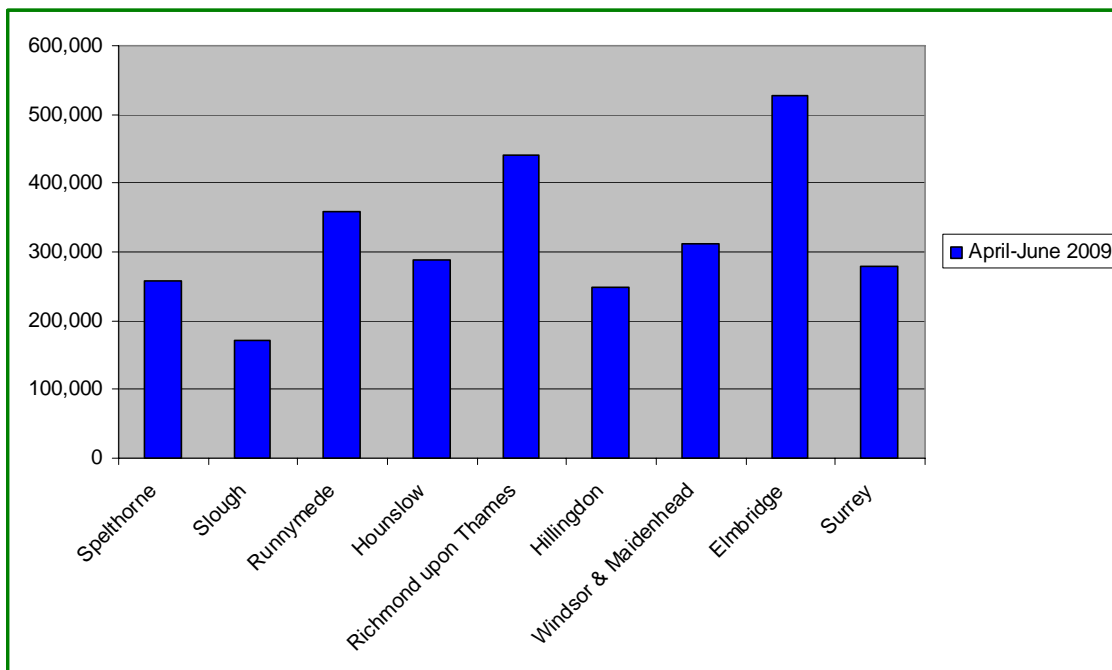
(Source: Figures from Hometrack; © Hometrack)

Figure 2 House prices in Spelthorne by type of dwelling 2004 – 2009



(Source: Data from Hometrack; © Hometrack)

Figure 3 Average house prices in Spelthorne and neighbouring authorities



(Source: Land Registry)

Housing Provision

Core Strategy and Policies DPD Policy SP2: Provide sufficient dwellings to meet the proposed South East Plan requirement.

Target: South East Plan – at least 3320 dwellings to be completed between 2006 and 2026.

Progress

- 4.4 Housing Trajectories are used to demonstrate the progress on delivering the overall housing requirement. Table 7 - Housing Trajectory Data records the level of net new housing completions over the last five years and calculates the average rate at which housing completions must continue to meet the overall housing requirement. The trajectory also indicates the elements of housing supply over the plan period. The notes with the table explain the purpose and function of the various components of the trajectory. Although the trajectory was originally reproduced in the submitted Core Strategy and Policies DPD it is not reproduced in the adopted version but is updated and published only in the AMR.
- 4.5 The trajectory has been updated to reflect the dwelling requirement of the proposed changes to the South East Plan to 2026, which effectively supersedes the shorter term requirement of the Surrey Structure Plan. The dwelling requirement for the Plan period is based on the South East Plan figures proposed by the Panel following the EIP and subsequently endorsed by the Secretary of State in her proposed changes to the South East Plan (July 2008). Spelthorne is required to provide 3320 dwellings at an average rate of 166 per annum. The supply to meet future requirements comprises dwellings currently under construction and those with planning permission, estimated annual completions for conversions and small sites and identified large sites. The estimate for completions on small sites (<0.4ha) to meet the overall housing requirement is based on the overall findings and trend calculations set out in of the Housing Land Availability Assessment 2006 and the Update 2008.
- 4.6 Local Authorities are now required by PPS3 to demonstrate that they can deliver a five year supply of housing sites that are available, suitable and achievable. Appendix 4 sets out the Council's statement on its current five year supply position for the period 2010 to 2015 based on the assumption of 210 completions in the current year to 31 March 2010. This statement follows the advice produced by The Department for Communities and Local Government having regard to the criteria for Housing and Planning Delivery grant purposes. Accordingly it sets out an assessment based on both the approved Structure Plan requirement figure for 2001 – 2016 of 2580 dwellings and the requirement proposed in the South East Plan for the period to 2026.

Table 7 Housing Trajectory Data (COIs H2(a)-(d))

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Totals																									
Actual completions (net)	249	164	473	272	134	180	184	187	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Actual conversions/change of use	17	8	9	26	34	13	33	2																	
Actual completions small sites <0.4Ha (less conversions)	99	88	133	90	99	146	76	122																	
Actual completions large sites >0.4Ha	133	68	331	156	1	21	75	63																	
Annual Losses	53	25	22	32	29	48	38	28	32																
Projected completions					0	0	0	0	209	219	325	403	368	238	226	196	215	145	170	186	136	126	186	219	
Projected annual completions (Allocation sites and trend based)								209	219	325	403	368	238	226	196	215	145	170	186	136	126	186	219		
Projected conversions/change of use (completions estimated for 2010-13 based on commitments at 1 April 2010 and Trend based 2013 onwards)						0	0	0	18	29	24	25	18	18	18	18	18	18	18	18	18	18	18	18	18
Projected small sites <0.4Ha (completions estimated for 2010-13 based on commitments at 1 April 2010 and Trend based 2013 onwards) (less conversions)						0	0	0	149	110	120	115	108	108	108	108	108	108	108	108	108	108	108	108	108
Projected large sites >0.4Ha (completions estimated for 2010-13 based on commitments at 1 April 2010 and identified sites from HLAA 2009 from 2013 onwards)						0	0	0	74	90	181	263	242	112	100	70	89	19	44	60	60	10	0	60	93
PLAN - South East Plan annualised over 20 years						166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166	166
MONITOR above or below cumulative annualised completions					14	32	53	96	149	308	545	747	819	879	909	958	937	941	961	961	951	911	931	984	
MANAGE Annual requirement taking account of past/projected completions					166	165	164	163	160	156	144	124	104	92	78	65	46	32	9	-26	-79	-151	-290	-765	

Notes:

Actual completions Net completions for the previous six years.

Projected completions The figures for 2009-10 are based on current levels of sites under construction and outstanding planning permissions. The figures for subsequent years are based on the trend based forecast for small sites and conversions (includes change of use). The large site figures are based on identified sites.

Plan Draft South East Plan annualised allocation over 20 years

Monitor This row illustrates how many dwellings have been, or are projected to be, completed above or below the planned rate at any particular time. The figure illustrate either an under or oversupply.

Manage The figure in this row represent the number of completions needed to meet the South East Plan allocation taking into account and shortfalls or surpluses in previous years.

Table 8 Data on large sites identified in the HLAA

	Totals	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Large sites identified in HLAA (Update 2008)																										
28-44 Feltham Road, Ashford (SA19/001)	23																							10		13
158-166 Feltham Road, Ashford (SA20/002)	75														25	25	25									
Land adj. Feltham Hill Rd & Poplar Rd (SA20/004)	39		PP part													20	19									
Works adj. Harrow Road, Ashford (SA05C/002)	50																			20	20	10				
Gresham Road, Staines (SA13/008)	100																							50		50
Rodd Estate, Shepperton (SA37/001)			PP																							
Moor Lane, Staines (SA11/001)	30																									30
Riverside Works, Fordbridge Rd, Sunbury (SA28/002)	88										28	30	30													
Bridge Street Car Park, Staines (SA11/002)																										
The Elmsleigh Centre, Staines (Ph 3) (SA12/001)																										
The Elmsleigh Centre, Staines (Ph 4) (SA12/001)	124																									
Thames Water Depot, Charlton Road, Charlton (SA32B/006)																										
Ashford Hospital, Ashford (SA15/006)	152											50	50	52												
St Michaels Road, Ashford (SA19/014)															30											
Centrica 2 Site, Fairfield Avenue, Staines (SA19/004)	60																									
Kingston Road Car Park, Staines (SA09/003)	90											30	30	30												
Holywell Way, Stanwell (SA15/007)	134		PP Part													45	45	44								
Spelthorne College Church Road Ashford (resid element)																										
Total HLAA Sites	965								0	0	0	28	110	110	112	100	70	89	19	44	60	10	0	60	0	83

Figure 4 Housing Trajectory

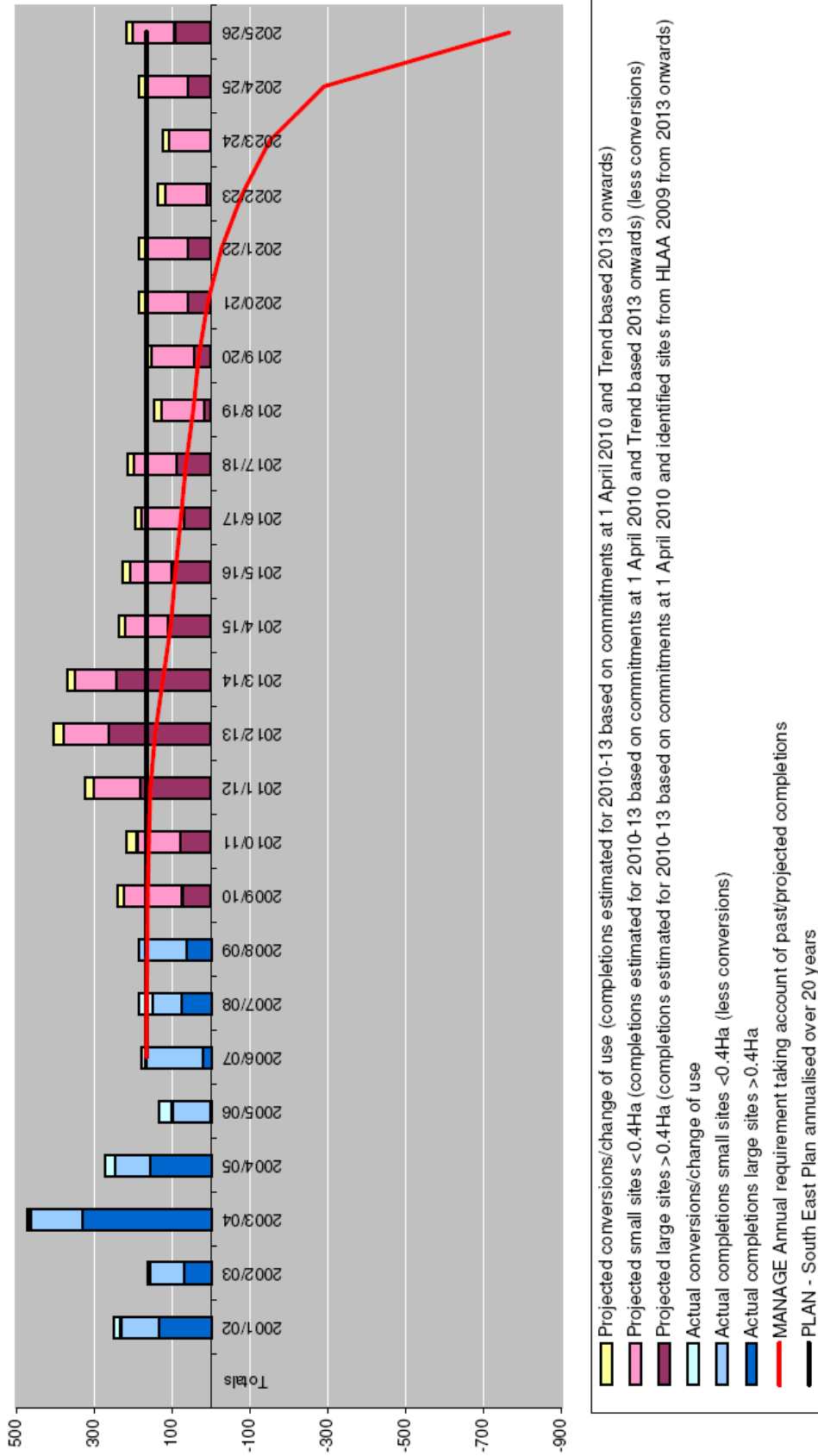


Figure 5 Monitor above and below cumulative annualised completions

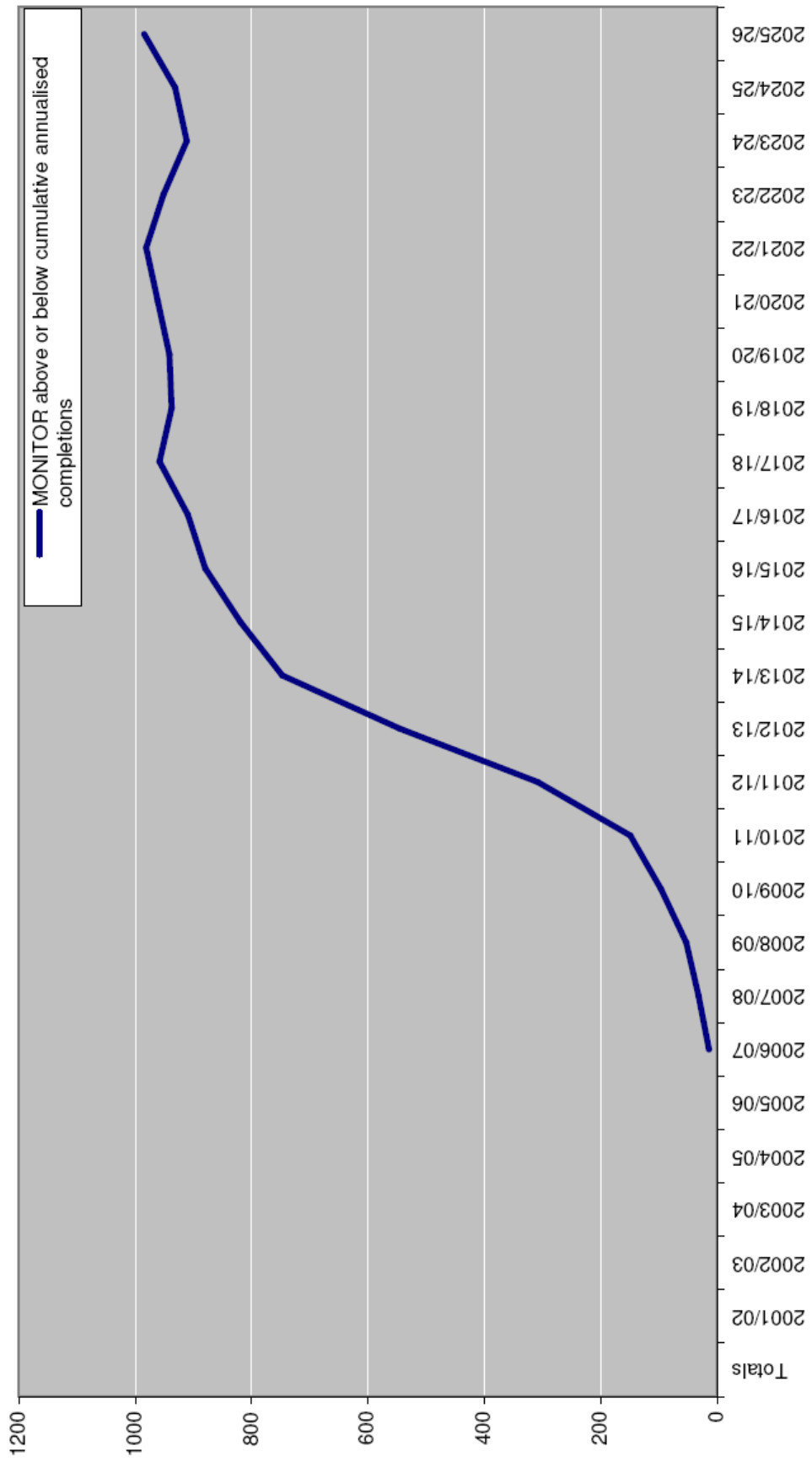


Table 9 Outstanding planning permissions, under construction and completions (COI H2b)

As at 31 March 2009	Small sites (less than 0.4ha)	Large sites (0.4 ha or greater)	Total dwellings – all sites
Completions (2008 – 2009)	151	64	215
Losses (2008 – 2009)	27	1	28
Net Completions	124	63	187
Units under construction	172	74	246
Units not started on sites under const	0	57	57
Units with outstanding planning permissions (net)	408	69	477
Units pending section 106 agreement (net)	10	392	402
Total units outstanding	590	592	1182

(Source: In house monitoring)

Table 10 HLA A 2009 update - Identified large sites (without planning permission)

No	Site Location	2006 Net units	2008 update Net units	2009 update Net units	Status at 31 March 2009
A1	28-44 Feltham Road Ashford	23	23	23	Allocation site
A2	158-166 Feltham Road, Ashford	60	75	75	Allocation site
A3	Land adj Feltham Hill Road and Poplar Road Ashford	70	90	*39	Allocation site planning permission for 51 units granted on part of site.
A4	Works adj Harrow Road Ashford	36	50	50	Allocation site
A5	Steel Works and Builders Merchants Gresham Road Staines	100	100	100	Allocation site
A6	Rodd Estate Govett Avenue Shepperton	85	*	*	Allocation site under construction for 95 net dwellings
A7	Builders Merchant Moor Lane Staines	30	30	30	Allocation site
A8	Riverside Works Fordbridge Road Sunbury	50	88	88	Allocation site
A9	Bridge Street Car Park Staines	75	143	*	Allocation site with in principle planning permission for 143 units subject to S106 agreement
A10	Elmsleigh Centre (Phase 3) Staines	35	124	*	Allocation site with in principle planning permission for 124 units subject to S106 agreement
A10	Elmsleigh Centre (Phase 4) Staines	60	124	124	Allocation site
HLAA 2006	Thames Water Depot Charlton Road	35	35	*	Under construction for 35 dwellings
HLAA 2006	Land at Ashford Hospital, Ashford	75	170	152	Identified site. Planning application for 170 units withdrawn, revised scheme submitted.
HLAA 2006	St Michaels Road Ashford	25	*	*	Identified site with planning permission for 17 net dwellings

No	Site Location	2006 Net units	2008 update Net units	2009 update Net units	Status at 31 March 2009
HLAA 2006	Centrica Site Fairfield Avenue	40	60	60	Identified site
HLAA 2006	Kingston Road Car Park	50	90	90	Identified site
HLAA 2006	Holywell Way Stanwell	170	174	134	Identified site. Planning permission subject to S106 agreement granted in principle for (phase 1) 40 net units
New site	Spelthorne College Church Road Ashford	-	34	*	Identified site with planning permission for 34 net dwellings subject to S106 agreement.
Total Supply from identified large sites		1019	1410	965	

(Source: HLAA Update 2008)

* The number of units on these sites is included in Table 9 under 'large sites with planning permission'

Commentary

- 4.7 The first three years of the South East Plan period since 1 April 2006 have produced 551 net completions with a further 303 dwellings on sites under construction at 1 April 2008. Units with planning permission but not yet started and those subject to the completion of a legal agreement (Section 106) at that date provide for a further 879 dwellings. For the purpose of the housing trajectory and the calculation of the five year housing land supply assessment it has been assumed that sites under construction at the beginning of the year will be completed during the current 'reporting' year to 31 March 2009. Making an allowance for residential losses that will occur during the year as a result of new schemes starting provides a best estimate of completions in the current year of 210. Given the past trends in implementation rates of planning permissions in the Borough it has been assumed that all other outstanding permissions will then be implemented over the next three year period to 2013 but with the assumption that implementation of sites still subject to the completion of a Section 106 agreement will be extended into a fourth year. These assumptions are incorporated into the housing trajectory. For the early part of the plan period, despite the economic downturn it is still anticipated that completions rates are likely to continue to exceed the required rate.
- 4.8 Allocation sites and further sites identified as part of the 2008 Update to the HLAA will provide a further 965 dwellings and the trajectory shows how these sites are likely to come forward over the plan period. Without any inclusion of a small sites estimate, planning permissions and identified sites currently represent some 13.4 years supply from April 2009 based on the required residual completion rate of 160 dwellings per annum.

Development on Previously Developed Land (PDL)

Core Strategy and Policies DPD Policy SP1: Location of development

Target:

- DPD – at least 95% of all new development to be on PDL.
- Structure Plan – 90% of new housing to be provided on PDL (also BVPI 106).
- RSS – at least 60% of all new development in the South East to be on PDL.

Progress

Table 11 Percentage of new and converted dwellings on previously developed land (COI H3)

	All dwellings	On previously developed land (PDL)	Percentage of dwellings provided on PDL
Total dwellings (gross) completed (new build and redevelopment)	239	239	100%
Total conversions and change of use	8	8	100%
Total – all new dwellings (gross)	247	247	100%

(Source: In house monitoring)

Commentary

- 4.9 All targets for new residential development on previously developed land have been met. Current permissions confirm that the policy of maximising the recycling of urban land is being sustained. Some 67% of land with residential planning permission (including conversions) is already in residential use while 33% is in some form of commercial use.

Size and type of dwellings

Core Strategy and Policies DPD Policy HO4: Housing Size and Type

Target:

- To achieve 80% one and two bed units in schemes that propose 4 or more dwellings, including conversions.
- To provide 400 units of extra care housing on suitable sites by 2026.

Progress

Table 12 Percentage of 1 and 2 bedroom units on sites with 4 or more dwellings granted planning permission in 2008/09

	Schemes	Dwellings	Units by Bedrooms				% of 1 & 2 bed
			1	2	3	4+	
New planning permissions 08/09	60	275	85	149	21	20	85%
Total relevant schemes (4 or more dwellings)	18	200	71	118		7	95%
Relevant schemes (included above) where 1 & 2 bed units represent less than 80% of total	1	13		10	3	0	77%

Commentary

- 4.10 This year 1 and 2 bedroom dwellings have made up 85% of all new housing granted planning permission. In relation to schemes of 4 or more dwellings, the overall provision of 1 and 2 bedroom units has risen to 95%. Only one eligible scheme has fallen below the target level of 80% but even this has achieved a level of 77%. Of the 60 schemes granted permission this year 36 provides 100% 1 and 2 bedroom dwellings.
- 4.11 Since the start of the plan period one scheme of 40 extra care units has been completed at Beechwood Court and a further 39 units at the Benwell site in Sunbury were granted planning permission in September 2008. In addition the Stanwell New Start proposals include provision for another 44 extra care units in the second phase of construction.

Housing density

Core Strategy and Policies DPD Policy HO5: Density of Housing Development

PPS 3: Requires LPAs to encourage development of at least 30 dwellings per hectare

Target:

- The density of any residential scheme to be at a minimum of 35 dwellings per hectare.
- Overall average density of all completions to be 40 dwellings per hectare.

Progress

Table 13 Percentage of new dwellings completed between 2006 and 2009 at <35 dwellings per ha; 35-75 dwellings per ha; >75 dwellings per hectare

	Sites completed in year	Average Density of completed sites	Number of individual dwellings completed	Percentage of dwellings completed at different density ranges		
				<35	35-75	>75
2006 – 2007	40	64	225	6%	21%	73%
2007 – 2008	43	59	200	10%	21%	69%
2008 – 2009	35	69	247	6%	19%	74%
Total	118	64	672			

Table 14 Percentage of new dwellings on sites of 10 or more units completed between 2006 and 2009 at <35 dwellings per ha; 35-75 dwellings per ha; >75 dwellings per hectare.

Year	Sites of over 10 units completed in year	Average Density of completed sites	Number of individual dwellings completed	Percentage of dwellings completed at different density ranges		
				<35	35-75	>75
2006 – 2007	5	101	133	0%	0%	100%
2007 – 2008	5	86	97	0%	13%	87%
2008 – 2009	8	92	180	0%	9%	91%

Commentary

- 4.12 Since 2006 the average density for all completed sites has been 63dph. Inevitably there have been some fluctuations, particularly where small sites are concerned. Average densities for sites of 10 units and more remain at significantly higher levels and figures for the last three years show a significant number of units being built at densities in excess of 75 dwellings per hectare. The policy of requiring a high

proportion of one and two bedroom units in most schemes is also relevant to the achievement of higher densities.

Affordable Housing

Core Strategy and Policies DPD Policy HO3: Affordable Housing

Target:

- 40% of all net additional dwellings to be affordable.
- DPD - Negotiate for 50% of affordable dwellings to be affordable on sites of 15 units or more or greater than 0.5 ha.
- Proportion of shared ownership units not to exceed 35% of all affordable units in any scheme.

Context

- 4.13 The Government's policy guidance on affordable housing is set out in PPS3 published in November 2006 and confirms the need to negotiate for affordable housing. The Local Plan Policy required an element of affordable housing in all schemes above a threshold of 15 units. Research had suggested that, due to the nature of schemes, continuing to use such a threshold would fail to deliver an overall 40% of affordable housing. For this reason the submitted Core Strategy and Policies DPD applied a lower threshold of 10 dwellings or 0.3 ha in Policy HO3. However, following her examination of the DPD the Inspector was not satisfied from the evidence before her that a lower threshold could be justified in terms of viability, particularly in the light of the current economic downturn. Policy H03 was therefore adopted, as amended by the Inspector, to refer to the national threshold of 15 units or 0.5ha. For clarity, the monitoring of affordable housing for the year ending 31 March 2009 has been based solely on the requirements of the adopted policy.
- 4.14 All affordable housing for rent is managed by Registered Social Landlords and for each scheme granted planning permission the Council has 100% nomination rights. One important indicator relating to the achievement of affordable housing policies is the size and composition of the joint Housing Register. Table 15 updates Table 7 set out in Appendix D of the Spelthorne Housing Market Assessment (January 2007). The significant decrease in the size of the housing register in the current year is due to the Council commencing a full review and update of the register in preparation for the introduction of a Choice Based Lettings scheme in 2009.

Table 15 Housing register data (at 31 March)

	2004	2005	2006	2007	2008	2009
Total on Spelthorne Housing Register at 31 March each year	2832*	2898	2983	3443	3974	2735
Net annual change to waiting list (previous year to current year)	+65	+65	+85	+460	+531	-1239
Gross annual acceptances to Spelthorne Housing Register in year to 31 March	1022	959	1013	1021	1041	927
Total net new lets (new build and re-lets from existing RSL stock) in year up to 31 March – of which						
re-lets from stock are	183	155	190	184	188	152
lets into new build are (excludes shared ownership)	31	40	6	50	27	48

* Figure for 2004 is an estimate

Progress

Table 16 Number of affordable homes provided per year since 2006 (COI H5)

Year	Affordable dwellings completed (gross)	Affordable dwellings lost in year	Affordable dwellings completed (net)	Rent		Shared ownership		Other/not specified	
				gross units	%	gross units	%	gross units	%
2006 – 07	81	13	68	69	85%	12	15%	0	0
2007 – 08	22	0	22	21	95%	1	5%	0	0
2008 – 09	57	0	57	41	72%	16	28%	0	0
Total	160	13	147	131	82%	29	18%	0	0

(Source: In house monitoring)

Table 17 Affordable dwellings (net) outstanding (at March 2009)

Site address	Status	Number of affordable units			Affordable element as % of total scheme
		Rent	S/O	Other/ not specified	
Rodd Site Govett Ave Shepperton	Under construction	24	10	0	35
Lex Transfleet Depot Charlton	Under construction	6	0	0	17
St Michael's Rd Ashford	Planning Permission	0	0	17	96
Benwell site Downside Sunbury	Planning Permission	27	0	0	69
Crooked Billet London Rd Staines	Planning Permission	9	7	0	55
Majestic House London Rd Staines	Planning Permission	9	4	0	52
75 Kingston Rd Staines	Planning Permission	8	0	0	100
Brooklands College Ashford	Pending Section 106	0	0	17	50
Bridge St car park Staines	Pending Section 106	49	22	0	50
Telecom site (part) Poplar Rd	Pending Section 106	12	5	0	33
Stanwell New Start (phase 1)	Pending Section 106	20	0	0	38
Elmsleigh Centre (phase 3) Staines	Pending Section 106	43	0	0	35
John Kaye Court Shepperton	Pending Section 106	4	0	0	100
Sub Totals		211	48	34	
Total					293

(Source: In house monitoring)

Table 18 Percentage of affordable dwellings (gross) granted planning permission compared to all housing development (2008-2009)

Site address	Dwellings (net)	Eligible dwellings (above threshold) as % of all dwellings	Affordable Units as percentage of permitted dwellings
Total dwellings granted planning permission in year (2007/08)	275	-	14.9%
Total dwellings on sites above 15 unit threshold granted in year	74	26.9%	55.4%
Total Affordable Units granted planning permission in year	41	-	

(Source: In house monitoring)

Commentary

- 4.15 The adopted policy threshold of 15 units as required by the Inspector has reduced the opportunities to negotiate affordable housing on a larger number of smaller sites. In practical terms this has not made any significant difference because the lower threshold in the submitted policy, for the short time it was being applied, had failed to achieve any additional affordable dwellings. This was partly due to the economic downturn and its effect on the viability of sites. This year's total of 57 net affordable units completed represents 30.5% of all net completions compared with the 40% target of net completions. Sites currently under construction and in the pipeline suggest that a much better level of provision is starting to come forward particularly in the larger schemes which have been permitted more recently. The overall balance of rented to shared ownership dwellings is being maintained within the requirements of policy.

5. Economy

Key Findings

- Fewer people are involved in managerial and professional occupations in Spelthorne compared to the Surrey average
- London attracts a large number of commuters living in Spelthorne.
- Unemployment in Spelthorne at 2.4% is the highest rate in Surrey but is below the national average of 4.0%.
- Staines is the largest town centre in the Borough and continues to be the focus for office and retail development schemes.
- There has been a particularly low level of commercial development and high level of commercial vacancies this year.

Introduction

- 5.1 The main focus of this section is on commercial development in the Borough. A brief overview of Spelthorne's workforce including commuting to and from the Borough and unemployment is also presented in this section. Detailed information on economy and employment is contained in the Economy and Employment Land Study - May 2006. An update report was published in April 2007 and both documents formed part of the evidence base for the LDF.

Context

a) Workforce

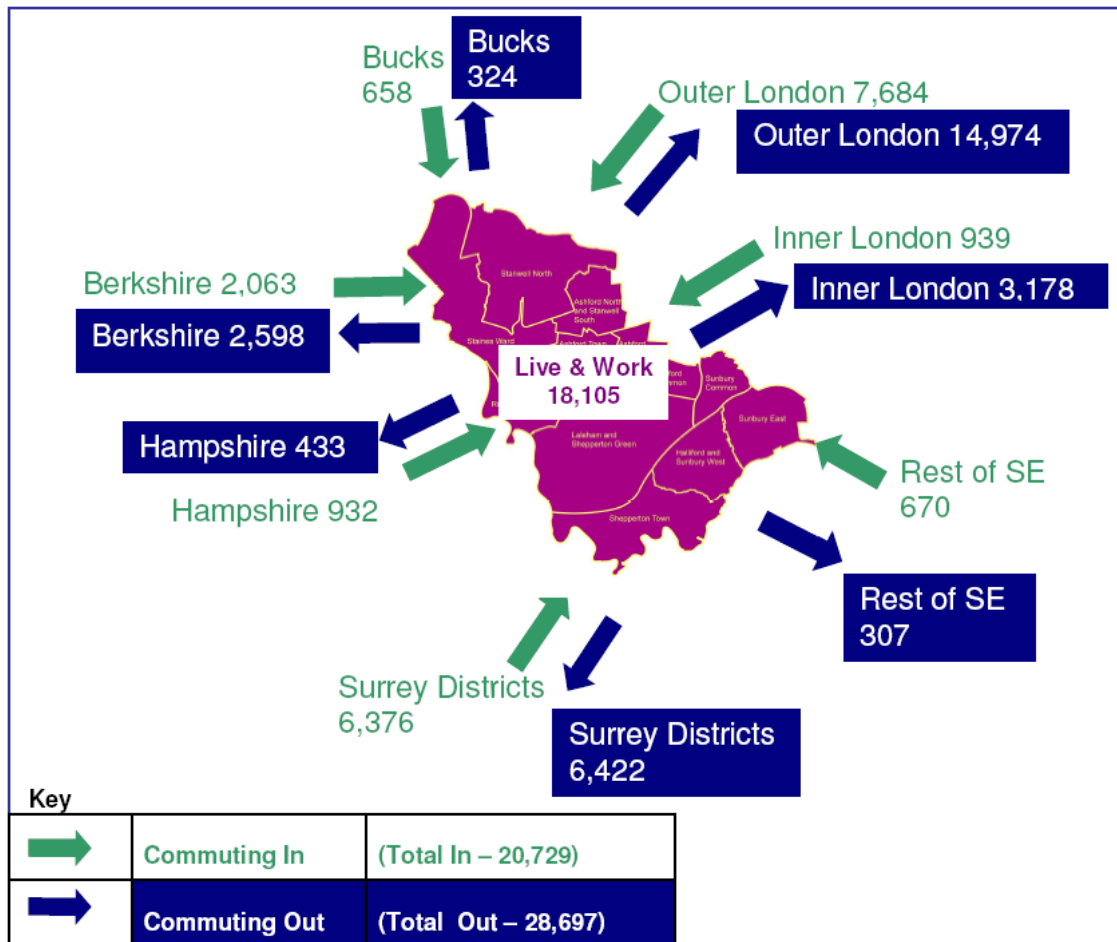
- 5.2 Of the total population of 90,390 in the 2001 census, 66,451 (73.5%) were aged between 16 and 74, and of these 48,310 (72.7%) were economically active (this includes those who were unemployed at the time of the census but were actively seeking employment). This rate of economic activity in Spelthorne is the third highest when compared to other Surrey authorities and is higher than all adjoining Districts apart from Richmond. It is above the average for South East England and the country as a whole.
- 5.3 At 34% the percentage of Spelthorne's workforce involved in managerial and professional occupations is less than the Surrey average although this is slightly above the regional and the national average. The workforce of Spelthorne is more likely to be employed in intermediate, supervisory, semi routine and routine occupations.
- 5.4 The biggest sector of employment by industry is transport, storage and communications, which accounts for 19.3% of the Borough's workforce. This undoubtedly reflects the influence of Heathrow and airport related industries.
- 5.5 Nearly a quarter (24.9%) of Spelthorne's workforce has no qualifications which is higher than the County and regional average. Amongst the adjoining authorities only Slough has a higher percentage of people with no qualifications. This could explain the low percentage of workforce employed in managerial and professional

occupations. The percentage of people with first degree or higher qualifications in Spelthorne is the lowest at 18.7% when compared to both adjoining authorities and the regional and national average.

b) Commuting

5.6 More people commute out of Spelthorne than commute in for work but this would be expected of a Borough that adjoins London. Figure 6 (based on the 2001 Census) shows that London (including Heathrow) attracts the largest number of commuters out of the Borough. It also shows other places where people commute to work.

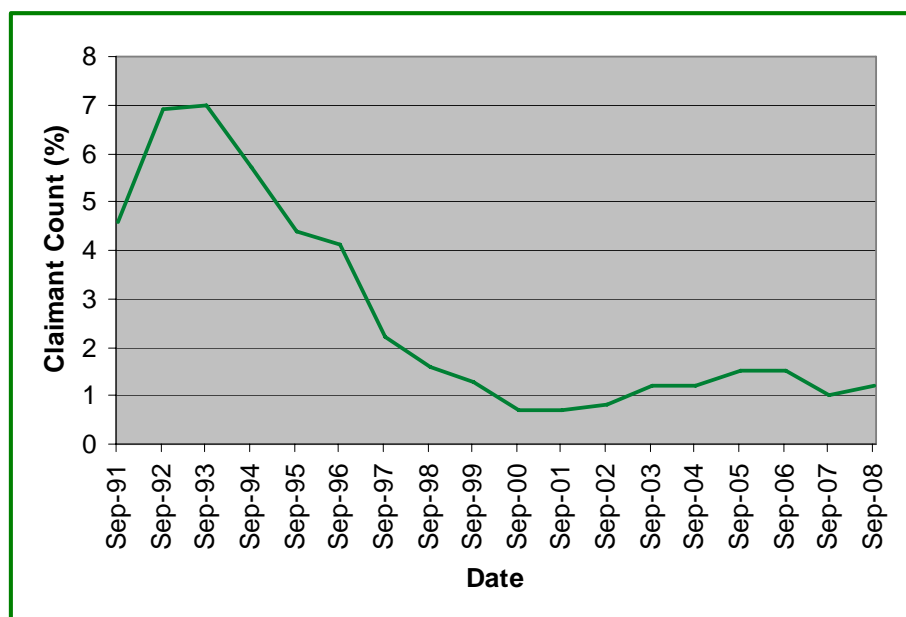
Figure 6 Commuting 'In' and 'Out' of Spelthorne



c) Unemployment

5.7 Figure 7 shows the claimant count rate in Spelthorne since September 1991. Unemployment declined following the high in 1992-93 and had more or less stabilised after 2000. However, the effect of the economic downturn is beginning to show in the most recent figures.

Figure 7 Spelthorne Claimant Count



Source: Office for National Statistics (from Nomis Oct 2008).

Note that the claimant count rate is expressed as the proportion of the population of working age residents that are claiming Jobseeker's Allowance.

- 5.8 Table 19 shows that since September 2008 the rate across Surrey has continued to rise steadily so that in Spelthorne it had reached 2.4% by March 2009. The lowest elsewhere in Surrey is now 1.7% (Elmbridge and Mole Valley) compared with the regional average of 2.0% and the national average of 4.0%.

Table 19 Surrey Districts - Unemployment Claimant Count

	September 2008	%	March 2009	%
Elmbridge	589	0.7	1,412	1.7
Epsom & Ewell	436	1.0	877	2.0
Guildford	843	1.0	1,624	1.9
Mole Valley	337	0.7	796	1.7
Reigate & Banstead	791	1.0	1,711	2.1
Runnymede	404	0.7	953	1.8
Spelthorne	641	1.1	1,351	2.4
Surrey Heath	451	0.9	1,030	2.0
Tandridge	456	0.9	979	2.0
Waverley	532	0.8	1,226	1.8
Woking	615	1.1	1,368	2.4

Source: Office for National Statistics (Nomis).

d) Employment Locations in Spelthorne

- 5.9 Map 4 shows the location of the current Employment Areas and Town Centres in Spelthorne as defined in the submitted Core Strategy and Policies DPD. Staines continues to be the focus of major development. Whilst other smaller commercial

estates exist at various locations around the Borough they have not been specifically identified as key locations to be safeguarded for employment development. Table 20 shows the latest available information provided by Inland Revenue (2005 base with 2007 update) on the current overall stock of commercial floorspace in the Borough.

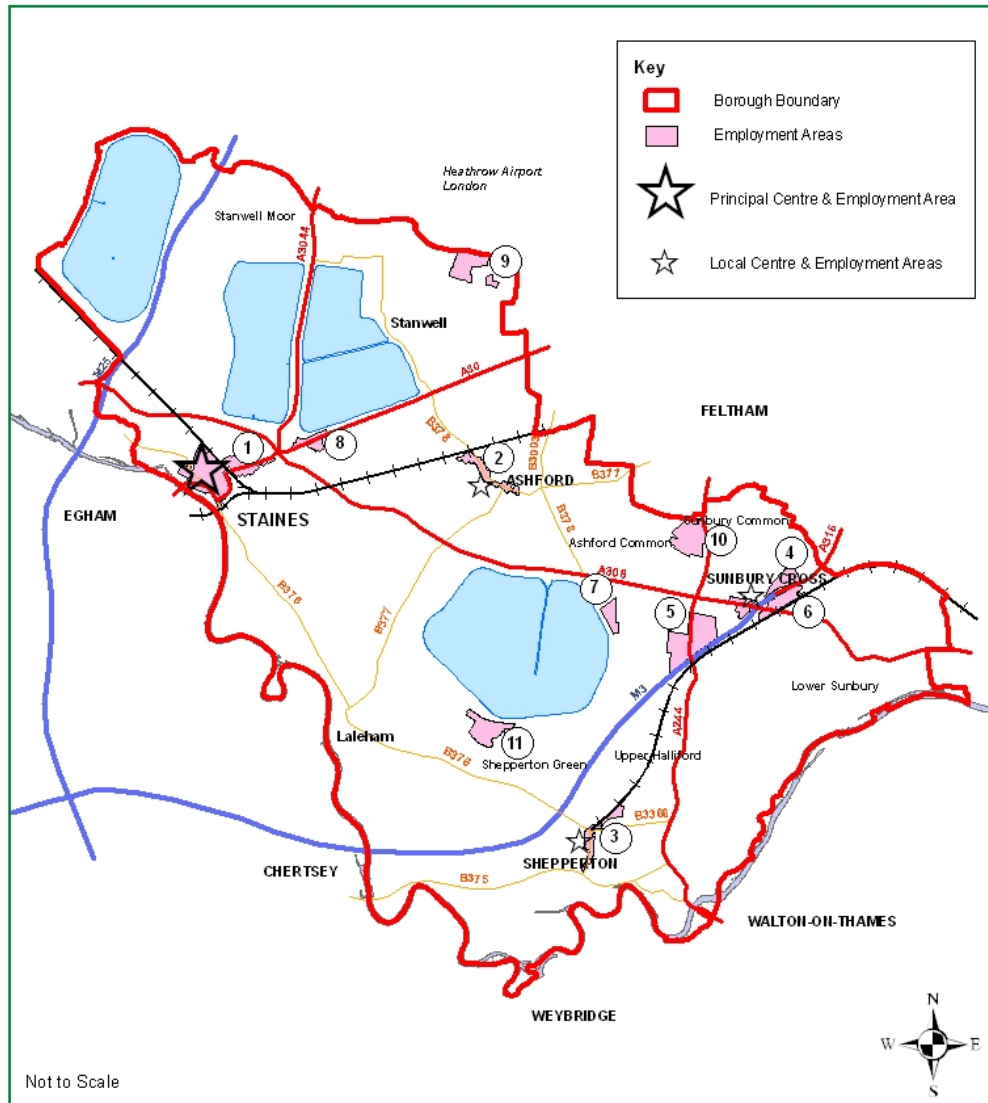
Table 20 Commercial Floorspace in Spelthorne (2007)

Floorspace (000s sq m)					
Retail	Offices	Factories	Warehousing	Other Bulk	Total
174	244	107	243	34	802

Source: Inland Revenue Floorspace Statistics (2007)

- 5.10 Of all the Surrey Districts, Spelthorne has the fourth largest amount of commercial floorspace with the highest amount of warehousing. This can be explained by the proximity of Heathrow, which has led to a concentration of airport related warehousing particularly in the north of the Borough.

Map 4 Location of Employment Areas and Town Centres in Spelthorne



1	Staines Town Centre	7	Ashford Road, Littleton Road and Spelthorne Lane, Ashford
2	Ashford Town Centre	8	London Road (East of Crooked Billet roundabout), Staines
3	Shepperton Centre	9	Bedfont Road, Long Lane, Stanwell (including Northumberland Close and Camgate Estate)
4	Sunbury Cross Centre	10	BP Chertsey Road, Sunbury
5	Windmill Road, Sunbury	11	Shepperton Studios, Shepperton
6	Hanworth Road and Country Way, Sunbury		

Employment Development

Core Strategy and Policies DPD Policy EM1: Employment Development

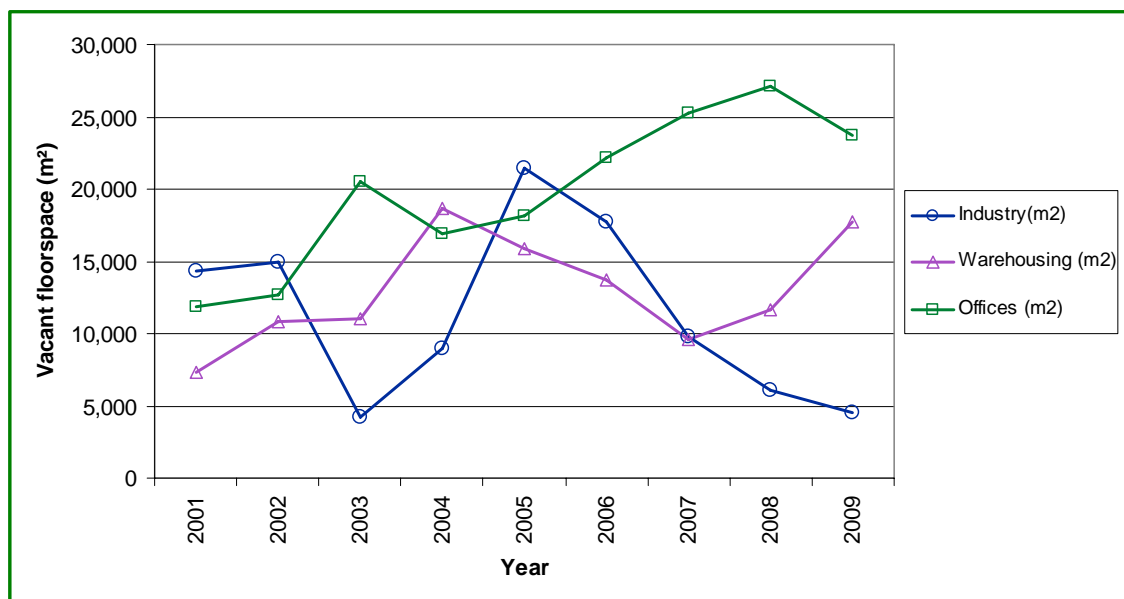
Target:

- To maintain the total amount of employment floorspace in the Borough.
- No net loss of employment land or floorspace in the Employment Areas.

Progress

- 5.11 The current state of the market has brought forward more residential development on sites previously in commercial use although no commercial uses within designated employment areas have been lost.
- 5.12 The latest figures continue to show a high level of commercial vacancies with the number of vacant warehouses continuing to increase although vacancies in offices and industrial premises have fallen. Completions of commercial schemes in the year to March 2009 have continued at a low level (Table 21).

Figure 8 Commercial Vacancy in Spelthorne April 2001 – April 2009



(Source: In house monitoring)

Table 21 Amount of completed floorspace (gross and net) developed by employment type: office (B1a), research & development (B1b), light industrial (B1c), industrial (B2) and warehousing (B8) between 1 April 2008 to 31 March 2009 (COI BD1)

	Gross Floor space in sq m	Net Gain in Floor space in sq m
Offices (B1 a)	1139	-1251
Research & Development (B1 b)	0	0
Light Industry (B1 c)	0	0
Industrial (B2)	0	-8983
Warehousing (B8)	0	0

Source: In house monitoring

Table 22 Amount and type of completed employment floorspace (gross) coming forward on previously developed land between 1 April 2008 to 31 March 2009 (COI BD2)

	Gross Floor space in sq m	Gross Floor space on previously developed land sq m	Percentage of gross floor space built on previously developed land
Office (B1 a)	1139	1139	100%
Research & Development (B1 b)	0	0	-
Light Industry (B1 c)	0	0	-
Industrial (B2)	0	0	-
Warehousing (B8)	0	0	-

Source: In house monitoring

Table 23 Employment land available by type (land available for employment use (i) on land allocated in an LDF or (ii) with planning permission (COI BD3)

	(hectares)
Office (B1 a)	0
Research & Development (B1 b)	0
Light Industrial (B1 c)	0
Industrial (B2)	0
Warehousing (B8)	0

NB. The indicator relates only to land which is available for development. The primary source of land supply for employment is through the intensification of existing employment sites as explained in para 5.11.

Table 24 Amount of employment land which has been lost to non-employment uses within the Borough between 1 April 2008 to 31 March 2009

	Loss (hectares) to residential	Loss (hectares) to other uses
Office (B1 a)	0.03	0
Research & Development (B1 b)	0	0
Light Industrial (B1 c)	0	0
Industrial (B2)	2.53	0
Warehousing (B8)	0	0

Commentary

- 5.13 The low level of completions reflects the current state of the commercial market and the economic downturn with very few schemes being implemented at present. Nevertheless there remain a significant number of redevelopment schemes in the pipeline which in due course will lead to the provision of new up to date premises and facilities for the commercial sector. The level of commercial development in the area will continue to be monitored closely to assess whether there is a continuing trend of low commercial development in the Borough or whether the current position reflects wider market trends.

Retail Development

Core Strategy and Policies DPD Policy SP4: Town Centres and Retail Development

Target:

- New retail development should be focused in town and local centres.

Progress

- 5.14 In recent years Staines, the largest town centre in the Borough, has been the focus of substantial office and retail development. In October 1999, the first phase of the Two Rivers shopping development, to the north of Staines High Street, was officially opened. Phase one of the development comprised 12 larger stores (including a Waitrose foodstore of 2,325 m² net), 13 smaller units, several restaurants and parking for over 700 cars. The second phase known as Tilly's Lane was completed in 2002. It provides a multi-screen cinema complex, seven retail units, further A3 floorspace and additional parking for 300 cars. The whole scheme has a gross floorspace of approximately 22,600 m².
- 5.15 The Elmsleigh Centre, which is the only large covered shopping centre in the Borough, was refurbished in 2004-2005. This refurbishment, known as Phase I, involved a facelift to the main High Street entrance to Elmsleigh Centre and the internal mall making the dated entrance modern, open and more integrated with the other recent improvements to the town centre. It has a gross floor space of approximately 23,410 m².

Table 25 Amount of completed retail, office and leisure development in town centres between 1 April 2008 to 31 March 2009 (COI BD4(i))

	Total Gross Internal Floor space in sq m	Loss of Gross Internal Floor space in sq m	Net tradable Floor space in sq m⁺	Loss of tradable Floor space in sq m (for retail only)
Retail (A1)	262	393	262	75
Financial and Professional Services (A2)	0	0	-	-
Office (B1a)	0	0	-	-
Leisure (D2)	0	0	-	-

Source: In house monitoring

Table 26 Amount of completed retail, office and leisure development in the Borough - 1 April 2008 to 31 March 2009 (COI BD4(ii))

	Total Gross Internal Floor space in sq m	Loss of Gross Internal Floor space in sq m	Net tradable Floor space in sq m⁺	Loss of tradable Floor space in sq m (for retail only)
Retail (A1)	262	393	262	75
Financial and Professional Services (A2)	0	0	-	-
Office (B1a)	0	0	-	-
Leisure (D2)	0	0	-	-

Source: In house monitoring

⁺ Net tradable floor space applies only to Retail developments. It is defined as sales space which customers have access to and excludes areas like storage.

* Only developments over 50 sq m were monitored this year

Commentary

- 5.16 The year has seen a continuation of the overall low level of retail development in the Borough although the Phase 3 extension to the Elmsleigh Centre in Staines to provide additional retail floorspace has been taken forward with the submission of a planning application.

6. Environment

Key Findings

- Risk from fluvial flooding is a major issue in Spelthorne with nearly a fifth of the Borough within a 1 in 100 year flood risk area.
- No new development schemes have been permitted against the advice of the Environment Agency.
- Spelthorne contains areas of national and international significance for nature conservation. Its major reservoirs form part of the South West London Waterbodies Special Protection Area and Ramsar site.
- There has been no change in the site areas or loss of habitat since the designation of SSSIs and SNCIs.

Flooding

Core Strategy and Policies DPD LO1: Flooding

Target:

- To follow a sequential approach to flood risk in locating new development as set out in PPS25.

- 6.1 Spelthorne lies within the Thames Valley and the River Thames runs along almost the entire stretch of its southern and eastern boundaries. The Rivers Colne and Ash also run through the Borough. Parts of the Borough are liable to flooding from these three rivers.
- 6.2 The Council prepared a Strategic Flood Risk Assessment (SFRA) in December 2006, in accordance with PPS25 as part of its evidence base for the LDF. Since then the Environment Agency has produced further updates of the flood risk maps and the latest data from February 2008/October 2008 is illustrated on Map 3, page 6.
- 6.3 At 17.5% nearly a fifth of the Borough is within the 1 in 100 flood risk area as shown on the map, which makes flooding a major issue in Spelthorne. Local Plan policy precludes development in areas liable to flood and the adopted DPD incorporates more stringent requirements in line with the guidance set out in PPS25.
- 6.4 The Environment Agency is the statutory consultee on any development falling within the 1 in 100 flood risk area. The Council's policy is to follow the advice given by the Environment Agency.

Table 27 Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds (inappropriate development in the flood plain) (COI E1(i))

Nil

Table 28 Number of planning permissions granted contrary to the advice of the Environment Agency on water quality (development that adversely affects water quality) (COI E1(ii))

Nil

Biodiversity

Local Plan Policy RU10 ('saved policy'): Presumption against development within or affecting a designated or proposed SSSI, National Nature Reserve or Local Nature Reserve. Special regard to UK's international obligations concerning potential and designated 'Ramsar Sites' and SPAs

Local Plan Policy RU11 ('saved policy'): Safeguarding Sites of Nature Conservation Importance

- 6.5 The major reservoirs in the north of Spelthorne were recognised as habitats of international significance for birds and designated as Special Protection Areas (SPAs) and Ramsar sites in 2000. Table 29 lists these sites.

Table 29 Sites of International Significance – SPA and Ramsar Sites in Spelthorne (COI E2)

Name	Area (Hectare)	Change in Area
South West London Waterbodies (SPA) - (Classified September 2000) – includes:	576.8	0
• Parts of Staines Moor SSSI (Staines and King George VI Reservoirs)	366.5	0
• Wraysbury Reservoir SSSI	205.2	0
• Kempton Park Reservoir SSSI (part in London Borough of Hounslow)	5.1	0
Wetland of International Importance (Ramsar Site) – Includes all the sites within the South West London Waterbodies described above. Designated September 2000.	576.8	0
Entered in Register of European Sites 31 October 2000		

- 6.6 Staines Moor forms the largest Site of Special Scientific Interest in the Borough. It is important not only for the plant species associated with the Moor but also for the nationally important populations of wintering wild fowls which use the reservoir. There are also smaller SSSIs, which are listed in the following table.

Table 30 Sites of National Significance - Sites of Special Scientific Interest in Spelthorne (COI E2)

Name	Notified	Area when designated (hectares)	Change in Area since designation
Staines Moor – including Shortwood Common, Poyle Meadows and Staines and King George VI Reservoirs	Originally notified in 1955 and renotified in 1984	512.4	0
Wraysbury Reservoir	October 1999	205.2	0
Dumsey Meadow, Chertsey Bridge Road	October 1994	9.6	0
Kempton Park Reservoir	October 1999	5.1	0

- 6.7 In addition to these statutorily designated areas there is a wide range of sites providing different types of habitat throughout the Borough known as Sites of Nature Conservation Importance (SNCI).

Table 31 Sites of Local Significance – Sites of Nature Conservation Importance (SNCI) in Spelthorne (COI E2)

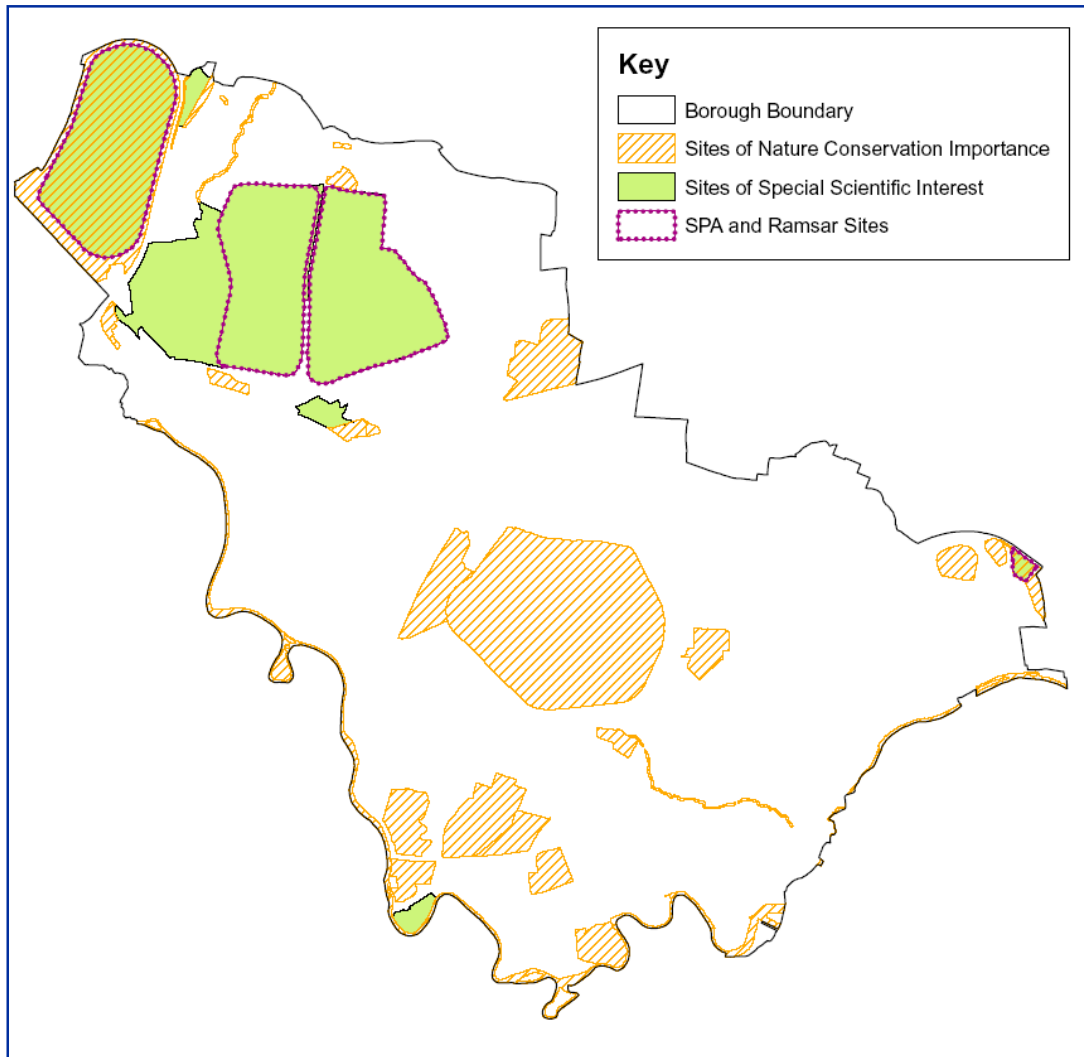
SNCI	Date of Selection	Area (Hectare)	Change in Area since designation
26 Sites in Spelthorne	1996	951	0

Table 32 Change in areas of biodiversity importance (by type) (COI E2)

There has been no change in the habitats as shown in Tables 29-31. No information is available on the population of species. Potential data sources are being collated.

- 6.8 Map 5 shows the designated sites of international, national and local nature conservation significance.

Map 5 SPA and Ramsar Sites, SSSIs and SNCIs in Spelthorne



Historic Built Environment

a) Conservation Areas

- 6.9 There are eight conservation areas in Spelthorne which are 'areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. The designation of these areas is listed in Table 33.
- 6.10 The Council's 'Preservation and Enhancement Plans' for each of these conservation areas contain detailed information on the background to conservation areas and a description of their historic and architectural character.

Table 33 Conservation Areas in Spelthorne

Conservation Area	Designated	
Laleham	December 1970	
Lower Halliford	December 1973	
Lower Sunbury	July 1969	(extended in November 1992)
Manygate Lane	October 2002	
Shepperton	February 1970	
Staines	September 1975	
Stanwell	October 1972	(extended in January 1992)
Upper Halliford	February 1993	

b) Listed Buildings

- 6.11 There are 195 listed buildings in Spelthorne. Listed buildings are categorised into three grades. Table 34 summarises the percentage of each grade nationally and in Spelthorne.
- 6.12 Details of every building on the list are published in a Council document titled "Listed Buildings in the Borough of Spelthorne".

Table 34 Listed Buildings in Spelthorne

Grade	Number in Spelthorne (%)	National Stock of Listed Buildings by grade
Grade I	3 (1.5%)	2 %
Grade II*	13 (6.7%)	4 %
Grade II	179 (91.8%)	94 %

c) Locally Listed Buildings

- 6.13 In addition to buildings and structures of national importance, there are other buildings and structures in Spelthorne which are valued for their contribution to the local scene and their local historical association. In February 2004 the Council produced a 'Local List' of buildings and structures of architectural or historic interest, which has 159 entries.

Open Space

- 6.14 In 2006 the Council was awarded Green Flag status for two sites, Fordbridge Park, Ashford and the Lammas, Staines. Currently ten parks and open spaces continue to be managed to Green Flag standards.

Table 35 Percentage of eligible open spaces managed to green flag award standard

Area of Parks and Open spaces being managed to Green Flag Award standard	Green Flag parks as percentage of area all parks and open spaces in the Borough
73 hectares	13%

Climate Change and Renewable Energy

Structure Plan Policy SE2: Renewable Energy and Energy Conservation

Core Strategy and Policies DPD Policy SP7: Climate Change and Transport

Core Strategy and Policies DPD Policy CC1: Renewable Energy, Energy Conservation and Sustainable Construction

Target:

- at least 10% of a development's energy requirements to be provided by renewable energy sources.

- 6.15 The Surrey Structure Plan (Policy SE2) provides for commercial and residential development to be designed so that a minimum of 10% of energy requirements is provided by renewable resources. The impact of climate change and the need to incorporate renewable energy in new development schemes are issues which are now addressed in the adopted Core Strategy and Policies DPD. All developments of one dwelling or more are required to provide 10% of their energy requirements from renewable energy sources and appropriate conditions are attached to all relevant planning permissions. A number of schemes have now been completed which incorporate various means of meeting the 10% requirement. However, at present, reliable and consistent methods of monitoring the installed capacity have not been finalised.

Table 36 Amount of renewable energy generation by installed capacity and type (COI E3)

Data not currently available

Air Quality

Core Strategy and Policies DPD Policy EN3: Air Quality

Target:

- Reduce NO₂ levels to below 40ug/m³ at monitored sites.

- 6.16 The whole Borough is designated as an Air Quality Management Area and there is a number of pollution 'hot spots' arising from traffic congestion. Several detailed air

quality assessments have been carried out by consultants for the Council. Various reports, the latest of which is Air Quality Progress Report April 2008, have been published by the Council's Environmental Health Service and are available on the Council's web site. For this reason the issue is not commented on further in this AMR. However, it is intended that, from next year, the AMR will provide headline monitoring information on this issue against which to assess the effectiveness of the policies developed to address air quality issues in the submitted DPD.

7. Transport

Key Findings

- Traffic congestion is an issue in Spelthorne.
- Road traffic is a major contributor to poor air quality in parts of Spelthorne.
- There is a high dependency on car as a mode of transport.
- Non-residential developments comply with the Council's adopted parking standards.

Context

- 7.1 Traffic congestion is an issue in Spelthorne but it is not a problem unique to the Borough. Heathrow, to the north of the Borough, attracts a large number of trips through Spelthorne but it is also local resident and business travel within the Borough which contributes to the level of local traffic.
- 7.2 Road traffic is also a major contributor to poor air quality in parts of Spelthorne. Air Quality is poor along the M25 and M3 motorways and particularly poor at congestion hotspots like Sunbury Cross. This is an issue the Council has addressed in the submitted DPD.
- 7.3 At present there is a high dependency on cars as a mode of transport in Spelthorne. Of those employed in the 16 to 74 age group 68.7% travel to work by car according to the 2001 census. This is above the England average.

Parking

- 7.4 The Council adopted its current 'Parking Standards' in 2001. The standards were prepared in the light of Government guidance in PPG13 (Transport) and RPG9 (Regional Planning Guidance for the South East) and Surrey County Council's parking strategy.
- 7.5 The Standards set out the maximum acceptable provision for car parking in most common forms of development.
- 7.6 Table 37 sets out the compliance with parking standards in non-residential developments in 2008-09 and shows that all non-residential development completed in the last year complied with the Council's parking standards.

Table 37 Percentage of completed non-residential development complying with car parking standards

Use Class	Total no. of completed development schemes	Percentage of completed development schemes that comply with the parking standards
Retail (A1)	4	100%
Financial and Professional Services (A2)	4	100%
Offices (B1a)	2	100%
Research and Development (B1b)	0	-
Light Industrial (B1c)	0	-
Industrial (B2)	0	
Warehousing (B8)	0	
Other (D1,D2)	5	100%

Accessibility

7.7 Table 38 shows the percentage of development within 30 minutes public transport time of key local facilities. The assessment is based on detailed accessibility mapping undertaken by the Council. Other than access to a hospital, of which there is only one in the Borough, accessibility of development completed in the last year ranges from 97% to 98%. (Total number of completed units = 215). The small percentage of dwellings outside the public transport travel time comprise mainly isolated replacement dwellings in the Green Belt adjoining the River Thames.

Table 38 Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary school, secondary school, areas of employment and major retail centres

Facility	Total no. of completed units within 30 minutes public transport time	Percentage. of completed units within 30 minutes public transport time
General Practitioner	210	97.7%
Hospital	82	38.1%
Primary School	212	98.6%
Secondary School	211	98.1%
Areas of Employment	212	98.6%
Major Retail Centres	212	98.6%

Appendices

Table A1 Housing completions (Net) by sector April 1991 – March 2009

YEAR (Apr - Mar)	TOTAL DWELLINGS (GROSS)				LOSSES (iii)				NET COMPLETIONS				RUNNING TOTAL
	PRIVATE	RSL	PUBLIC	TOTAL	PRIVATE	RSL	PUBLIC	TOTAL	PRIVATE	RSL	PUBLIC	TOTAL	
1991-92	126	107	69	302	46	0	1	47	80	107	68	255	255
1992-93	236	10	37	283	21	0	0	21	215	10	37	262	517
1993-94	139	105	12	256	17	0	0	17	122	105	12	239	756
1994-95	125	74	0	199	36	0	0	36	89	74	0	163	919
1995-96 (i)	189	72	0	261	13	0	0	13	176	72	0	248	1,167
1996-97	92	84	0	176	9	2	0	11	83	82	0	165	1,332
1997-98	86	16	0	102	32	0	0	32	54	16	0	70	1,402
1998-99	100	108	0	208	8	2	0	10	92	106	0	198	1,600
1999-2000	89	34	0	123	11	30	0	41	78	4	0	82	1,682
2000-2001	62	26	0	88	22	0	0	22	40	26	0	66	1,748
2001-2002	218	84	0	302	28	25	0	53	190	59	0	249	1,997
2002-2003	125	64	0	189	25	0	0	25	100	64	0	164	2,161
2003-2004	460	35	0	495	22	0	0	22	438	35	0	473	2,634
2004-2005	236	68	0	304	32	0	0	32	204	68	0	272	2,906
2005-2006	151	12	0	163	29	0	0	29	122	12	0	134	3,040
2006-2007	160	68	0	228	35	13	0	48	125	55	0	180	3,220
2007-2008	200	22	0	222	38	0	0	38	162	22	0	184	3,404
2008-2009	158	57	0	215	28	0	0	28	130	57	0	187	3,591
2006-2009(ii)	518	147	0	665	101	13	0	114	417	134	0	551	

Notes:

- (i) Poyle and Colnbrook transferred to Slough Borough 1st April 1995. Previous years figures include completions in Poyle and Colnbrook.
- (ii) Period covered by South East Plan.
- (iii) Losses of residential units (through redevelopment, conversion and to other uses) are accounted for in the year in which a development is commenced on the site

Table A2 Housing completions (Net) by bedroom April 1991 – March 2009

YEAR (Apr - Mar)	TOTAL DWELLINGS (GROSS)					LOSSES (iii)					NET COMPLETIONS					RUNNING TOTAL
	1 bed	2 bed	3 bed	4 bed	TOTAL	1 bed	2 bed	3 bed	4 bed	TOTAL	1 bed	2 bed	3 bed	4 bed	TOTAL	
1991-92	176	73	44	9	302	2	8	35	2	47	174	65	9	7	255	
1992-93	86	80	101	16	283	4	9	6	2	21	82	71	95	14	262	
1993-94	58	68	98	32	256	4	9	3	1	17	54	59	95	31	239	
1994-95	27	56	101	15	199	4	18	7	7	36	23	38	94	8	163	
1995-96 (i)	22	105	102	32	261	1	9	2	1	13	21	96	100	31	248	
1996-97	52	54	42	28	176	1	2	4	4	11	51	52	38	24	165	
1997-98	10	19	25	48	102	0	7	21	4	32	10	12	4	44	70	
1998-99	56	71	50	31	208	3	4	2	1	10	53	67	48	30	198	
1999-2000	5	66	20	32	123	13	14	11	3	41	-8	52	9	29	82	
2000-2001	11	40	19	18	88	1	9	11	1	22	10	31	8	17	66	
2001-2002	78	117	70	37	302	21	15	11	6	53	57	102	59	31	249	
2002-2003	41	83	35	30	189	3	11	9	2	25	38	72	26	28	164	
2003-2004	142	246	78	29	495	2	10	6	4	22	140	236	72	25	473	
2004-2005	73	181	33	17	304	3	12	13	4	32	70	169	20	13	272	
2005-2006	41	68	30	24	163	2	12	10	5	29	39	56	20	19	134	
2006-2007	84	114	17	13	228	17	18	8	5	48	67	96	9	8	180	
2007-2008	68	131	18	5	222	1	18	13	6	38	67	113	5	-1	184	
2008-2009	61	128	13	13	215	0	12	10	6	28	61	116	3	7	187	
2006-2009 (ii)	213	373	48	31	665	18	48	31	17	114	195	325	17	14	551	

Notes:

- (i) Poyle and Colnbrook transferred to Slough Borough 1st April 1995. Previous years figures include completions in Poyle and Colnbrook.
- (ii) Period covered by South East Plan.
- (iii) Losses of residential units (through redevelopment, conversion and to other uses) are accounted for in the year in which redevelopment commenced on the site.

Table A3 Dwelling stock position in Spelthorne

YEAR (Base Date 1 April)	SECTOR				TOTAL
	LOCAL AUTHORITY	RSL ⁽ⁱ⁾	OTHER ⁽ⁱⁱ⁾	PRIVATE ⁽ⁱⁱⁱ⁾	
1981*	5,260	1,920		27,826	35,006
1991**	3,629	1,388		32,638	37,655
2001***	0	5,189	180	33,860	39,229
2002	0	5,210	180	33,223	38,613
2003	0	5,057	180	33,540	38,777
2004	0	5,112	180	33,958	39,250
2005	0	5,112	180	34,230	39,522
2006	0	5,143	180	34,535	39,858
2007	0	5,334	180	34,524	40,038
2008	0	5,356	180	34,686	40,222
2009	0	5,413	180	34,816	40,409

Notes (i) Based on figures supplied by Registered Social Landlords for permanent rented dwellings
(ii) Estimate of other public sector units (e.g. owned by Metropolitan Police, Health Service).
(iii) Includes temporary dwellings (e.g. caravans and houseboats)

* Based on 1981 Census Figures

** Based on 1991 Census Figures

*** Based on 2001 Census Figures

2002-2008: Based on Council Tax Figures and data reported in the annual SEERA Housing Return.

Net gains or losses of dwellings through boundary changes are accounted for in the total for the relevant year.

Table A4 Average density of development on completed sites 1996 - 2009

YEAR	ALL SITES				LARGE SITES (0.4ha and above)				SITES OF 10 UNITS AND ABOVE			
	Total Area of Development (hectares)	Total Number of Units (Gross)	Average Density (units/ha)	Total Number of Sites	Total Area of Development (hectares)	Total Number of Units (Gross)	Average Density (units/ha)	Total Number of Sites	Total Area of Development (hectares)	Total Number of Units (Gross)	Average Density (units/ha)	Total Number of Sites
2001-2002	7.16	266	37	55	2.86	98	34	4	-	-	-	-
2002-2003	5.44	232	43	34	2.52	111	44	2	1.91	104	54	6
2003-2004	5.04	277	55	35	2.19	137	63	2	2.63	208	79	5
2004-2005	8.23	516	63	45	5.43	376	69	2	6.18	423	68	5
2005-2006	4.53	178	39	51	0.50	1	2	1	1.17	79	68	5
2006-2007	3.52	225	64	40	0.40	40	100	1	1.32	133	101	5
2007-2008	3.37	200	59	43	0.43	43	100	1	0.91	85	93	4
2008-2009	3.59	247	69	35	0.92	96	104	1	1.96	180	92	8
TOTALS	40.88	2141	52	338	15.25	902	59	14	16.08	1212	75	38

Table A5 Affordable housing sites permitted/completed and outstanding since April 2000

Application No	Date Approved	Address	Ward	Area (Ha)	Total Units in Scheme	Affordable Units at Consent Stage	Affordable Units at Completion Stage (gross)			Affordable Units at Completion Stage (net)	%age of affordable units	Commuted sum in lieu of on site provision	Status
							RENT	S/O	OTHER				
99/0465	23/06/98	3 Fairfield Avenue, Staines	STE	0.06	6	6			6	6	100%	Completed Apr 00	
99/0173	29/06/99	29-35 (odd) Mulberry Avenue, Stanwell	SWS	0.12	4	4			4	0	100%	Completed Jun 00	
99/0022	01/09/98	2A & 2B Windsor Drive: 63-69 Sandringham Drive, Ashford	ASN	0.18	8	8			8	2	25%	Completed Mar 01	
99/0498	28/03/00	Prince Albert PH, Staines Road West Sunbury (now Seymour Court)	SUC	0.45	39	8			8	8	21%	Completed Apr 01	
98/0693	03/02/99	Harrison Court, Greeno Crescent, Shepperton	SPT	1.60	37	37			37	17	46%	Completed May 01	
00/0228	08/12/00	15-19 Cumberland Road, Ashford	ASN	0.17	10	3			3	3	30%	Completed Aug 01	
99/0498	13/10/99*	Land at Cordelia Road, Stanwell	SWS	0.40	10	4			4	4	40%	Completed Sep 01	
00/0399	14/11/00	140 Vicarage Road, Sunbury	SUC	0.28	22	6			6	6	27%	Completed Sep 01	
99/0487	10/11/99	Summa Lodge, Spelthorne Grove, Sunbury	SUC	0.13	8	8			8	8	100%	Completed Mar 02	
99/0723	19/10/00	White Lodge Garage Staines Rd East Sunbury	SUE	0.30	24	4			4	4	17%	Completed Mar 02	
00/0536	04/01/01	Land at French Street (Ecko Packaging) Sunbury	SUE	0.94	46	20			20	20	43%	Completed Apr 02	
98/0650	02/02/00	R/O Western House and timber yard, Moor Lane, Staines	STT	1.58	65	16			16	16	25%	Completed Nov 02	
01/0193	23/05/01	Elizabeth Court Elizabeth Gardens Sunbury	SUE	0.18	20	20			20	0	100%	Completed Mar 03	
00/0741	28/02/01	70 - 80 Feltham Road, Ashford	ASE	0.25	17	17			17	17	100%	Completed Mar 03	
99/0796	02/02/00	Council Depot, Commercial Road, Staines	STT	1.78	72	36			19	17	50%	Completed Mar 04	
98/0560	03/02/99	Land at Ashford Hospital, Town Lane, Stanwell	SWS	3.87	130	103			47	56	79%	Completed Mar 05	
02/0573	19/01/03	Former Windmill Trading Estate, Sunbury	ASC	3.20	264	55			25	30	21%	Completed Mar 05	

Table A5 Affordable housing sites permitted/completed and outstanding since April 2000

Application No	Date Approved	Address	Ward	Area (Ha)	Total Units in Scheme	Affordable Units at Consent Stage	Affordable Units at Completion Stage (gross)		Affordable Units at Completion Stage (net)	%age of affordable units	Commuted sum in lieu of on site provision	Status
02/00731*	06/11/02	1 Douglas Road, Stanwell	SWN	0.27	32	0		0	0	0%	£400,000	Completed Mar 05
03/00486	12/02/04	The Spelthorne Public House (360) Staines Road West, Ashford	LASG	0.32	30	12	12		12	40%		Completed Apr 05
03/00352	30/11/04	Ashford Methodist Church, Clarendon Road, Ashford	ASHT	0.13	8	8	8		8	100%		Completed Sep 05
05/00209	17/05/05	84 Gresham Road, Staines	STNS	0.06	4	4	4		4	100%		Completed Mar 06
04/00820	01/02/05	r/o 12-56 Cavendish Road Sunbury	SUNC	0.34	28	28	16	12	28	100%		Completed Jul 06
04/01217	31/03/05	Station Garage Station Approach Shepperton	SHET	0.22	37	13	13		13	35%		Completed Aug 06
04/00640	15/09/04	Beechwood Court Churchill Way Sunbury	SUNC	0.40	40	40	40		27	68%		Completed Sep 06
04/01227	05/01/06	The Chalet (Court View & Court View Farm), Long Lane, Stanwell	STWN	0.43	43	22	21	1	22	51%		Completed Mar 08
05/00080	05/01/06	Former Celeotex Site, Hanworth Road, Sunbury	SUNE	0.92	96	48	32	16	48	50%		Completed Mar 09
07/00038	30/03/07	Gloucester Crescent Laleham	STE	0.21	9	9	9		9	100%		Completed Feb 09
06/00608	10/04/07	Rodd Site Govett Avenue Shepperton	SHET	1.45	96	34	24	10		35%		Under Construction Mar 09
07/01088	19/06/2008	Former Lex Transfleet Depot, Charlton Road, Shepperton	LASG	0.70	35	6	6			17%		Under Construction Mar 09
06/00884	04/07/07	Majestic House High St and Fairfield Ave, Staines	STNS	1.05	25	13	9	4		52%		Outstanding Mar 09
06/00027	09/01/07	Crooked Billet London Road Staines	STNS	0.25	29	16	9	7		55%		Outstanding Mar 09
07/00997	27/08/08	St Michael's Road Ashford	ASHE	1.44	17	17		17		100%		Outstanding Mar 09
08/00297	17/09/08	Benwell Day Centre, Downside, Sunbury	SUNE	0.21	39	27	27			69%		Outstanding Mar 09
08/00703	19/09/08	75 Kingston Road, Staines	STNS	0.05	7	7	8			100%		Outstanding Mar 09

Table A6 Completions of Affordable Units 2000 - 2009

Year	No of Affordable Units Completed in Year on Fully Completed Sites ⁽ⁱ⁾		No of Individual Affordable Units Completed in Year	
	Gross	Net ⁽ⁱⁱ⁾	Gross	Net ⁽ⁱⁱ⁾
2000-01	18	8	26	16
2001-02	70	50	82	62
2002-03	73	53	64	44
2003-04	36	36	85	85
2004-05	158	158	110	110
2005-06	12	12	12	12
2006-07	81	68	81	68
2007-08	22	22	22	22
2008-09	57	57	57	57
TOTAL COMPS	527	464	539	476

Notes (i) The first two columns only record completed units on fully completed sites and the figures are therefore consistent with the data set out in Table A5

(ii) The net figure accounts for any affordable housing units lost as a result of the development

Table A7 Affordable units with planning permission and subject to S106 agreements

	NO. OF AFFORDABLE UNITS ON WHOLE SITES ⁽ⁱⁱⁱ⁾ (GROSS)		NO. OF INDIVIDUAL AFFORDABLE UNITS	
	Gross	Net ⁽ⁱⁱ⁾	Gross	Net ⁽ⁱⁱ⁾
Units under construction 31 Mar 09	40	40	40	40
Units with permission not started at 31 Mar 09	81	81	81	81
Units subject to Section 106 agreements	245	172	245	172
Total	366	293	366	293

Notes (ii) The net figure accounts for any affordable housing lost as a result of the development

(iii) The first two columns record units for whole sites and are therefore consistent with the data set out in Table A5

Table A8 Commercial completions and losses between 1 April 2007 and 31 March 2009

App No	App Type	Date Approved	Site Address	New Floorspace M ²								Main Land Use Total M ²	Losses M ²							Total Losses MF	Commenced	Completed	Located in Town Centre	NOTES				
				Industrial (B2)	Industrial (B1c)	Rand D (B1b)	Office (B1a)	Warehouse (B8)	Retail (A1) Net	Tradeable Floorspace	Other Retail Floorspace (A1)		Other Uses	Industrial (B2)	Industrial (B1c)	Rand D (B1b)	Office (B1a)	Warehouse (B8)	Retail (A1) Net						Tradeable Floorspace	Other Retail Floorspace (A1)	Other Uses	
05/00633	COU	11/08/2005	Block C The Malt House, 57-59 Church Street, Staines								231										231				May-08	Yes	Change of use (COU) to dentist (D1)	
06/01123	COU	31/01/2007	199 Laleham Road, Shepperton								24	60											84			Mar-09	No	COU from shop (A1) to part A1 and part A5
06/00345	FUL	21/06/2006	Unit N2 (Currys), Tow Rivers Retail Park, Staines									2,474														Mar-09	Yes	Mezzanine floor added to increase floorspace - no losses
06/00726	RVC	22/09/2006	2 The Camgate Centre, Long Lane, Stanwell				72																		Aug-07	No	Mezzanine floor added to increase floorspace - no losses	
06/00981	COU	14/12/2006	25 Woodthorpe Road, Ashford								80															Jan-09	Yes	COU from A1 to A2
06/00756	COU	12/06/2007	66-68 High Street, Staines								155															Mar-09	Yes	COU from A1 to A3
07/00150	COU	15/11/2007	81 Clare Road, Stanwell								75															Mar-09	No	COU from A1 to A3
06/01168	COU	24/04/2007	Hawkedale County First School, Stratton Road, Sunbury																						Jun-07	No	COU from Caretaker's bungalow to nursery (D1) - no losses	
07/00382	COU	22/06/2007	62 London Road, Staines						1,067																	Mar-09	No	Balance of floorspace has now changed to A2
07/00467	FUL	18/10/2007	St Davids RC Church, Everest Road, Stanwell								110															Jan-08	No	New pre-school (D1) - no losses
07/00986	FUL	09/11/2007	Tesco Supermarket, Town Lane, Stanwell							254																Mar-09	No	Extension to increase floorspace - no losses
08/00170	FUL	16/04/2008	27 Church Street, Staines																							Mar-09	Yes	COU from A1/B1a to SU1 Garrets
08/00038	FUL	10/04/2008	5a Thames Street, Staines																							Mar-09	Yes	COU from A1 to A2
08/00257	COU	19/05/2008	Riverside Service Station, Laleham Road, Staines																							Mar-09	No	COU from petrol station to hand car wash

Table A8 Commercial completions and losses between 1 April 2007 and 31 March 2009

App No	App Type	Date Approved	Site Address	New Floorspace M ²							Main Land Use Total M ²	Losses M ²							Total Losses M ²	Commenced	Completed	Located in Town Centre	NOTES					
				Industrial (B2)	Industrial (B1c)	R and D (B1b)	Office (B1a)	Warehouse (B8)	Retail (A1) Net	Floorspace		Other Retail	Floorspace (A1)	Other Uses	Industrial (B2)	Industrial (B1c)	R and D (B1b)	Office (B1a)						Warehouse (B8)	Retail (A1) Net	Floorspace	Other Retail	Floorspace (A1)
08/00462	FUL	19/08/2008	Tesco Supermarket, Escot Road, Sunbury							104													0	Sep-08	Jan-09	No	Extension to entrance - no increase in trading space and no losses	
08/00131	FUL	06/05/2008	31 The Atrium, Church Road, Ashford							214						130	84						214	Feb-09	Feb-09	Yes	Sub-divide A1 unit - COU to A2 and A3	
07/01132	FUL	27/06/2008	Miles House, Goyett Avenue, Shepperton							531												531	Mar-09	Mar-09	Yes	COU from offices (B1) to nursery (D1)		
08/00631	COU	08/09/2008	107 High Street, Shepperton							54	25					54						54	Mar-09	Mar-09	Yes	COU from hairdressers (A1) to veterinary surgery (D1)		
08/00683	FUL	27/10/2008	92 Church Road, Ashford							125												125	Mar-09	Mar-09	Yes	COU within the same use class		
08/00856	COU	11/12/2008	Unit 8, Sunbury Cross Centre, Sunbury							44						44						44	Mar-09	Mar-09	Yes	COU from shop (A1) to nail salon (sui generis)		
				0	0	0	1,139	0	2,917	0	2,352	0	6,408	0	0	0	0	2,390	0	434	342	558	3,824					

Table A9 Commercial losses to residential 1 April 2007 – 31 March 2009

APP NO	APP TYPE	DATE APPROVED	SITE ADDRESS	LOSSES M ²								TOTAL LOSSES M ²	Date of Loss to Residential	NOTES	
				Industrial (B2)	Industrial (B1c)	R and D (B1b)	Office (B1a)	Warehouse (B8)	Retail (A1) Net Tradeable Floorspace	Other Retail Floorspace (A1)	Other Uses				
06/00608	FUL	10/04/2007	Rodd Industrial Estate and 'The Lodge'	7,600									7,600	Jun-08	
07/00225	FUL	20/07/2007	516-518 London Road, Ashford									225	225	Apr-08	Loss of Café (A3)
07/00530	FUL	15/10/2007	26-30 Napier Road, Ashford	383									383	Apr-08	
07/00265	FUL	14/02/2008	129 Groveley Road, Sunbury on Thames				300						300	Oct-08	
07/01088	FUL	19/06/2008	Former Lex Transfleet Depot, Charlton Road, Shepperton	1,000									1,000	Feb-09	
08/00231	FUL	02/06/2008	25 High Street, Shepperton									58	58	Jan-09	Loss of ancillary A1 floorspace above shop
				8,983	0	0	300	0	0	0	58	225	9,566		

Table A10 Commercial under construction at 31 March 2009

App No	App Type	Date Approved	Site Address	New Floorspace M ²								Main Land use Total M ²	Losses								Total Losses M ²	Commenced	Located in Town Centre	Notes
				Industrial (B2)	Industrial (B1c)	R & D (B1b)	Office (B1a)	Warehouse (B8)	Retail (A1)	Net Tradeable Floorspace	Other Retail Floorspace (A1)		Other Uses	Industrial (B2)	Industrial (B1c)	R & D (B1b)	Office (B1a)	Warehouse (B8)	Retail (A1)	Net Tradeable Floorspace				
97/00629	OUT	16/09/1998	BP Amoco, Chertsey Road, Sunbury			15,174															29,820	Sep-98	No	Outstanding balance of major re-development
07/00252	FUL	26/06/2007	No. 14 and part of former Dairy Site Ashford Park							110											818	Nov-08	Yes	
06/00446	FUL	20/10/2006	Primary School, Station Crescent, Ashford																		0	Jul-08	No	No losses
07/00148	FUL	02/05/2007	Stadbury, Abbey Road, Shepperton				150														252	Jul-08	No	
08/00363	FUL	04/07/2008	119 Groveley Road, Sunbury																		140	Oct-08	No	COU from doctors surgery (D1) to restaurant (A3)
				TOTAL GROSS COMMERCIAL UNDER CONSTRUCTION								15,582									31,030			

Table A11 Outstanding commercial planning permissions at 31 March 2009

App No	App Type	Date Approved	Site Address	New Floorspace M ²								Main Land use Total M ²	Losses M ²								Total Losses M ²				
				Industrial (B2)	Industrial (B2c)	R and D (B1b)	Office (B1a)	Warehouse (B8)	Retail (A1) Net Tradeable Floorspace	Other Retail Floorspace (A1)	Other Uses		Industrial (B2)	Industrial (B2c)	R and D (B1b)	Office (B1a)	Warehouse (B8)	Retail (A1) Net Tradeable Floorspace	Other Retail Floorspace (A1)	Other Uses					
01/00366	FUL	23/02/2006	Debarac House, 193-201 London Road, Staines					1,467																1,387	
01/00366	FUL	23/02/2006	Debarac House, 193-201 London Road, Staines					1,229																	1,600
04/00499	OUT	24/03/2006	Shepperton Studios, Studios Road, Shepperton	75,379																					29,905
04/00657	FUL	24/08/2004	Gartside House, Harris Way, Sunbury						505																525
04/00666	FUL	15/09/2004	Units 10-14 Elmsleigh Centre, Staines										874												0
04/00997	FUL	15/01/2005	Crest House, Church Road, Ashford																						740
04/00998	FUL	08/02/2005	Wiggins Transport Site, Horton Road, Stanwell	462																					460
05/00077	FUL	26/05/2005	194A Laleham Road, Staines										51												57
05/00182	COU	25/09/2006	129 High Street, Staines										0												0
05/00467	FUL	05/12/2005	143 Vicarage Road, Sunbury											54											0
05/00500	FUL	04/07/2005	Queen Mary Sailing Club, Ashford Road, Ashford																						0
05/00584	FUL	08/08/2005	97-101 Ashford Road, Laleham																						157

Table A11 Outstanding commercial planning permissions at 31 March 2009

App No	App Type	Date Approved	Site Address	New Floorspace M ²										Main Land use Total M ²	Losses M ²							Total Losses M ²							
				Industrial (B2)	Industrial (B1c)	R and D (B1b)	Office (B1a)	Warehouse (B8)	Retail (A1)	Net Tradeable Floorspace	Other Retail Floorspace (A1)	Other Uses	Industrial (B2)		Industrial (B1c)	R and D (B1b)	Office (B1a)	Warehouse (B8)	Retail (A1)	Net Tradeable Floorspace	Other Retail Floorspace (A1)		Other Uses						
05/00619	FUL	10/08/2005	Thames Water Plc, Ashford Water Treatment Works, Staines Road West, Ashford	196																								0	
05/00831	FUL	06/01/2006	Glenhaven Yard, Glenhaven Drive, Horton Road, Stanwell					352													573								573
05/00849	FUL	13/10/2005	59 Church Street, Staines					290																					0
05/00908	COU	22/12/2005	156 High Street, Staines																										179
05/00910	FUL	16/01/2006	Quoin House and r/o 184 Chesterfield Road, Adelaide Road, Ashford					181																					43
06/00027	FUL	09/01/2007	Former Crooked Billet PH, London Road, Staines																										800
06/00074	OUT	26/05/2006	117, 119 & 121 Harris Way, Sunbury					1,960																					1,800
06/00142	FUL	24/05/2006	39 Upper Halliford Road, Shepperton																										75
06/00201	FUL	13/09/2006	Pitfield House, Station Yard, Station Approach																										737
06/00258	PVC	24/05/2006	Sports & Soccer, Two Rivers Retail Park, Staines																										0
06/00497	FUL	08/11/2006	Squires Garden Centre (Halliford Nurseries), Halliford Road, Shepperton											974															2,486

Table A11 Outstanding commercial planning permissions at 31 March 2009

App No	App Type	Date Approved	Site Address	New Floorspace M ²										Main Land use Total M ²	Losses M ²							Total Losses M ²											
				Industrial (B2)	Industrial (B1c)	R and D (B1b)	Office (B1a)	Warehousing (B8)	Retail (A1)	Net Tradeable Floorspace	Other Retail Floorspace (A1)	Other Uses	Industrial (B2)		Industrial (B1c)	R and D (B1b)	Office (B1a)	Warehousing (B8)	Retail (A1)	Net Tradeable Floorspace	Other Retail Floorspace (A1)		Other Uses										
06/00647	FUL	09/01/2008	Part of Warehouse Poplar Road																		490											490	
06/00606	FUL	18/08/2006	5A-7 Fairfield Avenue, Staines				1,450															644									644		
06/00688	FUL	13/10/2006	Somerfield (Kwiksave) Store, Church Road, Ashford																					396							396		
06/00658	FUL	10/11/2006	Mercury Cars, 648 London Road, Ashford	66																											0		
06/00684	FUL	25/04/2007	Majestic House, 122-140 (inc) High Street & 2-12 Fairfield Avenue & land fronting Mill Mead, Staines				32,207																				1,034			384			5,496
06/00687	OUT	28/03/2007	17-51 London Rd Staines (Centrica site)				17,500				1,500																					16,937	
06/00692	FUL	01/12/2006	Kempton Park Racecourse, Staines Road East, Sunbury																														
06/01073	FUL	11/06/2007	Del Monte House London Road Staines				322																										
06/01092	COU	11/01/2007	160A Kingston Road, Staines									57																					65
07/00002	FUL	NOT ISSUED - subject to Legal Agreement	Shepperton Marina, Felix Lane, Shepperton		600																												0
07/00075	FUL	01/05/2007	Unit B Shears Way Brooklands Close Sunbury	520																													
07/00180	OUT	04/06/2007	Fairways Day Centre, Knowle Green, Staines																														3,070
07/00356	FUL	15/06/2007	Former Somerfield Store Church Road Ashford									676																					676
07/00389	COU	25/06/2007	37A/B Thames Street, Sunbury																														60
07/00428	COU	02/07/2008	97a Feltham Road, Ashford																														52

Table A11 Outstanding commercial planning permissions at 31 March 2009

App No	App Type	Date Approved	Site Address	New Floorspace M²								Main Land use Total M²	Losses M²							Total Losses M²						
				Industrial (B2)	Industrial (B1c)	R and D (B1b)	Office (B1a)	Warehouse (B8)	Retail (A1)	Tradeable Floorspace	Other Retail (A1)		Other Uses	Industrial (B2)	Industrial (B1c)	R and D (B1b)	Office (B1a)	Warehouse (B8)	Retail (A1)		Tradeable Floorspace	Other Retail (A1)	Other Uses			
07/00517	FUL	12/10/2007	Turk's Boatyard, Thames Street, Sunbury		105														110						110	
07/00650	FUL	19/02/2008	110 69 Vicarage Road, Sunbury																					Sui Generis - 115	115	
07/00707	FUL	NOT ISSUED - subject to Legal Agreement	Chubb House and adjacent Podium Building, Sunbury Cross, Sunbury			3,719																				7,755
07/00754	FUL	12/10/2007	17-51 London Rd Staines (Centrica site)																							0
07/00775	OUT	27/03/2008	554 London Road, Ashford																					Sui Generis - 2,325	2,325	
07/00820	FUL	14/11/2007	22 Church Road, Ashford																							0
07/00873	COU	09/10/2007	133 Vicarage Road, Sunbury																							68
07/00932	FUL	18/10/2007	15 High Street, Shepperton																							76
07/01017	COU	24/07/2008	Trident House, Claire Road, Stanwell																							490
07/01123	COU	09/01/2008	Former Somerfield Store Church Road Ashford																							
07/01140	FUL	11/01/2008	4-5 Broadway, Kingston Road, Staines								100															0
07/01170	FUL	NOT ISSUED - subject to Legal Agreement	25-27 Clarence Street, Staines																							542
07/01183	FUL	23/12/2008	78 High Street, Shepperton																							0
07/01292	FUL	06/05/2008	Lawford House, Leacroft, Staines																							515
07/01295	FUL	05/03/2008	162-164 Kingston Road and Wople Ave Staines																							555

Table A11 Outstanding commercial planning permissions at 31 March 2009

App No	App Type	Date Approved	Site Address	New Floorspace M ²								Main Land use Total M ²	Losses M ²								Total Losses M ²		
				Industrial (B2)	Industrial (B1c)	R and D (B1b)	Office (B1a)	Warehouse (B8)	Retail (A1)	Tradeable Floorpace	Other Retail Floorpace (A1)		Other Uses	Industrial (B2)	Industrial (B1c)	R and D (B1b)	Office (B1a)	Warehouse (B8)	Retail (A1)	Tradeable Floorpace		Other Retail Floorpace (A1)	Other Uses
07/01301	FUL	28/05/2008	42 Fehnam Road, Ashford									30											0
08/00103	COU	30/04/2008	Thames House, Ashford Road, Ashford	120								120											120
08/00123	COU	24/07/2008	Condor Cottage, Condor Road, Laleham																				0
08/00255	FUL	06/05/2008	15 The Avenue, Sunbury																			75	75
08/00267	FUL	29/05/2008	The Mill Studio, Horton Road, Stanwell					140				140										150	150
08/00271	FUL	19/05/2008	Land to the R/O 22 Church Road, Ashford					320				320											0
08/00301	COU	09/06/2008	The Swan Inn, Moor Lane, Staines																				167
08/00471	FUL	14/07/2008	Stresa, Chantlon Lane, Shepperton																			392	392
08/00574	FUL	26/08/2008	Tesco Supermarket, Town Lane, Stanwell											122									0
08/00594	FUL	20/10/2008	Stanwell Hall Hotel, 171 Town Lane, Stanwell																				0
08/00681	OUT	NOT ISSUED - subject to legal Agreement	Part of British Telecom Site, Poplar Road, Ashford																			2,712	2,712
08/00745	COU	12/11/2008	95 Green Street, Sunbury																				46
08/00790	FUL	NOT ISSUED - subject to legal Agreement	Elmsleigh Centre (south side inc bus station), South Street, Staines							3,629	70												0
08/00855	FUL	25/11/2008	648 London Road, Ashford	160								160											0

Table A11 Outstanding commercial planning permissions at 31 March 2009

App No	App Type	Date Approved	Site Address	New Floorspace M ²									Main Land Use Total M ²	Losses M ²									Total Losses M ²			
				Industrial (B2)	Industrial (B1c)	R and D (B1b)	Office (B1a)	Warehouse (B9)	Retail (A1)	Net Tradeable Floorspace	Other Retail Floorspace (A1)	Other Uses		Industrial (B2)	Industrial (B1c)	R and D (B1b)	Office (B1a)	Warehouse (B9)	Retail (A1)	Net Tradeable Floorspace	Other Retail Floorspace (A1)	Other Uses				
08/00861	COU	16/12/2008	103 Clare Road, Stanwell																						53	
08/00899	COU	NOT ISSUED - subject to Legal Agreement	Kempton Point, 68 Staines Road West, Sunbury																							4,346
08/00921	FUL	27/02/2009	53 Ferndale Road, Ashford																							107
08/00931	FUL	05/01/2009	247-249 Staines Road West, Sunbury																							102
08/00966	COU	26/01/2009	Frederick House, 41/43 Woodthorpe Road, Ashford																							78
08/00981	FUL	09/02/2009	15-17 Feltham Road, Ashford												205											70
08/01006	OUT	04/03/2009	16-18 Littleton Road, Ashford																							105
TOTAL GROSS COMMERCIAL WITH OUTSTANDING PLANNING PERMISSION:				134,375									134,375									90,534				

Table A12 Commercial Vacancy by Sector - Annual Data 2000-2009

Year	Industry (M ²)	(% Rate)	Warehousing (M ²)	(% Rate)	Offices (M ²)	(% Rate)
Apr-01*	14,377	n/a	7,325	n/a	11,810	n/a
Apr-02	14,925	8.0	10,790	4.2	12,640	7.1
Apr-03	4,543	2.2	11,063	4.7	20,472	11.0
Apr-04*	8,964	n/a	18,710	n/a	16,896	n/a
Apr-05	21,494	11	15,835	6.7	18,167	9.8
Jul-06	17,695	9.0	13,728	5.8	22,203	11.9
Jul-07	9,823	9.1	9617	3.9	25,273	10.4
Apr-08	6,065	5.6	11,675	4.8	27,109	11.1
Apr-09	4,509	4.2	17,693	7.3	23,687	9.7

The percentage annual average vacancy rate was calculated using the annual data in this table compared with the base floorspace data set out in Table 20.

*Annual floorspace data is not available for 2001 and 2004.

Source: Spelthorne Borough Council - Guide to Available Commercial Premises (published annually).

Table A13 Freestanding Stores in Spelthorne

Store	Floorspace m² (Gross)	Floorspace m² (Net)	Parking Spaces	Year of Opening
Tesco - Sunbury Cross	8,464	6,116	592	1991
Tesco - Ashford Hospital	5,574	4,180	589	1996
Focus - Ashford	3,060	2,600	171	1986

Source: Spelthorne Borough Council data

Note: Gross floorspace is the total area of the store including sales and storage areas. Net floorspace is the sales area only.

Table A14 Large shopping centres in Spelthorne – Uses

CENTRE	Retail Floorspace (m2*gross)	Total Units	Occupied A1 Units	Vacant A1 Units	A1 as % of Total Units	Occupied A2 Units	Vacant A2 Units	A2 as % of Total Units	Occupied A3 Units	Vacant A3 Units	A3 as % of Total Units	Occupied A4 Units	Vacant A4 Units	A4 as % of Total Units	Occupied A5 Units	Vacant A5 Units	A5 as % of Total Units	Occupied Other Units	Vacant Other Units	Other as % of Total Units
STAINES	89,287	259	148	10	61	37	12	19	26	0	10	9	0	3	7	0	3	9	1	4
Core Area		160	117	8	78	14	0	9	13	0	8	3	0	2	0	0	0	5	0	3
(i) Elmsleigh Centre		47	42	3	96	0	0	0	2	0	4	0	0	0	0	0	0	0	0	0
(ii) Norris Road & Two Rivers		29	27	0	93	0	0	0	2	0	7	0	0	0	0	0	0	0	0	0
(iii) Tilly's Lane		18	9	1	56	0	0	0	5	0	28	1	0	6	0	0	0	2	0	11
(iv) Remainder of core area		66	39	4	65	14	0	21	4	0	6	2	0	3	0	0	0	3	0	5
Secondary Area		99	31	2	33	23	12	35	13	0	13	6	0	6	7	0	7	4	1	5
(i) Secondary Area (West)		63	17	1	29	17	10	43	6	0	10	4	0	6	4	0	6	3	1	6
(ii) Secondary Area (East)		36	14	1	42	6	2	22	7	0	19	2	0	6	3	0	8	1	0	3
ASHFORD	10,239	169	89	16	62	28	2	18	15	0	9	0	1	1	7	0	4	11	0	7
SHEPPERTON	5,359	86	45	1	53	16	2	21	8	1	10	0	0	0	2	0	2	11	0	13
SUNBURY CROSS	6,590	46	29	0	63	8	1	20	4	0	9	0	0	0	1	0	2	3	0	7

Note: For Staines the centre is sub-divided according to Policy Area boundaries in the Spelthorne Borough Local Plan 2001.

Figures are rounded to the nearest integer.

Source: Spelthorne Borough Council Annual Retail Survey, April 2009.

Key: A1 = Retail Uses; A2 = Financial and Professional Uses; A3 = Food and Drink Uses as defined in the Town and Country Planning Use Classes Order 1987

** Source – Spelthorne Retail Study August 2004. Note – Figure for Staines has been updated by adding retail completions between 1 April 2005 – 31 March 2008

Table A15 Large shopping centres in Spelthorne – Overall Vacancy Rates

CENTRE	Total Units	2001		2002		2003		2004		2005		2006		2007		2008		2009	
		Vacant Units	%	Vacant Units	%	Vacant Units	%	Vacant Units	%	Vacant Units	%	Vacant Units	%	Vacant Units	%	Vacant Units	%	Vacant Units	%
Staines	259	15	6	12	5	19	7	22	8	19	7	23	8	30	11	25	10	23	9
Ashford	169	10	6	13	8	12	7	12	7	10	6	9	6	14	9	14	8	19	11
Shepperton	86	1	1	5	6	2	2	2	2	4	5	2	2	4	2	2	2	4	5
Sunbury Cross	46	6	13	8	17	7	15	7	15	7	15	7	15	1	9	4	9	1	2

Source: Spelthorne Borough Council Annual Retail Survey - April 2009.

Notes: Vacancy rates expressed as a percentage of total units existing in specific year. The Staines figure from 1999 includes Two Rivers. The Sunbury Cross figure excludes Tesco Superstore.
% Figures are rounded to the nearest integer.

Table A16 Local shopping centres in Spelthorne – Retail/Non-Retail and Vacant

CENTRE	Total Units	Occupied A1 Units	Occupied A1 as % of total	Occupied A2 Units	Occupied A2 as % of total	Occupied A3 Units	Occupied A3 as % of total	Occupied A4 Units	Occupied A4 as % of total	Occupied A5 Units	Occupied A5 as % of total	Occupied Others	Occupied Other as % of total	Total Vacant Units	Vacant as % of total
Lower Sunbury (The Avenue/Thames St)	30	13	43	3	10	3	10	2	7	0	0	5	17	4	13
Stainash Parade/ The Broadway, Staines	25	17	68	1	4	1	4	0	0	3	12	0	0	3	12
51-121 Clare Road, Stanwell	22	12	55	2	9	1	5	0	0	4	18	1	5	2	9
Staines Road West, Ashford	18	13	72	1	6	1	6	0	0	2	11	1	6	0	0
Edinburgh Drive, Laleham	11	8	73	0	0	1	9	0	0	1	9	0	0	1	9
113-131 Feltham Road, Ashford	10	5	50	0	0	1	10	0	0	1	10	3	30	0	0
Woodlands Parade, Ashford	11	8	73	0	0	0	0	0	0	2	18	1	9	0	0
High Street, Stanwell	12	6	50	1	8	1	8	0	0	1	8	1	8	2	17

Source: Spelthorne Borough Council Annual Retail Survey - April 2009

Notes: Only Centres with 10 or more units are included.

% = percentage of total units in centre. Figures are rounded to the nearest integer.

Statement of Five-Year Housing Supply

Deliverable Housing Sites as at 1 April 2010

Introduction

1. This statement is intended to meet the requirements of PPS3 (paragraph 7) for local authorities to assess and demonstrate the extent to which they can identify and maintain a rolling five year supply of deliverable land for housing. The statement has been written also to meet the requirements and criteria for the assessment of five year housing supply for the purposes of determining Housing and Planning Delivery Grant (HPDG).

Background

2. Further guidance on this requirement has been prepared by the Department for Communities and Local Government (DCLG) and published by The Planning Inspectorate. In particular it confirms the approach to be taken in assessing deliverability of sites and to ensure compliance with PPS3. Guidance on the criteria for checking five year housing land supply assessments in the context of Housing and Planning Delivery Grant has been set out in a separate note published by DCLG in a letter dated 20 August 2008. This confirms that for legal reasons assessments must be based on housing requirements in adopted development plans rather than those set out in emerging plans and that the five year time period runs from the end of the 'current year' rather than the end of the 'reporting year'.
3. The base date for this assessment is 1 April 2009 and therefore, in order to be comprehensive, this statement sets out figures based on both the Structure Plan housing requirement for the period 2001 – 2016 and the emerging South East Plan (2006 -2026) which was not adopted until May 2009. The five year period for housing supply commences on 1 April 2010.
4. There are three stages to the assessment:
 - a. Identifying the level of housing to be delivered from 1 April 2010 to the end of March 2015.
 - b. Identifying the sites that have the potential to deliver housing during the five year period.

- c. Assessing deliverability - the guidance (PPS 3 para 54) explains that for sites to be considered deliverable they must be:
- i. available – the site is available now,
 - ii. suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities,
 - iii. achievable – there is a reasonable prospect that housing will be delivered on the site within five years.

Identifying the level of housing to be delivered

5. The Surrey Structure Plan adopted on 4 December 2004 required 2580 dwellings to be provided in Spelthorne over the 15 year plan period (2001 – 2016). Table 1a below sets out the 5 year requirement based on the residual figure taking account of completions since April 2001.
6. The emerging South East Plan sets a requirement for the Borough to provide at least 3320 dwellings for the period 1 April 2006 to March 2026. This equates to an annual average of 166 dwellings over the 20-year period. Table 1b sets out the 5 year requirement based on the residual figure taking account of completions since April 2006.

Table 1 5 Year Housing Requirement

a.	Surrey Structure Plan 2004	Dwellings (net)
	Requirement 2001 – 2016 (15 years)	2580
	Completions 2001 – 2009 (see Appendix 1 Table A1)	1843
	Estimated completions in current year to 31 March 2010	210
	Total completions	2053
	Residual requirement April 2010 – March 2016 (6 years)	527
	Residual annual requirement (527/6)	88
	Adopted Structure Plan Five year requirement	440
b.	South East Plan (SoS proposed changes)	Dwellings (net)
	Requirement 2006 – 2026 (20 years)	3320
	Completions 2006 – 2009 (see Appendix 1 Table A1)	551
	Estimated completions in current year to 31 March 2010	210
	Total completions	761
	Residual requirement April 2010 – March 2026 (16 years)	2559
	Residual annual requirement (2559/16)	160
	South East Plan Five year requirement	800

Sites with Potential to Deliver Housing

7. The Council has assessed the availability of housing in its Housing Land Availability Assessment – January 2007 (base date 1 April 2006) and in its HLAA Update 2008. The AMR 2009 contains the updated housing trajectory as at 1 April 2009 (Tables 7 and 8 and Figures 4 and 5) which includes a summary of the anticipated dates when large sites will be developed. It has been assumed that dwellings under construction at 1 April 2009 (see AMR, page 21, Table 9) will be completed during the current year so that estimated net completions 2009-10 will be 210 (rounded figure including an allowance for losses during the year). This figure is included in the calculation in Table 1 above. New housing over the next five year period (April 2010 to March 2015) will come from commitments and identified sites summarised in Table 2.

8. For the purposes of the five year housing land supply statement the assumptions set out in the HLAA are used, whereby it is anticipated that all sites with outstanding planning permission at 31 March 2009 will be implemented over the three year period from April 2010 to March 2013. Generally, monitoring has demonstrated that housing sites are completed within three years of permission being granted. The very low level (usually less than 1%) of permissions which expire and are not renewed in any one year confirms that this approach provides a reasonable assessment of the supply of dwellings from sites with existing planning permission. Furthermore, this approach takes no account of any new permissions which may be granted during this period on small or large sites other than for those sites already identified as commitments (Table 4) and overall represents a cautious estimate of likely completions.

Assessing Deliverability

9. The owners of all the identified large sites listed in Table 4 have confirmed the availability of their sites. The broad timescales for implementation take account of the owner's views as to when the sites will come forward and also recognise the lead in times necessary before particular developments may commence.

10. All of the sites listed in Tables 3 and 4 are in suitable locations and will contribute to the creation of sustainable mixed communities by providing appropriate housing to meet identified needs.

Table 2 Potential 5 Year Housing Supply

	Dwellings (net)
Units not yet started on sites under construction (See Table 9 in main AMR)	57
Dwellings on large and small sites with planning permission as at 1 April 2009 (See Table 3 for a full list of these sites)	476
Dwellings on large sites pending the completion of a Section 106 Agreement (included in Table 4)	392
Large sites without planning permission as at 1 April 2009 identified within the Council's submitted Allocations DPD and its Housing Land Availability Assessment Update Report 2008 (See Table 4)	360
<i>These sites are also listed in Table 8 of the Housing Trajectory on page 18 of the Annual Monitoring Report 2009</i>	
<i>NB Dwelling numbers in Table 4 below indicate the number of units likely to come forward within the five year period rather than the total provision from the site.</i>	
Total 5 year supply	1285

Conclusion

11. In summary the requirement and availability are:
 - a. Requirement based on Structure Plan 440 dwellings
 - b. Requirement based on emerging South East Plan 800 dwellings
 - c. Potential Housing Supply 1285 dwellings

12. Available sites show an excess of supply over the Structure Plan requirement of 845 dwellings. The excess over the emerging South East Plan figure is 485 dwellings equivalent to a further 3.0 years supply. Any excess needs to be seen in the context of the rolling supply position for 10 and 15 years.

13. The above information confirms that the Council has a deliverable five year housing supply.

Table 3 Dwellings on sites with planning permission as at 1 April 2009

PLANNING APPLICATION INFORMATION														
Application Number	Address	Street	Town	Postcode	Ward	Decision Subject to Legal Agreement	Date on Decision Notice	SCHEME GROSS TOTAL	Net Area of Dev.	Residential Losses Total	Net Total	Dev Type	Sector	PDL or Greenfield
02/00336	Land at Ashford Hosp	Long Lane	Stanwell	TW15 3AA	SWS	YES	01/11/2002	27	0.52	0	27	RD	PR	PDL
07/01037	168	Hithermoor Road	Stanwell Moor	TW19 6BB	STWN		19/03/2008	1	0.20	1	0	RD	PR	PDL
04/00273	5	Kingsion Road	Staines	TW18 4ND	STNS		26/05/2004	2	0.01	1	1	CN	PR	PDL
04/00466	477	Staines Road West	Ashford	TW15 2AB	ASHE		13/08/2004	2	0.07	1	1	CN	PR	PDL
04/00656	42	Hadrian Way	Stanwell	TW19 7HS	STWN		06/09/2004	2	0.03	0	2	NB	PR	PDL
04/00767	Kenavon	Ferry Lane	Shepperton	TW17 9LH	SHT		26/10/2004	1	0.05	1	0	RD	PR	PDL
04/00473	Stanwell Hall Hotel	Town Lane	Stanwell	TW19 7PW	STWN		10/11/2004	14	0.34	0	14	RD	PR	PDL
04/01186	95	Desford Way	Ashford	TW15 3AS	ANSS		28/01/2005	1	0.03	0	1	NB	PR	PDL
04/01031	The Hideout	Towpath	Shepperton	TW17 9LL	SHT		04/01/2005	1	0.17	1	0	RD	PR	PDL
04/00997	Crest House 91-97	Church Road	Ashford	TW15 2NH	ASHT		05/01/2005	14	0.06	0	14	CU	PR	PDL
04/01131	187	Nursery Road	Sunbury	TW16 6LX	HASW		24/01/2005	1	0.15	1	0	RD	PR	PDL
07/01307	Land at side 52	Western Drive	Shepperton	TW17 8HW	SHT		03/04/2008	2	0.15	0	2	NB	PR	PDL
05/00077	194A	Laleham Road	Staines	TW18 2PA	STNS		26/05/2005	5	0.23	1	4	CN	PR	PDL
05/00255	14A	Moochaves Drive	Laleham	TW18 1SL	LASG		25/05/2005	1	0.05	0	1	NB	PR	PDL
04/00688	204	Staines Road East	Sunbury	TW16 5AY	SUNE		30/06/2005	3	0.04	1	2	CN	PR	PDL
05/00584	97, 99 & 101	Ashford Road	Laleham	TW18 1RX	LASG		08/08/2005	2	0.07	1	1	CN	PR	PDL
04/01128	Land off	Pullmans Place	Staines	TW18 4LD	STNS		19/04/2006	14	0.19	0	14	NB	PR	PDL
06/00065	17	Wolsey Road	Ashford	TW15 2PA	ASHT		27/04/2006	5	0.06	1	4	RD	PR	PDL
07/00470	Amanda Court	Edward Way	Ashford	TW15 3AZ	ANSS		09/07/2007	4	0.03	0	4	NB	PR	PDL
05/01202	3	St Mary's Crescent	Stanwell	TW19 7HY	STWN		09/05/2006	1	0.04	0	1	NB	PR	PDL
06/00070	Pomf Court, 111-121	London Road	Staines	TW18 4HN	STNS		26/05/2006	3	0.09	0	3	NB	PR	PDL
06/00142	39	Upper Hallford	Shepperton	TW17 8RX	HASW		24/05/2006	1	0.01	0	1	CU	PR	PDL
06/00208	55	Feltham Road	Ashford	TW15 1DQ	ASHE		23/05/2006	2	0.03	1	1	CN	PR	PDL
06/00435	138	Feltham Road	Ashford	TW15 1AD	ASHE		25/07/2006	1	0.04	0	1	NB	PR	PDL
06/00479	1,2,3 (White Lodge) & Brecknock	Stanwell New Road	Staines	TW18 4HY	STNS		20/07/2006	9	0.09	4	5	RD	PR	PDL
06/00675	139	Laleham Road	Staines	TW18 2EG	STNS		19/09/2006	3	0.04	1	2	RD	PR	PDL
05/00803	31	Dorset Road	Ashford	TW15 3BZ	ANSS		31/10/2006	2	0.05	1	1	CN	PR	PDL
06/00552	136	Chesterfield Road	Ashford	TW15 3PD	ASHT		13/10/2006	3	0.02	1	2	CN	PR	PDL
06/00688	Somerfield (Former Kwik Save)	Church Road	Ashford	TW15 2UT	ASHT		13/10/2006	2	0.07	0	2	RD	PR	PDL
06/00972	48	Town Lane	Stanwell	TW19 7PX	ANSS		12/12/2006	2	0.08	1	1	RD	PR	PDL

Table 3 Dwellings on sites with planning permission as at 1 April 2009

PLANNING APPLICATION INFORMATION														
Application Number	Address	Street	Town	Postcode	Ward	Decision Subject to Legal Agreement	Date on Decision Notice	SCHEME GROSS TOTAL	Net Area of Dev.	Residential Losses Total	Net Total	Dev Type	Sector	PDL or Greenfield
07/00203	131	Groveley Road	Sunbury	TW16 7JT	SUNC		25/07/2008	4	0.03	1	3	CN	PR	PDL
06/00027	Former Crooked Billet PH	London Road	Staines	TW18 4HL	STNS	YES	09/01/2007	29	0.25	0	29	RD	PR	PDL
06/01097	Weir End	Parke Road	Sunbury	TW16 6BS	HASW		29/01/2007	1	0.13	1	0	RD	PR	PDL
06/01148	27	High Street	Shepperton	TW17 9AJ	SHET		31/01/2007	1	0.02	0	1	CU	PR	PDL
08/00981	15-17	Feltham Road	Ashford	TW15 1DQ	ASHE		09/02/2009	3	0.02	1	2	CN	PR	PDL
06/01021	155	Feltham Road	Ashford	TW15 1AG	ASHE		09/02/2007	2	0.03	1	1	CN	PR	PDL
06/01134	Former Texaco Garage	Walton Bridge Road	Shepperton	TW17 8LX	SHET		01/03/2007	8	0.13	0	8	RD	PR	PDL
06/01185	99	Halliford Road	Sunbury	TW16 6DN	HASW		12/02/2007	1	0.25	1	0	RD	PR	PDL
06/00184	Land Adj 1 & 2 Thickthorne Lane	Berrycroft Road	Laleham	TW18 1ND	STAS		26/02/2007	1	0.03	0	1	NB	PR	PDL
07/00009	Willow Cottage	Lower Hampton	Sunbury	TW16 5PR	SUNE		21/03/2007	1	0.10	0	1	NB	PR	PDL
06/00884	Majestic House, 122-140 & (2-12 Fairfield Ave & 1,4,6 & 8 Mill Mead and land adjoining)	High Street	Staines	TW18 4AB	STAS	YES	04/07/2007	25	1.00	0	25	RD	PR	PDL
07/00141	Nanook	The Creek	Sunbury	TW16 6BY	HASW		13/04/2007	1	0.06	1	0	RD	PR	PDL
07/00069	Riversdale	Parke Road	Sunbury	TW16 6BS	HASW		20/04/2007	1	0.04	1	0	RD	PR	PDL
06/01168	Hawkedale School	Stratton Road	Sunbury	TW16 6PG	HASW		24/04/2007	0	DEM	1	-1	CU	PR	PDL
08/00648	91	Kenton Avenue	Sunbury	TW16 5AT	SUNE		18/09/2008	1	0.04	0	1	NB	PR	PDL
07/00151	The Thorns	Long Lane	Stanwell	TW19 7AU	STWN		04/06/2007	6	0.11	1	5	RD	PR	PDL
07/00226	10	Kenilworth Road	Ashford	TW15 3EL	ANSS		05/06/2007	1	0.01	0	1	CN	PR	PDL
07/00245	15	Squires Bridge	Shepperton	TW17 0JZ	LASG		18/08/2007	2	0.06	1	1	RD	PR	PDL
07/00389	37AB	Thames Street	Sunbury	TW16 5QF	SUNE		25/06/2007	1	0.03	1	0	CN	PR	PDL
07/00397	96	Alexandra Road	Ashford	TW15 1SZ	ASHC		17/08/2007	2	0.04	1	1	CN	PR	PDL
08/00883	Church Villas	Church Street	Sunbury	TW16 6RF	SUNC		12/01/2009	13	0.28	1	12	RD	PR	PDL
07/00317	Land adj to 32	Saddlebrook Park	Sunbury	TW16 7NG	SUNC		04/09/2007	1	0.02	0	1	NB	PR	PDL
07/00363	The Bungalow	Thames Street	Sunbury	TW16 5QP	SUNE		21/09/2007	1	0.05	1	0	RD	PR	PDL
07/00651	467-473	Staines Road West	Ashford	TW15 2AB	ASHE		14/09/2007	13	0.20	4	9	RD	PR	PDL
07/00517	Clarks Boatyard	Thames Street	Sunbury	TW16 5QP	SUNE		12/10/2007	1	0.07	0	1	RD	PR	PDL
07/00518	213	Charlton Road	Shepperton	TW17 0SG	LASG		26/10/2007	4	0.04	1	3	RD	PR	PDL
07/00662	217-219	Charlton Road	Shepperton	TW17 0SG	LASG		15/10/2007	10	0.24	2	8	RD	PR	PDL
07/00867	Land adj St Ives	Approach Road	Ashford	TW15 1NF	ASHC		05/10/2007	1	0.02	0	1	NB	PR	PDL
07/00932	15 (First Floor-Rear Section)	High Street	Shepperton	TW17 9AJ	SHET		18/10/2007	1	0.01	0	1	CU	PR	PDL

Table 3 Dwellings on sites with planning permission as at 1 April 2009

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07/00819	22	Church Road	Ashford	TW15 2UY	ASHT		14/11/2007	2	0.02	0	2	CU	PR	PDL
07/00918	3	Percy Avenue	Ashford	TW15 2PB	ASHE		01/11/2007	2	0.03	1	1	CN	PR	PDL
07/00946	13	Explorer Avenue	Stanwell	TW19 7SS	ANSS		29/11/2007	1	0.02	0	1	NB	PR	PDL
07/00723	147-153	Charlton Road	Shepperton	TW17 0RL	LASG		12/12/2007	13	0.28	4	9	RD	PR	PDL
07/00939	Land to r/o 34-38	Worples Road	Staines	TW18 1EA	STAS		04/12/2007	2	0.04	0	2	NB	PR	PDL
07/00997		St Michael's Road	Ashford	TW15 2DR	ASHE	YES	27/03/2008	81	1.44	64	17	RD	RSL	PDL
07/00469	77	Worples Road	Staines	TW18 1HJ	RVLA		09/01/2008	10	0.18	1	9	RD	PR	PDL
07/00742	46	Station Crescent	Ashford	TW15 3HJ	ASHT		09/01/2008	13	0.22	1	12	RD	PR	PDL
07/01113	Land to r/o 53	Wrens Avenue	Ashford	TW15 1AP	ASHE		22/01/2008	3	0.08	0	3	NB	PR	PDL
07/01140	4-5 Broadway	Kingston Road	Staines	TW18 1AT	STAS		11/01/2008	4	0.03	2	2	CN	PR	PDL
07/01159	211-215	Staines Road West	Sunbury	TW16 7BH	ASHC		06/02/2008	14	0.17	3	11	RD	PR	PDL
07/00650	Land to r/o 69	Vicarage Road	Sunbury	TW16 7QD	SUNC		19/02/2008	4	0.08	0	4	NB	PR	PDL
06/00992	221	Charlton Road	Shepperton	TW17 0SG	LASG		06/12/2007	5	0.09	1	4	RD	PR	PDL
07/00764	Land to r/o 582-592 & r/o 65 Gordon Road	London Road	Ashford	TW15 3AF	ANSS		07/03/2008	14	0.28	0	14	NB	PR	PDL
07/01295	162-164 and 39 Worples Avenue, 2 Chestnut Grove	Kingston Road	Staines	TW18 1BS	STAS		07/03/2008	14	0.18	0	14	RD	PR	PDL
08/00759	7	Ferrdale Road	Ashford	TW15 3PL	ASHT		12/11/2008	3	0.06	1	2	RD	PR	PDL
07/00998	101-103	Chertsey Road	Ashford	TW15 1SF	ASHC		03/04/2008	8	0.09	2	6	RD	PR	PDL
07/01151	Stables, 77	Kingston Road	Staines	TW18 1AB	STNS		06/05/2008	1	0.09	0	1	RD	PR	PDL
08/00255	15	The Avenue	Sunbury	TW16 5HX	SUNE		06/05/2008	3	0.02	0	2	CU	PR	PDL
07/01292	Lawford House	Leacroft	Staines	TW18 4NN	STNS		06/05/2008	9	0.04	0	9	CU	PR	PDL
07/01038	Waterfront	Sandhills Meadow	Shepperton	TW17 9HY	SNET		09/04/2008	2	0.04	2	0	RD	PR	PDL
08/00092	11	Willowbrook Road	Stanwell	TW19 7AB	ANSS		23/04/2008	2	0.05	1	1	CN	PR	PDL
08/00281	26	Hannibal Road	Stanwell	TW19 7HH	STWN		28/05/2008	1	0.02	0	1	NB	PR	PDL
08/00006	101	Long Lane	Stanwell	TW19 7AL	ANSS		25/05/2008	1	0.06	0	1	NB	PR	PDL
07/00676	Land to r/o 85-89 and 1/2	Upper Hallford Road/Chestnut	Upper Hallford	TW17 8SE	HASW		14/05/2008	12	0.20	0	12	NB	PR	PDL
07/00649	111-113	Feltham Hill Road	Ashford	TW15 1HE	ASHC		28/05/2008	9	0.15	2	7	RD	PR	PDL
08/00297	Benwell Day	Downside	Sunbury	TW16 6RT	SUNE	YES	17/09/2008	39	0.21	0	39	RD	RSL	PDL
08/00409	28	Scotts Avenue	Sunbury	TW16 7HZ	ASHC		25/06/2008	1	0.05	1	0	RD	PR	PDL
07/01017	Trident House	Clare Road	Stanwell	TW19 7QU	ANSS		24/07/2008	9	0.08	0	9	CN	PR	PDL
08/00123	Condor Cottage	Condor Road	Laleham	TW18 1UG	LASG		24/07/2008	0	0.07	1	-1	RD	PR	PDL
08/00343	2	Hallford Close	Shepperton	TW17 8SL	HASW		09/07/2008	2	0.03	1	1	CN	PR	PDL
08/00413	Land to R/O 35	Junction Road	Ashford	TW15 1NJ	ASHC		01/07/2008	1	0.06	0	1	RD	PR	PDL
08/00310	3	Glen Avenue	Ashford	TW15 2JE	ASHE		04/07/2008	1	0.06	0	1	RD	PR	PDL
07/00985	Site adj 9	Oakfield Road	Ashford	TW15 1DN	ASHE		04/07/2008	2	0.05	0	2	NB	PR	PDL

Table 3 Dwellings on sites with planning permission as at 1 April 2009

PLANNING APPLICATION INFORMATION														
Application Number	Address	Street	Town	Postcode	Ward	Decision Subject to Legal Agreement	Date on Decision Notice	SCHEME GROSS TOTAL	Net Area of Dev.	Residential Losses Total	Net Total	Dev Type	Sector	PDL or Greenfield
08/00238	47	Thames Street	Sunbury	TW16 5QF	SUNE		20/08/2008	1	0.02	1	0	RD	PR	PDL
07/00597	15	Hamhaugh Island	Shepperton	TW17 9LP	SHET		26/08/2008	1	0.07	1	0	RD	PR	PDL
07/00675	17 & 19	Lime Crescent	Sunbury	TW16 5NT	SUNE		22/08/2008	8	0.11	2	6	RD	PR	PDL
08/00703	75	Kingston Road	Staines	TW18 4NA	STNS		19/09/2008	8	0.05	1	7	RD	RSL	PDL
08/00731	91-93	Vicarage Road	Sunbury	TW16 7QB	SUNC		20/10/2008	3	0.11	1	2	RD	PR	PDL
08/00222	72-74	Church Street	Staines	TW18 4XR	STNS		20/10/2008	2	0.03	2	0	RD	PR	PDL
08/00556	180	Chesterfield Road	Ashford	TW15 3PU	ASHT		20/10/2008	3	0.04	1	2	CN	PR	PDL
08/00211	21	Ashford Road	Ashford	TW15 1UB	LASG		20/11/2008	8	0.14	1	7	RD	PR	PDL
07/00745	56-58	Ferndale Road	Ashford	TW15 3PP	ASHT		16/12/2008	8	0.09	2	6	RD	PR	PDL
08/00719	1	High Street	Shepperton	TW17 9AJ	SHET		06/10/2008	3	0.01	1	2	CN	PR	PDL
08/00805	153A	Feltham Road	Ashford	TW15 1AG	ASHE		03/11/2008	2	0.02	1	1	CN	PR	PDL
08/00729	Valdor	Wrens Avenue	Ashford	TW15 1AW	ASHC		10/10/2008	2	0.06	1	1	RD	PR	PDL
08/00893	19	Warwick Road	Ashford	TW15 3PQ	ASHT		23/12/2008	2	0.02	1	1	RD	PR	PDL
07/01183	78	High Street	Shepperton	TW17 9AU	SHET		23/12/2008	3	0.03	2	1	CN	PR	PDL
08/01006	16-18	Littleton Road	Ashford	TW15 1UQ	LASG		04/03/2009	7	0.07	1	6	RD	PR	PDL
08/00820	Land adj to Twyford Cottage	Walton Lane	Shepperton	TW17 8LH	SHET		12/01/2009	1	0.07	0	1	NB	PR	PDL
08/00966	Frederick House, 41/43	Woodthorpe Road	Ashford	TW15 2SA	ASHT		26/01/2009	1	0.09	0	1	CU	PR	PDL
08/00985	14	Station Crescent	Ashford	TW15 3HH	ASHT		26/01/2009	2	0.05	1	1	RD	PR	PDL
08/00921	53	Ferndale Road	Ashford	TW15 3PP	ASHT		27/02/2009	2	0.03	1	1	CU	PR	PDL
08/00210	58-60	Kingston Road	Staines	TW18 4EJ	STNS		05/03/2009	4	0.07	0	4	RD	PR	PDL

Table 4 Large sites without planning permission (or subject a section 106 agreement) identified as deliverable in next five years

Ref	Site	Assessment				Net Dwellings
		Area (ha)	Availability	Suitability	Achievability	
A3	Land adj. Feltham Hill Road and Poplar Road Ashford	1.47	Site is occupied by vacant warehousing and planning permission has been granted for the northern half of the site for 51 units subject to a Section 106 agreement. Part of the southern half of the site is owned by Royal Mail which may delay the delivery of the remainder of the site.	Allocated in DPD for housing in a generally residential area.	No impediment to that part of the site for which planning permission in principle has been granted being developed in next 5 years. Landowner and developer committed to taking scheme forward. The net dwellings figure only represents to achievement of the northern half of the site.	51
A8	Riverside Works, Fordbridge Road, Sunbury	1.57	Site is owned by EA who have a contract with Linden Homes to develop site for 88 dwellings. Two rounds of public consultation have been carried out in formulating scheme. Planning application imminent.	Allocated in DPD for housing. Existing site surplus to EA requirements.	No impediment to site being developed in next 5 years. Landowner and developer committed to taking scheme forward	88

Table 4 Large sites without planning permission (or subject a section 106 agreement) identified as deliverable in next five years

Ref	Site	Assessment				Net Dwellings
		Area (ha)	Availability	Suitability	Achievability	
A9	Bridge Street Car Park, Staines	0.71	Site owned by the Borough Council. Preferred developer has submitted scheme for 143 flats which has been granted in principle subject to a Section 106 agreement.	Allocated in DPD for housing. In town centre	No impediment to site being developed in next 5 years. Landowner (SBC) committed to taking scheme forward as soon as economic conditions improve.	143
A10	Elmsleigh Centre Phase 3, Staines	-	Prime Town Centre Site owned by the Borough Council. Scheme forms part of third phase of retail extension to shopping centre. Scheme for 124 flats has been granted in principle subject to a Section 106 agreement.	Allocated in DPD as part of mixed scheme for retail and residential flats in town centre location.	No impediment to site being developed in next 5 years. The Council and town centre partner are committed to taking scheme forward	124
HLAA12	Ashford Hospital Site, Ashford	0.78	Former maternity wing declared structurally unfit for purpose and surplus to requirements by NHS Trust in 2006. Site sold to development company in March 08.	Site considered appropriate for housing. Planning application for 170 flats submitted by new owners and granted subject to legal agreement in May 08. Legal agreement not signed and application withdrawn August 08. Revised scheme under discussion.	Market conditions could be a factor in owners looking at revised proposals. Otherwise no impediment to site being developed within 5 years to deliver revised overall total.	152

Table 4 Large sites without planning permission (or subject a section 106 agreement) identified as deliverable in next five years

Ref	Site	Assessment					Net Dwellings
		Area (ha)	Availability	Suitability	Achievability		
HLAA14	Centrica 2 site Fairfield Ave Staines	0.96	Site represents the second phase of a larger commercial development to the east.	There is existing residential development to the north and residential development on this site would contribute to the mix of uses in the town centre and could provide a net total of 60 dwellings.	No impediment to site being developed in next 5 years. Landowner and developer committed to taking scheme forward. Economic downturn has delayed progress on main commercial site the net achievable dwellings represents half of the net total of the whole scheme likely to come forward in the next 5 years.	30	
HLAA15	Kingston Road Car Park, Staines	0.88	Site owned by Surrey County Council. Adult education facility on site now closed prior to disposal.	There is a grade II listed building on site which needs to be retained. Site adjoins railway station and town centre and is a good location for residential development.	Surrey CC wish to dispose of the site and there is no impediment to site being developed for approximately 90 flats within 5 years to deliver part of overall total.	90	

Table 4 Large sites without planning permission (or subject a section 106 agreement) identified as deliverable in next five years

Ref	Site	Area (ha)	Assessment				Net Dwellings
			Availability	Suitability	Achievability		
HLAA16	Holywell Way, Stanwell	10.26	The site is owned by A2 Dominion RSL and comprises 164 existing dwellings. Planning permission for phase 1 (40 net dwellings) has been granted subject a Section 106 agreement.	A2 Dominion is committed to working in partnership with the Council to deliver a comprehensive regeneration of the area to provide a total net gain of 174 new dwellings.	Planning applications for the scheme have been submitted to the Council and the RSL is committed to delivering as much the scheme as possible within 5 years.	40	
HLAA17	Spelthorne College, Ashford	-	The housing site forms an integral part of the scheme for redevelopment of the former Spelthorne College site for which planning permission, subject to a Section 106 agreement has been granted.	The site is suitable for 34 flats and adjoins existing residential and is close to Ashford town centre.	Housing element is linked to the viability of the redevelopment of the College facilities to which the owner, Brooklands College is committed. There is no impediment to site being developed subject to the availability of Government funding for the whole scheme.	34	
					TOTAL DWELLINGS (NET)	752	

Reference Documents

Available on Spelthorne Council's website www.spelthorne.gov.uk

1. Core Strategy and Policies DPD – adopted February 2009
2. Re-advertised Core Strategy and Policies DPD with proposed amendments (March 2008)
3. Allocations DPD – Submission Version (April 2007)
4. Sustainability Appraisal Report (April 2007)
5. Sustainability Appraisal – Appendices (April 2007)
6. Non Technical Summary (April 2007)
7. Appropriate Assessment (April 2007)
8. Population and Social Characteristics of Spelthorne (February 2005)
9. Spelthorne Population Projections: Update (April 2007)
10. Strategic Flood Risk Assessment (December 2006)
11. Strategic Flood Risk Assessment – Part II (February 2007)
12. Housing Land Availability Assessment (January 2007)
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